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香港物業報告

Hong Kong Property Review

2021



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 2021

本報告回顧 2020 年香港物業市場的活動，
並預測 2021 及 2022 年的樓宇落成量。

A review of the Hong Kong property market for
the year 2020 with forecast of completions for
2021 and 2022

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2021 年 4 月

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April 2021



差餉物業估價署
Rating and Valuation Department

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序言

FOREWORD



私人寫字樓
Private Office



私人住宅
Private Domestic



私人工業樓宇
Private Industrial



私人商業樓宇
Private Commercial

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

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

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

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

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

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

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

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

序言

FOREWORD

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

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

如有查詢，可聯絡本署技術秘書（物業資料）：

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The Review is confined to the private property sector and does not cover statistics on public sector developments, both domestic and non-domestic, owned by the Government, Hong Kong Housing Authority and Hong Kong Housing Society.

Definitions of the terms used in the Review, property types, and details of how the various figures have been arrived at can be found in the Technical Notes on pages 64 to 75.

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綜觀 OVERVIEW





綜觀 OVERVIEW

2020年，香港經濟受到新型冠狀病毒疫情和中美緊張關係帶來的嚴重打擊，捱過了非常困難的一年。2020年全年合計本地生產總值明顯收縮6.1%。按年通脹率由2019年的3.0%緩和至2020年的1.3%。

儘管本地經濟狀況欠佳，私人住宅物業市場在2020年仍相對保持平穩，住宅售價和交投量均錄得不明顯的按年變動。本地低息環境和殷切用家需求均為私人住宅市場帶來一定程度上的支持。不過，經濟衰退和2020年高達5.9%的失業率（經季節性調整）削弱了租客的負擔能力，因而對住宅租金表現產生不利影響。住宅租金在2020年12月按年下跌了6.1%。

政府主動地採取供應主導策略，透過持續增加土地及房屋供應，以期長遠地從源頭解決供求失衡的問題。政府亦推出各項需求管理措施，針對性地打擊特定類型的投資需求，以回應不同的樓市過熱跡象。例如，繼《2020年施政報告》公布額外注資33億元，以提供更多過渡性房屋，政府已覓得合適土地，可在未來三年內提供13 200個單位。另外，為加快土地發展，政府已成立「項目促進辦事處」，負責促進較大規模的私人住宅項目在動工前的發展審批申請。這些措施均顯示政府有決心加快和增加房屋及土地供應。

The Hong Kong economy endured a very difficult year in 2020, experiencing a severe blow caused by the COVID-19 pandemic and the tense China-US relations. The Gross Domestic Product sharply contracted by 6.1% in 2020 as a whole, and the year-on-year inflation rate was subdued from 3.0% in 2019 to 1.3% in 2020.

Notwithstanding the adverse local economic conditions, the private residential property market remained relatively stable with domestic prices and trading volume in 2020 registering an unnoticeable annual change over the preceding year. Low local interest rate environment and solid end-user demand, to a certain extent, bolstered the private residential market. However, the economic recession together with a high unemployment rate of 5.9% (seasonally adjusted) in 2020 eroded the affordability of tenants, thereby adversely affecting the performance of domestic rentals, which fell 6.1% year-on-year by December 2020.

The Government has proactively adopted a supply-led strategy by continuing to increase land and housing supply to address the demand-supply imbalance at source in the long run. The Government has also introduced various demand-side management measures to combat specific types of investment demands in a targeted manner in response to the different signs of exuberance of the property market. For instance, following an injection of additional funding of \$3.3 billion as announced in the 2020 Policy Address to provide more transitional housing, suitable sites had already been identified for providing 13 200 units for the coming three years. Moreover, to expedite the land development process, the Government has set up the Development Projects Facilitation Office to facilitate the processing of development approval applications for larger-scale private residential sites leading up the commencement of works. All these measures have demonstrated the Government's determination to expedite and increase housing and land supply.



除防疫抗疫基金外，政府推出了一系列逾 1 200 億元的逆周期措施，以撐企業、保就業、穩經濟、紓民困，以期緩解經濟下行和疫情打擊帶來的困難與壓力。展望未來，儘管經濟短期前景不明朗，政府在感染控制工作和推行疫苗接種計劃方面盡最大努力下，加上預期內地經濟增長強勁，本港經濟預計可在 2021 年恢復增長。政府會繼續保持警覺及密切監察物業市場發展和不斷演變的外圍環境，並會竭力採取合適措施以維持物業市場的健康發展。

To alleviate the hardship and pressure caused by the economic downturn and the epidemic, apart from the Anti-epidemic Fund, the Government introduced a range of counter-cyclical measures costing over \$120 billion to support enterprises, safeguard jobs, stabilise the economy and relieve people's financial burdens. Looking ahead, with the Government's best efforts in infection control work and rolling out a vaccination programme, and together with an expected strong economic growth of the Mainland, Hong Kong economy is forecast to resume its growth in 2021 despite the short-term uncertain outlook. The Government will continue to stay vigilant and closely monitor the property market development and the evolving external environment and will endeavor to take appropriate measures to maintain a healthy development of the property market.

住宅物業

2020 年住宅物業市場在新型冠狀病毒疫情下大致穩定。與 2019 年內大幅波動，並年終以按年增長 5.5% 作結的住宅售價相比，2020 年的住宅售價於 2 月的谷底與 6 月的高峯之間徘徊 3.6%，並只以按年輕微變動作結。2020 年私人住宅物業成交量有 59 880 宗，與上年的交投量大致相同。

Residential

The residential property market was largely stable in 2020 amid the COVID-19 pandemic situation. Contrary to the high volatility throughout 2019 with domestic prices growing 5.5% annually at year-end, flat prices in 2020 lingered 3.6% between the trough in February and the peak in June of the year, registering only an insignificant year-on-year change at the end of 2020. The number of private residential property transactions in 2020 at 59 880 is largely the same as the trading volume in the preceding year.

隨着經濟衰退及高失業率削弱租客的負擔能力，業主普遍願意接受較大幅度的減租。2020 年年底整體租金按年下跌 6.1%。因此，市場回報率從 2019 年的 2.1% 至 2.6% 下跌至 2020 年的 1.9% 至 2.4%。



Following the erosion of affordability of tenants by an economic downturn and a high unemployment rate, landlords were generally willing to accept rent reductions by a larger margin. Overall rentals fell by 6.1% year-on-year by end of 2020. As a result, the market yields fell slightly from 2.1% - 2.6% in 2019 to 1.9% - 2.4% in 2020.

綜觀 OVERVIEW

2020年私人住宅落成量為20 888個單位，較2019年高53%。入住量為12 545個單位，較前一年低35%。年底空置量升至總存量的4.3%，相當於52 366個單位。在這些空置單位中，有10 352個單位於佔用許可證發出後仍未獲發滿意紙或轉讓同意書。2021和2022年預測落成量分別為18 228個和19 984個單位。

寫字樓

受經濟不明朗因素和新型冠狀病毒疫情影響，年內寫字樓需求繼續轉弱。寫字樓交投量在2020年進一步下跌20%至686宗，創過去十年來的新低。由於買家及用家對本地經濟前景大致表現審慎，寫字樓售價和租金均顯著下跌。部分公司因營商前景不明朗以及實施在家工作政策後縮減營運規模，導致需求疲弱。年內寫字樓落成量大幅收縮亦反映發展商對寫字樓市場黯淡前景的態度。2020年，商業地帶持續分散，從寫字樓落成量主要來自如荃灣、西貢和沙田等非傳統商業區可見一斑。

2020年寫字樓落成量下跌至69 000平方米。甲級寫字樓落成量為46 300平方米，分布於荃灣、西貢和油尖旺。乙級寫字樓落成量為22 500平方米，主要來自沙田。丙級寫字樓落成量極少，全部位於灣仔。年內，寫字樓的整體使用量下降至負數286 200平方米。甲級、乙級和丙級寫字樓的使用量錄得負數水平，分別為189 200平方米、56 800平方米和40 200平方米。年底整體空置量上升至總存量的11.5%，相當於1 434 000平方米。甲級、乙級和丙級寫字樓的空置率分別上升至11.8%、11.9%和9.4%。就分區而言，尖沙咀、上環和灣仔/銅鑼灣的甲級寫字樓均錄得雙位數字的空置率。

Completions in 2020 were 20 888 units, 53% greater than those in 2019. Take-up at 12 545 units was 35% fewer than that of the last year. Vacancy at the year-end rose to 4.3% of the total stock, equivalent to 52 366 units. Among these vacant units, 10 352 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit. Forecast completions in 2021 and 2022 are 18 228 and 19 984 units respectively.

Office

The demand for office continued to weaken in the year amid the economic uncertainties and the COVID-19 pandemic. Sales transaction volume further contracted by 20% to 686 cases in 2020, a record low in the last decade. Both office prices and rents fell significantly as buyers and users were generally cautious over the local economic outlook. Some companies downsized their operations amid uncertain business prospects and implementation of work-from-home policies, leading to a sluggish demand. The substantial contraction in office completions during the year also reflected developers' attitude towards the gloomy office market outlook. In 2020, the decentralisation trend continued as office completions mostly came from non-traditional business districts such as Tsuen Wan, Sai Kung and Sha Tin.

Office completions in 2020 dropped to 69 000 m². Grade A completions were 46 300 m², distributed among Tsuen Wan, Sai Kung and Yau Tsim Mong. Grade B completions of 22 500 m² mainly came from Sha Tin. There were insignificant amount of Grade C completions which were all located in Wan Chai. The overall take-up subsided to negative 286 200 m² in the year. Grade A, Grade B and Grade C offices had negative take-up of 189 200 m², 56 800 m² and 40 200 m² respectively. The overall year-end vacancy increased to 11.5% of the total stock, amounting to 1 434 000 m². The vacancy rates of Grade A, Grade B and Grade C offices rose to 11.8%, 11.9% and 9.4% respectively. For sub-districts, Grade A offices in Tsim Sha Tsui, Sheung Wan and Wan Chai/Causeway Bay recorded double-digit vacancy rates.



預計 2021 年的新供應將為 70 900 平方米，並在 2022 年將大幅攀升至 275 300 平方米。2021 年甲級寫字樓的新落成量將有 45 200 平方米，主要來自深水埗，佔預計供應量的 75%。2022 年甲級寫字樓落成量將為 184 700 平方米，觀塘和東區合共佔預測落成量的 69%。乙級寫字樓在 2021 年的預測落成量將為 20 900 平方米，並會在 2022 年飆升至 90 300 平方米。丙級寫字樓在 2021 和 2022 年的落成量將分別有 4 800 平方米和極少量。

因營商前景黯淡，2020 年第四季的整體寫字樓售價較前一年的下跌 5.9%。甲級寫字樓售價較前一年同期大幅下跌 12.2%。同期，整體寫字樓租金亦下跌 10.0%，甲級寫字樓租金錄得 11.4% 的跌幅。

Forecast completions in 2021 will be 70 900 m² and will climb substantially to 275 300 m² in 2022. In 2021, new Grade A completions will account for 45 200 m², mainly from Sham Shui Po contributing 75% of the anticipated supply. Grade A completions in 2022 will be 184 700 m², with Kwun Tong and the Eastern district together accounting for 69% of the forecast completions. Grade B forecast completions will be 20 900 m² in 2021 but they will surge to 90 300 m² in 2022. There will be 4 800 m² and minimal Grade C office completions in 2021 and 2022 respectively.

Overall office prices registered a fall of 5.9% between the fourth quarters of 2019 and 2020 as the business outlook dimmed. Prices of Grade A offices recorded a slump of 12.2% over the same period. During the corresponding period, overall office rentals also fell by 10.0%, with Grade A offices registering a decrease of 11.4%.



綜觀 OVERVIEW

商業樓宇

2020年商業樓宇的落成量下跌至67 300平方米，當中新界佔48%。年內使用量大跌至負數108 400平方米，空置率上升至總存量的11.4%，相當於1 320 500平方米。預計2021年落成量會進一步降至52 900平方米，當中以灣仔供應最多，佔預計供應量的30%。2022年的落成量將反彈至173 300平方米，當中有56%將來自九龍城和沙田兩個主要供應地區。

零售業樓宇

零售市道受到新型冠狀病毒疫情、嚴格的旅遊限制、消費及旅遊相關活動減少，以及市場氣氛欠佳所帶來的負面影響。訪港旅遊業急劇惡化，跨境運輸和營商活動亦告停頓。全年整體訪港旅客驟降93.6%至360萬人次。

隨着經濟前景黯淡，零售業銷售額放緩，2020年第四季私人零售業樓宇租金較2019年同期下跌7.4%，而私人零售業樓宇售價則相對保持平穩。市場回報率因而由2.7%下跌至2.6%。

Commercial

Completions in 2020 dropped to 67 300 m², with the New Territories accounting for 48% of the completions. Take-up plunged to a negative level of 108 400 m² in the year, and vacancy rate rose to 11.4% of the total stock, amounting to 1 320 500 m². Completions are expected to decrease further to 52 900 m² in 2021, with Wan Chai contributing the most, accounting for 30% of the anticipated supply. In 2022, the completions will rebound to 173 300 m², and 56% of the supply will come from the major suppliers Kowloon City and Sha Tin.

Retail

The retail market was adversely affected by the COVID-19 pandemic, stringent travel restrictions, dwindled consumption-and-tourism-related activities and poor market sentiment. The inbound tourism deteriorated abruptly and the cross-boundary transport and business activities came to a halt. Overall visitor arrivals dived by 93.6% to 3.6 million for the whole year.

With the retail sales softening amid the gloomy economic outlook, private retail rentals retreated by 7.4% in the fourth quarter of 2020 over the same period in 2019, while private retail prices remained relatively stable in the same period. The market yield thus fell from 2.7% to 2.6%.



工業樓宇

在 2020 年經濟衰退、營商前景不明朗的情況下，工業樓宇市場進一步轉弱。2020 年分層工廠大廈的交投縮減至歷年新低。預期政府活化工廈計劃將可刺激工業樓宇市場。

2020 年分層工廠大廈的落成量下降至 37 700 平方米，大部分來自屯門、觀塘和南區。使用量達到負數 109 500 平方米。年底空置量攀升至總存量的 6.4%，相當於 1 037 600 平方米。預計落成量在 2021 年將升至 67 700 平方米，並於 2022 年進一步升至 172 500 平方米。

以 2019 年與 2020 年的第四季相比，分層工廠大廈售價下跌 2.8%，而租金則無甚變動。年底市場回報率錄得輕微升幅至 3.1%。

2020 年並無工貿大廈落成。使用量轉為負數 12 500 平方米，而空置率則從總存量的 9.0% 微升至 10.2%，相當於 55 700 平方米。預計未來兩年均不會有新供應。

2020 年並無新貨倉落成。使用量錄得正數 32 600 平方米，空置率跌至總存量的 5.4%，相當於 202 100 平方米。預計 2021 年將有 75 800 平方米的新貨倉樓面落成，而 2022 年則不會有新貨倉落成。

Industrial

The industrial market weakened further amid the economic recession and uncertain business outlook in 2020. Sales activities for flatted factories in 2020 shrank to a record low level. It is expected that the industrial market will be stimulated by the Government's revitalisation scheme of industrial buildings.

Completions of **flatted factories** in 2020 fell to 37 700 m², mostly from Tuen Mun, Kwun Tong and the Southern district. Take-up reached a negative 109 500 m². Vacancy at the year-end climbed to 6.4% of total stock at 1 037 600 m². Completions in 2021 are anticipated to increase to 67 700 m² and further to 172 500 m² in 2022.

Prices dropped by 2.8% while rentals remained virtually unchanged between the fourth quarters of 2019 and 2020. Meanwhile, market yield increased slightly to 3.1% at the end of the year.

There were no **industrial/office** completions in 2020. Take-up turned negative to 12 500 m² and the vacancy rate edged up from 9.0% to 10.2% of the stock at 55 700 m². No new supply is expected in the next two years.

No new **storage** spaces were completed in 2020. Positive take-up of 32 600 m² was recorded and the vacancy rate declined to 5.4% of the total stock at 202 100 m². It is anticipated that there will be 75 800 m² new storage supply coming on stream in 2021 but no completions in 2022.

私人住宅

PRIVATE DOMESTIC





私人住宅 (整體)

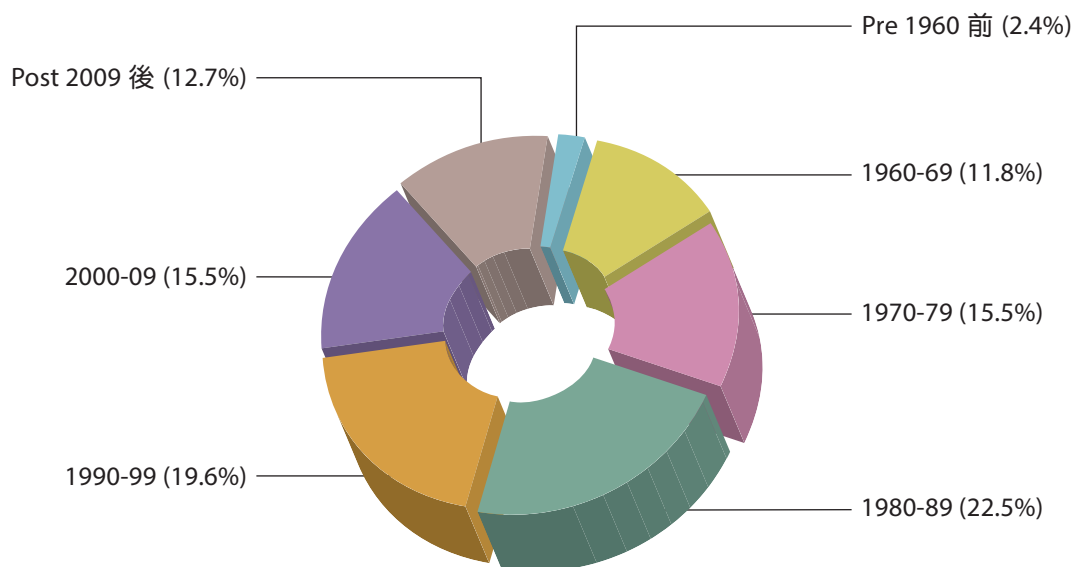
PRIVATE DOMESTIC (OVERALL)

這類別包括設有專用煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍（包括教育院校的學生宿舍）、醫院管理局轄下的宿舍，以及酒店和旅舍。2020年年底的整體總存量為1 225 848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 2020, the overall stock was 1 225 848 units. The chart shows stock distribution by age.

按樓齡分類的總存量

Stock Distribution by Age



2020年私人住宅落成量飆升至20 888個單位，較前一年增加53%。按地域計，新界佔落成量的74%，九龍佔19%，港島佔7%。按地區計，屯門供應最多新單位，佔整體落成量的23%，其次為大埔和元朗，分別佔18%和14%。

Completions in 2020 surged to 20 888 units, up by 53% from the previous year. By region, 74% of the completions were in the New Territories, 19% in Kowloon and 7% on Hong Kong Island. District-wise, Tuen Mun contributed the largest share of new units, at 23% of the overall completions, followed by Tai Po at 18% and Yuen Long at 14%.



私人住宅 (整體) PRIVATE DOMESTIC (OVERALL)

2020 年的入住量減少 35% 至 12 545 個單位。年底空置量上升至 52 366 個單位，相當於總存量的 4.3%。空置單位中，有 10 352 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 2020 reduced by 35% to 12 545 units. Vacancy at the year-end rose to 52 366 units, equivalent to 4.3% of the total stock. 10 352 of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.



預計 2021 年落成量將放緩至 18 228 個單位，至 2022 年回升至 19 984 個。在 2021 年，約 56% 的新供應將來自新界，33% 來自九龍及 11% 來自港島。按地區計，西貢的供應量佔新落成單位的 25%，其次為屯門和九龍城，分別佔 15% 和 14%。在 2022 年，新界將佔新供應的 60%。按地區計，沙田、九龍城和元朗將合共提供 55% 的落成量。

Completions are expected to ease to 18 228 units in 2021 and then rise to 19 984 units in 2022. In 2021, about 56% of the new supply will come from the New Territories while 33% and 11% will be from Kowloon and Hong Kong Island respectively. On district basis, Sai Kung will account for 25% of the new units, followed by Tuen Mun and Kowloon City at 15% and 14% respectively. In 2022, the New Territories will contribute 60% of the new supply. District-wise, Sha Tin, Kowloon City and Yuen Long together will provide 55% of the completions.

私人住宅 (整體)

PRIVATE DOMESTIC (OVERALL)

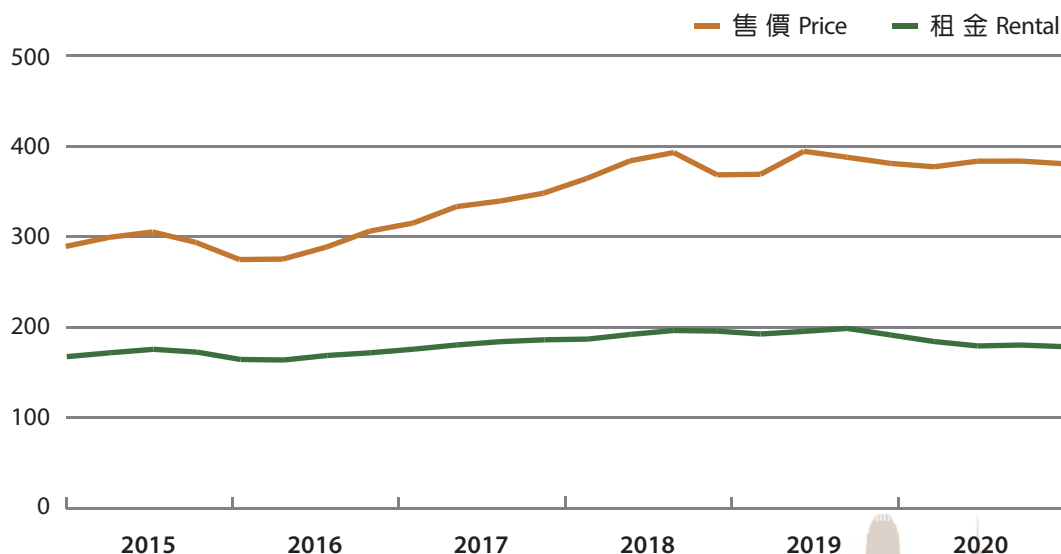
雖然新冠病毒疫情對整體經濟造成沉重打擊，但整體住宅售價全年變化甚微。二手市場的售價於2020年第一季下跌，至第二季開始上升，但在第四季再度回落。住宅售價在年內無甚變動。租金在上半年大幅下跌，至第三季回穩，但接近年底時重拾跌勢。第四季的整體租金較前一年低6.7%。與市場的頂峯相比，售價較2019年第二季下跌3.5%，租金則較2019年第三季下跌10.2%。

While the COVID-19 outbreak took a heavy toll on the overall economy, overall domestic prices showed an insignificant change for the year as a whole. Prices in the secondary market fell in the first quarter of the year, and started to pick up in the second quarter but retreated again in the fourth quarter. Domestic prices at the year-end were virtually unchanged over the year. Rents fell considerably during the first half of the year and stabilised in the third quarter but resumed the declining trend towards the year-end. Overall rents in the fourth quarter were 6.7% lower than a year earlier. Comparing with the market peak, prices declined by 3.5% from the second quarter of 2019 and rents plunged by 10.2% from the third quarter of 2019.

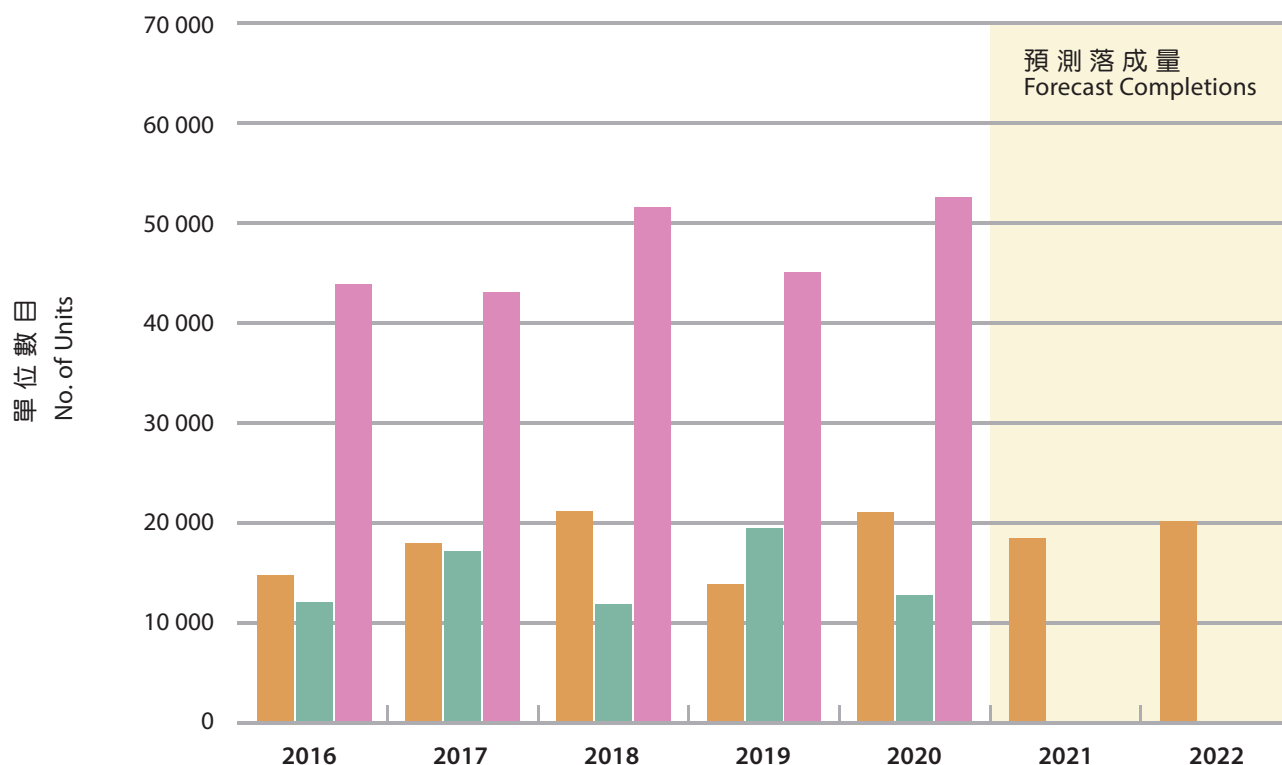


and stabilised in the third quarter but resumed the declining trend towards the year-end. Overall rents in the fourth quarter were 6.7% lower than a year earlier. Comparing with the market peak, prices declined by 3.5% from the second quarter of 2019 and rents plunged by 10.2% from the third quarter of 2019.

售價及租金指數 Price and Rental Indices



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



單位數目
No. of Units

2016 2017 2018 2019 2020 2021 2022

落成量 Completions	14 595	17 791	20 968	13 643*	20 888	18 228#	19 984#
入住量 Take-up	11 881	16 954	11 623	19 278	12 545		
空置量 Vacancy	43 657	42 942	51 426	44 892	52 366		
% ⁺	3.8	3.7	4.3	3.7	4.3		

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

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

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

預測數字
Forecast figures

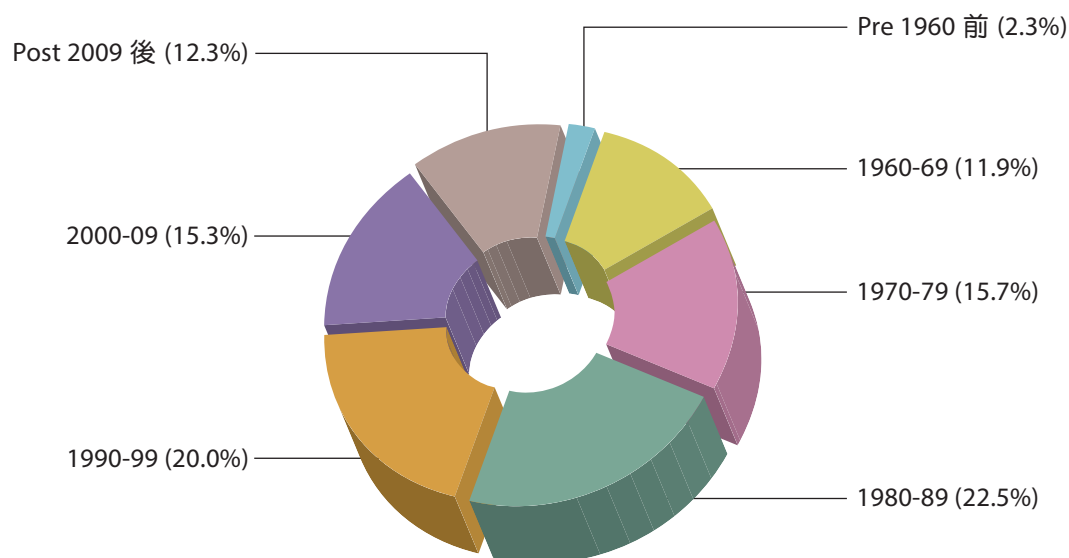
私人住宅（中 / 小型單位）

PRIVATE DOMESTIC (SMALL/MEDIUM UNITS)

此分類包括實用面積為 100 平方米以下的單位。2020 年年底的總存量為 1 129 118 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 2020 was 1 129 118 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



2020 年共有 19 751 個單位落成，其中 75% 位於新界，18% 位於九龍，7% 位於港島。供應主要來自屯門和大埔，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 47% 和 39%，而 C 類單位則佔 14%。

There were 19 751 units completed in 2020, of which 75% were located in the New Territories, 18% in Kowloon and 7% on Hong Kong Island. Supply mainly came from Tuen Mun and Tai Po, together contributing 41% of the total completions in this sub-sector. In terms of flat size, Class A and Class B units accounted for 47% and 39% of the new supply respectively, while the share for Class C units was 14%.



私人住宅（中 / 小型單位） PRIVATE DOMESTIC (SMALL/MEDIUM UNITS)

2020 年的入住量下跌 36% 至 10 787 個單位。年底空置量上升至 45 260 個單位，相當於此分類總存量的 4.0%。

Take-up in 2020 dropped by 36% to 10 787 units. Vacancy at the year-end rose to 45 260 units, or 4.0% of the stock in this sub-sector.



預計 2021 和 2022 年將分別有 17 252 個和 19 017 個單位落成。該兩年的新供應將主要來自新界，分別佔預測落成量的 57% 和 60%。按地區計，在 2021 年，西貢的落成量最多，達 26%，其次為屯門和九龍城，分別佔 15% 和 14%。在 2022 年的落成量中，九龍城所佔的比例最高，佔新落成單位的 21%，其次是沙田，佔 20%，以及元朗，佔 14%。

Completions in 2021 and 2022 are estimated to be 17 252 units and 19 017 units respectively. New supply will mainly come from the New Territories in both years, accounting for 57% and 60% of the forecast completions in 2021 and 2022 respectively. On district basis, Sai Kung will contribute the most completions in 2021 at 26%, followed by Tuen Mun and Kowloon City at 15% and 14% respectively. In 2022, Kowloon City will contribute the largest share of 21% of the new units, followed by Sha Tin at 20% and Yuen Long at 14%.

私人住宅 (中 / 小型單位)

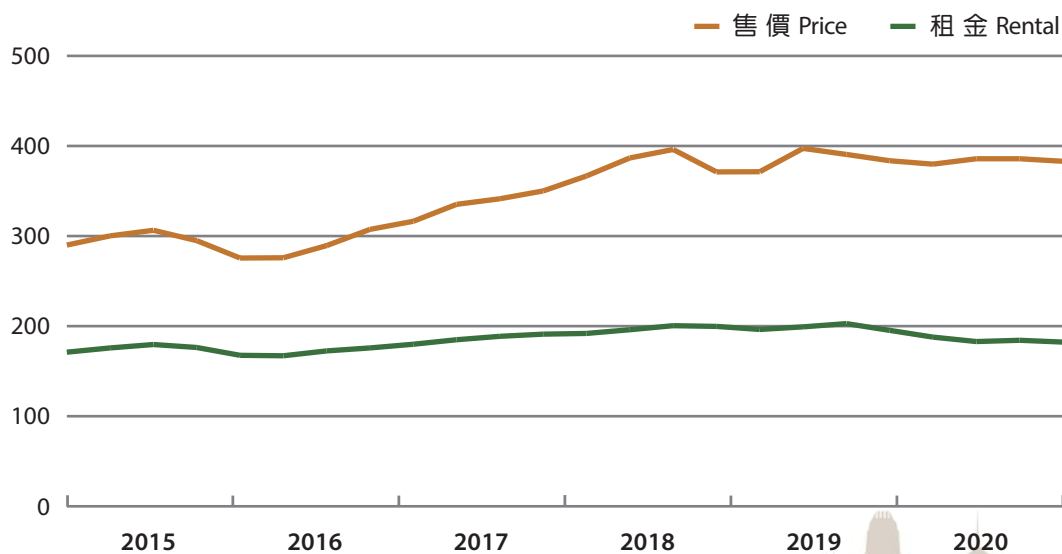
PRIVATE DOMESTIC (SMALL/MEDIUM UNITS)

此分類的售價在最後一季按年微跌 0.2%，而租金則錄得 6.7% 的跌幅。售價繼 2020 年第一季下行後，在第二季回升，到第四季再次回落，年底售價比 2019 年第二季的頂峯低 3.6%。租金在上半年顯著下跌，至第三季回穩，但第四季再度下跌。與 2019 年第三季的頂峯相比，整體跌幅達 10.1%。

Prices in this sub-sector in the last quarter were 0.2% marginally lower than a year earlier, while rents registered a reduction of 6.7%. After a downward movement in the first quarter, prices rebounded in the second quarter and resumed the falling trend in the fourth quarter of the year. Prices at the year-end were 3.6% below the peak in the second quarter of 2019. Rents fell distinctly in the first half of the year and stabilised in the third quarter but declined in the fourth quarter again. An overall reduction of 10.1% was noted as compared with the peak in the third quarter of 2019.

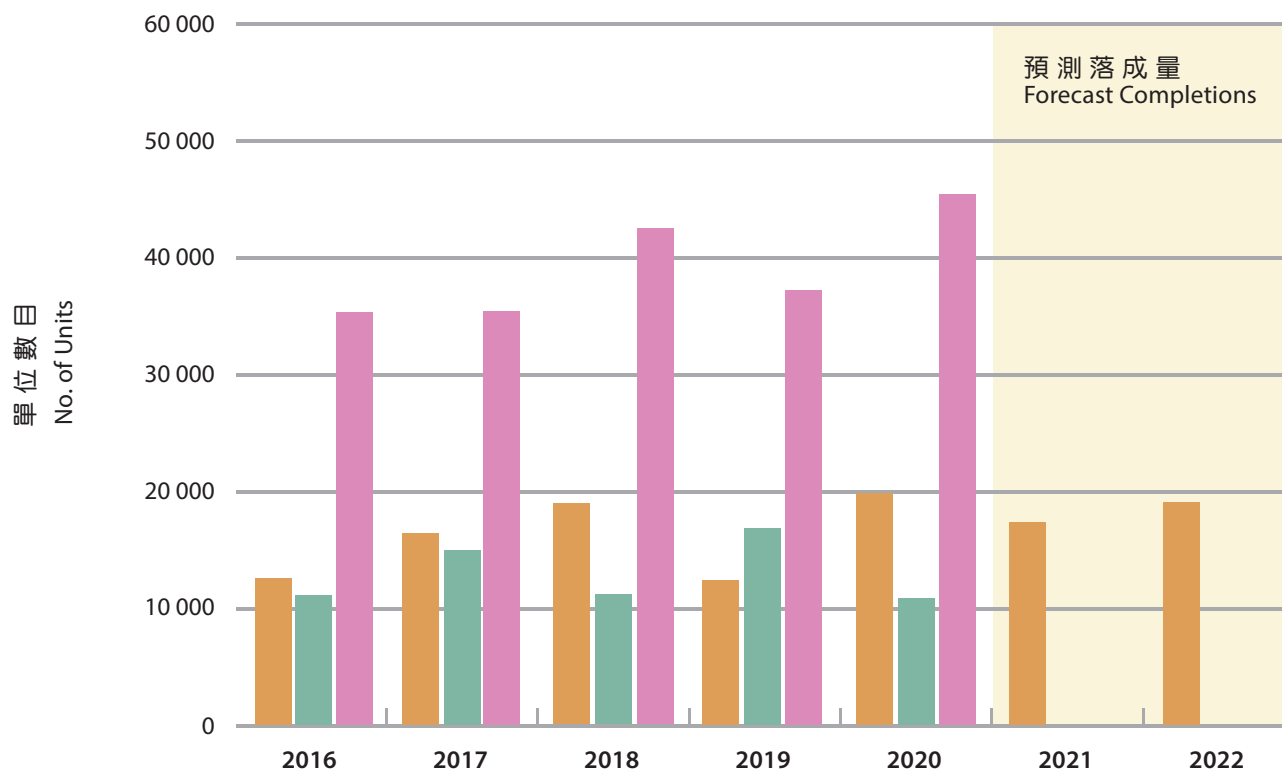


售價及租金指數 Price and Rental Indices



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

2016 2017 2018 2019 2020 2021 2022

	2016	2017	2018	2019	2020	2021	2022
落成量 Completions	12 512	16 350	18 863	12 302*	19 751	17 252#	19 017#
入住量 Take-up	11 040	14 867	11 083	16 751	10 787		
空置量 Vacancy	35 234	35 314	42 336	37 091	45 260		
% ⁺	3.3	3.3	3.9	3.3	4.0		

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

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

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

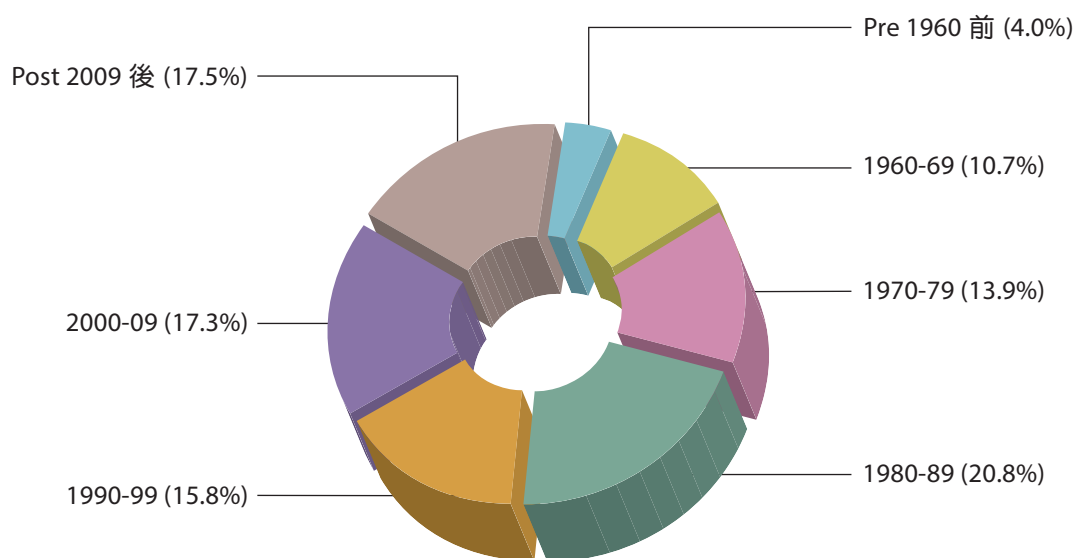
預測數字
Forecast figures

私人住宅（大型單位） PRIVATE DOMESTIC (LARGE UNITS)

此分類包括實用面積為100平方米或以上的單位。2020年年底的總存量為96 730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 2020 was 96 730 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



2020年落成的1 137個單位中，有64%位於新界。按地區計，大埔和九龍城合共佔落成量的56%。

Of the 1 137 units completed in 2020, 64% were located in the New Territories. On district basis, Tai Po and Kowloon City together accounted for 56% of the completions.



私人住宅 (大型單位) PRIVATE DOMESTIC (LARGE UNITS)

2020 年的入住量減少 30% 至 1 758 個單位。年底空置量下跌至 7 106 個單位，相當於此分類單位總存量的 7.3%。

Take-up in 2020 decreased by 30% to 1 758 units. Vacancy at the year-end fell to 7 106 units, representing 7.3% of the stock in this sub-sector.



預計此分類的落成量在 2021 年將下跌至 976 個單位，並在 2022 年進一步下跌至 967 個。在 2021 年，此分類的新供應將集中在港島，當中南區將提供落成量的 39%。在 2022 年，新供應將集中在新界。大埔和沙田將合共提供新落成單位的 51%。

Completions in this sub-sector are expected to drop to 976 units in 2021 and further to 967 units in 2022. In 2021, new supply in this sub-sector will be concentrated in Hong Kong Island, with the Southern district providing 39% of the completions. In 2022, new supply will be concentrated in the New Territories, with Tai Po and Sha Tin together providing 51% of the new completions.

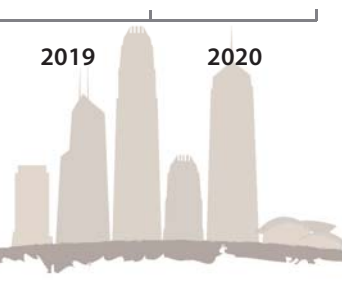
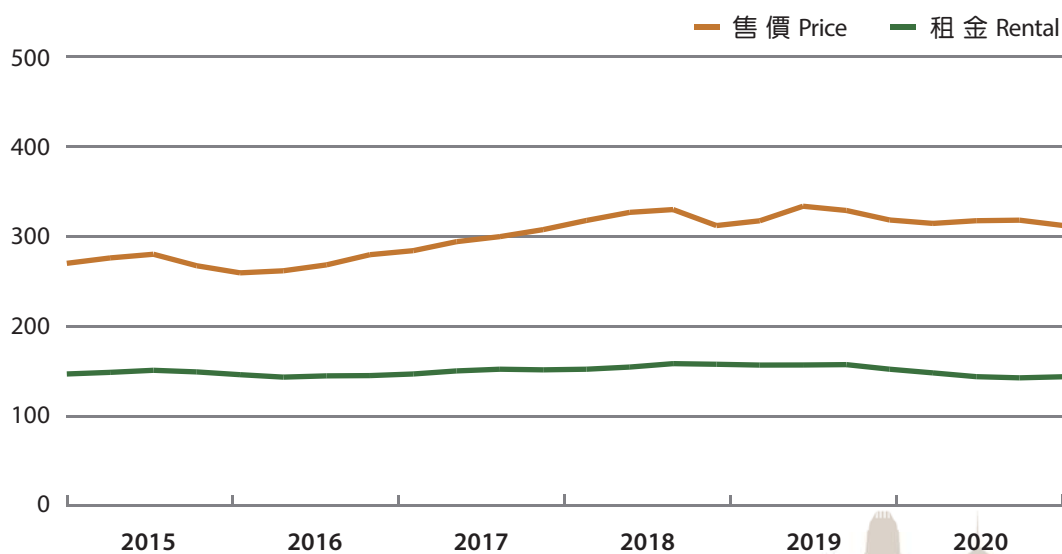
私人住宅（大型單位） PRIVATE DOMESTIC (LARGE UNITS)

此分類物業的售價在年內有升有跌。2020年第四季售價較前一年同期下跌1.9%。租金則於首三季下跌，但在第四季回升。然而，第四季的租金仍較2019年同期下跌5.5%。與近期的市場頂峯相比，售價較2019年第二季下跌6.4%，租金則較2018年第三季下跌9.2%。

Prices in this sub-sector experienced ups and downs throughout the year. In the fourth quarter of 2020, prices registered a decrease of 1.9% from a year earlier. Rents dropped in the first three quarters but rebounded in the fourth quarter. Nevertheless, rentals still recorded a fall of 5.5% in the fourth quarter over the same period in 2019. Comparing with the recent market peak, prices fell by 6.4% from the second quarter of 2019 while rents dropped by 9.2% from the third quarter of 2018.

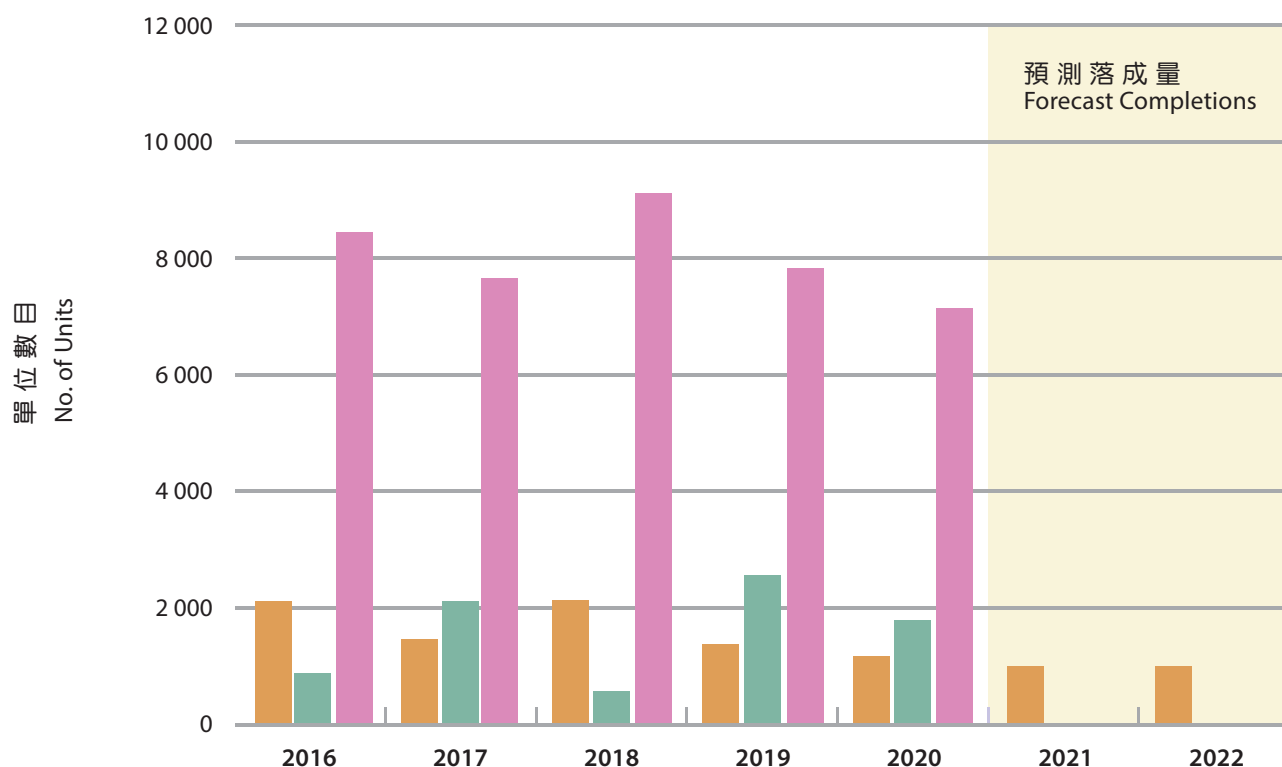


售價及租金指數 Price and Rental Indices



私人住宅 (大型單位) PRIVATE DOMESTIC (LARGE UNITS)

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



單位數目
No. of Units

2016 2017 2018 2019 2020 2021 2022

落成量 Completions	2 083	1 441	2 105	1 341	1 137	976 [#]	967 [#]
入住量 Take-up	841	2 087	540	2 527	1 758		
空置量 Vacancy	8 423	7 628	9 090	7 801	7 106		
% ⁺	9.2	8.2	9.6	8.1	7.3		

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

預測數字
Forecast figures



私人寫字樓

PRIVATE OFFICE



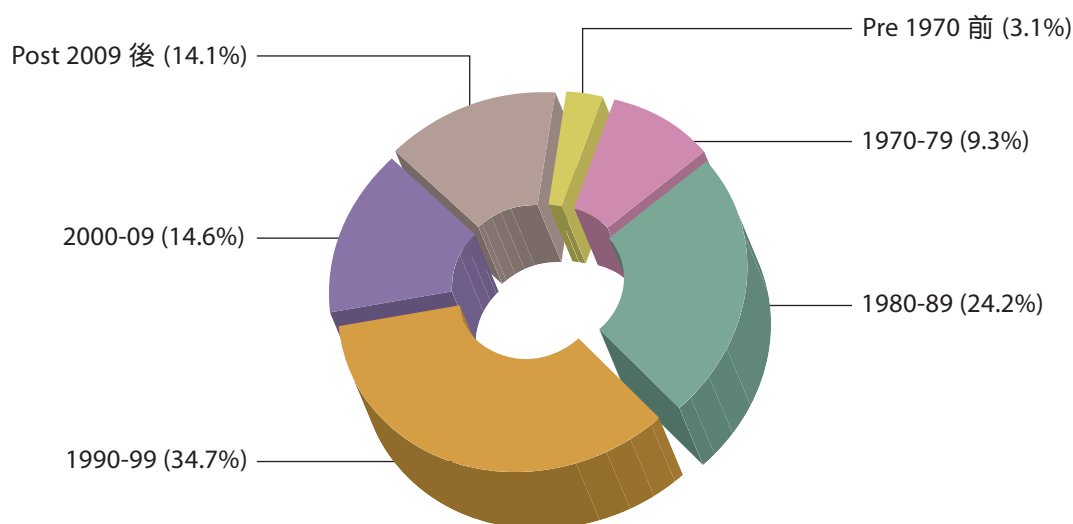
私人寫字樓（整體）

PRIVATE OFFICE (OVERALL)

2020年年底，私人寫字樓的總存量為12 426 800平方米，當中甲級寫字樓佔65%，乙級寫字樓佔23%，丙級寫字樓佔12%。位於上環、中區、灣仔、銅鑼灣和尖沙咀核心地區的寫字樓面積在2020年年底共佔總存量的51%。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 2020 amounted to 12 426 800 m², comprising 65% Grade A, 23% Grade B and 12% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 51% of the total stock at the end of 2020. The chart shows the total stock of all offices by age.

按樓齡分類的總存量 Stock Distribution by Age



2020年私人寫字樓的落成量為69 000平方米，較2019年大幅下跌74%，有88%的落成量位於非核心地區。甲級寫字樓的落成量為46 300平方米，相當於總供應量的67%。

Office completions in 2020 were 69 000 m², representing a considerable fall of 74% from 2019. 88% of the completions were in the non-core districts. Completions of Grade A space amounted to 46 300 m², equivalent to 67% of the total supply.



私人寫字樓（整體） PRIVATE OFFICE (OVERALL)

2020 年的整體使用量轉為負數 286 200 平方米。年底空置量急升 30% 至 1 434 000 平方米，相當於總存量的 11.5%。

The overall take-up turned negative in 2020 to 286 200 m². Vacancy at the year-end surged by 30% to 1 434 000 m², which was equivalent to 11.5% of the total stock.



預計 2021 和 2022 年的落成量將分別增加至 70 900 平方米和 275 300 平方米。2021 年的新供應主要來自九龍，佔總落成量的 60%，全部來自深水埗、黃大仙和油尖旺。2022 年，新供應將集中在觀塘、東區和荃灣，分別佔預計落成量的 31%、23% 和 15%。

Completions are expected to increase to 70 900 m² and 275 300 m² in 2021 and 2022 respectively. New supply in 2021 will mainly come from Kowloon at 60% of total completions, all attributable to Sham Shui Po, Wong Tai Sin and Yau Tsim Mong. In 2022, new supply will be concentrated in Kwun Tong, the Eastern district and Tsuen Wan, accounting for 31%, 23% and 15% of the estimated completions respectively.

私人寫字樓（整體）

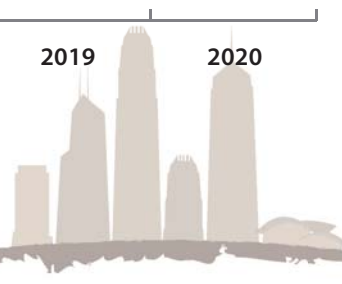
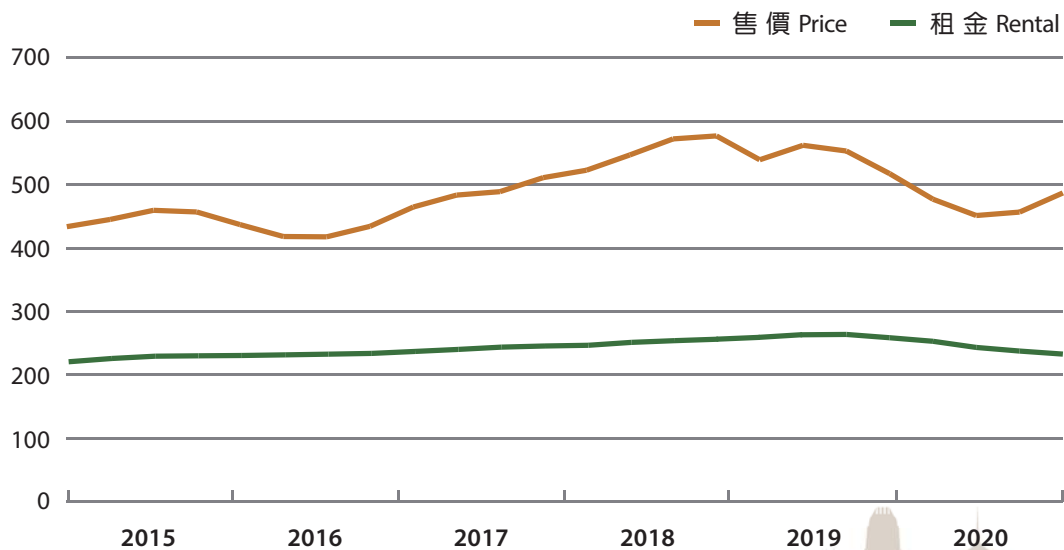
PRIVATE OFFICE (OVERALL)

寫字樓售價在 2020 年首兩季下跌，至第三季逐漸反彈。以 2020 年最後一季與 2019 年同期相比，售價仍下跌 5.9%。寫字樓租金在 2020 年全年呈現跌勢，在 2020 年最後一季較前一年下跌 10.0%。

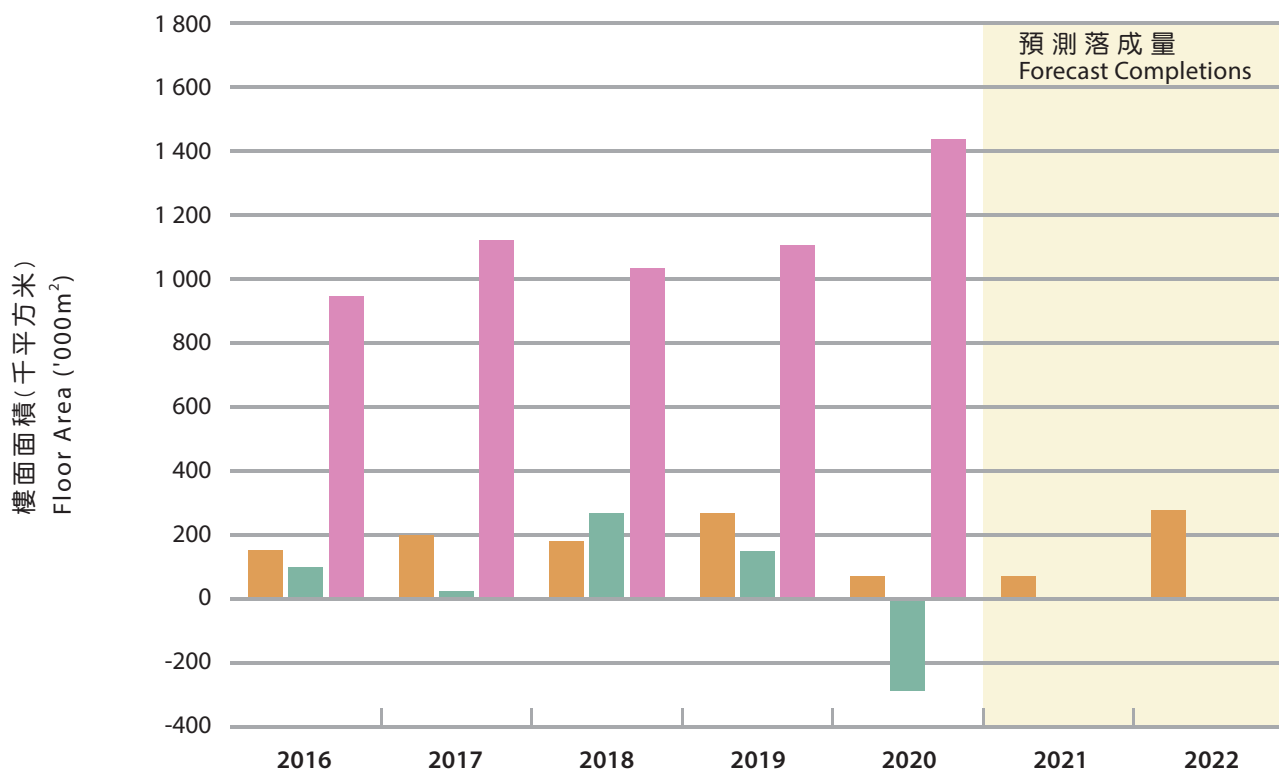
Office prices fell in the first two quarters of 2020 and regressed gradually in the third quarter of the year. Prices still posted a decrease of 5.9% in the last quarter of 2020 over the same period in 2019. Office rents exhibited a downward trend throughout 2020, registering a fall of 10.0% in the last quarter of 2020 over a year ago.



售價及租金指數 Price and Rental Indices



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



	樓面面積 (千平方米) Floor Area ('000m ²)						
	2016	2017	2018	2019	2020	2021	2022
落成量 Completions	153	198	179	267	69	71 [#]	275 [#]
使用量 Take-up	98	23	266	147	-286		
空置量 Vacancy	946	1 120	1 032	1 104	1 434		
% ⁺	8.2	9.5	8.6	9.0	11.5		

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

預測數字
Forecast figures

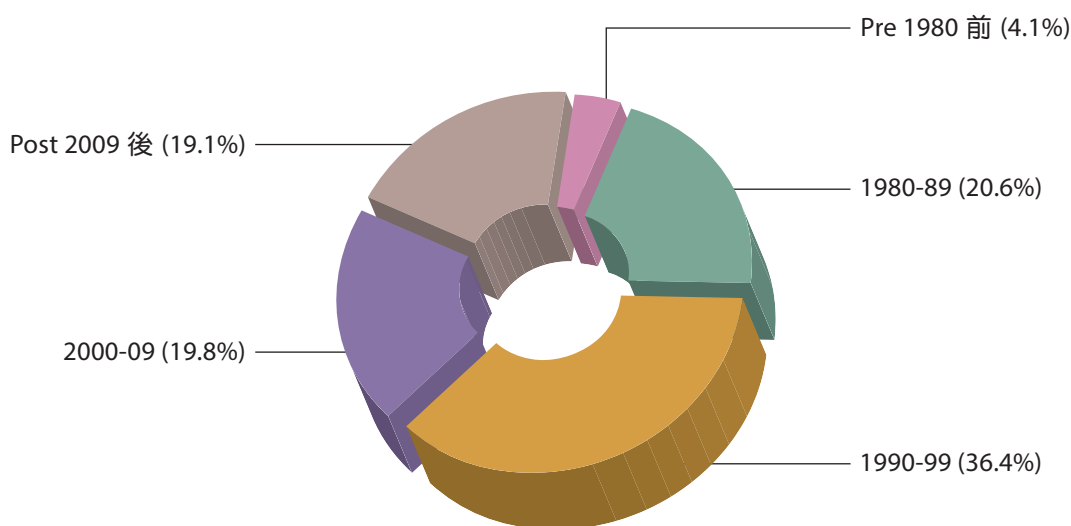
私人寫字樓（甲級）

PRIVATE OFFICE (GRADE A)

2020 年年底，甲級寫字樓的總存量達 8 101 200 平方米，佔寫字樓總存量的 65%。圖表顯示按樓齡劃分的甲級寫字樓總存量。

Stock of Grade A office space at the end of 2020 stood at 8 101 200 m², representing 65% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量 Stock Distribution by Age



港島佔總存量的 48%，而九龍與新界則分別佔 39% 和 13%。

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

甲級寫字樓的落成量為 46 300 平方米，較 2019 年銳減 81%。新發展項目全部位於非核心地區，主要位於荃灣和西貢，合共佔甲級寫字樓落成量的 86%。

Completions of Grade A offices were 46 300 m², a sharp decline of 81% from 2019. All of the new developments were located in the non-core districts, mainly in Tsuen Wan and Sai Kung, together contributing 86% of the Grade A office completions.



私人寫字樓（甲級） PRIVATE OFFICE (GRADE A)

2020 年錄得負數 189 200 平方米的使用量。年底空置量上升至 955 900 平方米，相當於甲級寫字樓總存量的 11.8%，其中 37% 的空置面積位於核心地區。

A negative take-up of 189 200 m² was recorded in 2020. The year-end vacancy rose to 955 900 m², representing 11.8% of Grade A stock. 37% of the vacant spaces was found in the core districts.



預計甲級寫字樓的落成量在 2021 年會稍微下降至 45 200 平方米，但在 2022 年將急升至 184 700 平方米。2021 年的新供應將全部來自深水埗和荃灣。預計 2022 年的主要供應將來自觀塘和東區，分別佔新落成量的 37% 和 32%。

It is anticipated that completions will reduce slightly to 45 200 m² in 2021 but soar significantly to 184 700 m² in 2022. All of the new supply in 2021 will come from Sham Shui Po and Tsuen Wan. In 2022, it is expected that Kwun Tong and the Eastern district will provide the major supply, accounting for 37% and 32% of the new completions respectively.

私人寫字樓（甲級）

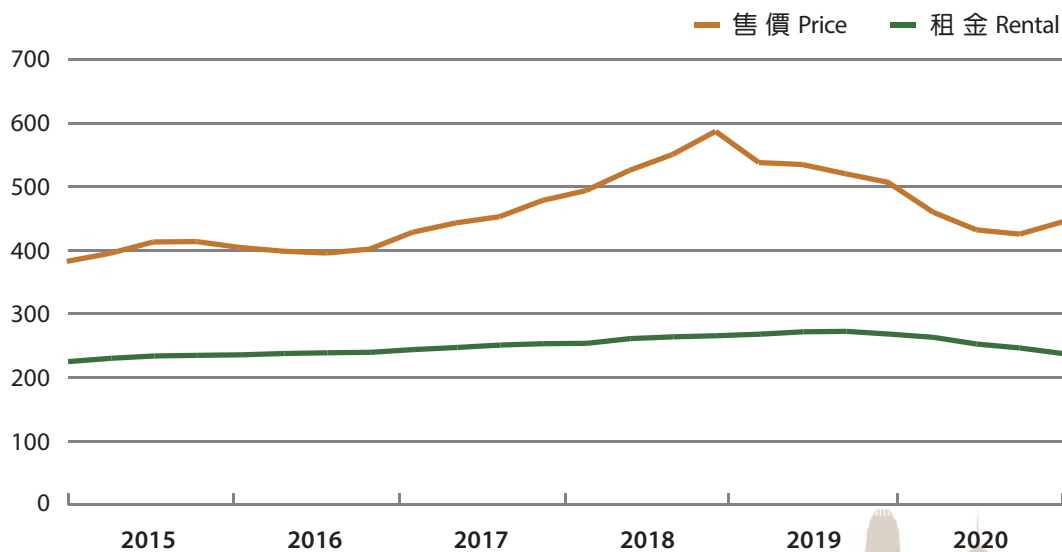
PRIVATE OFFICE (GRADE A)

甲級寫字樓售價在 2020 年首三季繼續下跌，但在最後一季回升，而租金則於全年錄得下跌。整體而言，以 2020 年第四季與 2019 年同期相比，售價和租金分別急跌 12.2% 和 11.4%。

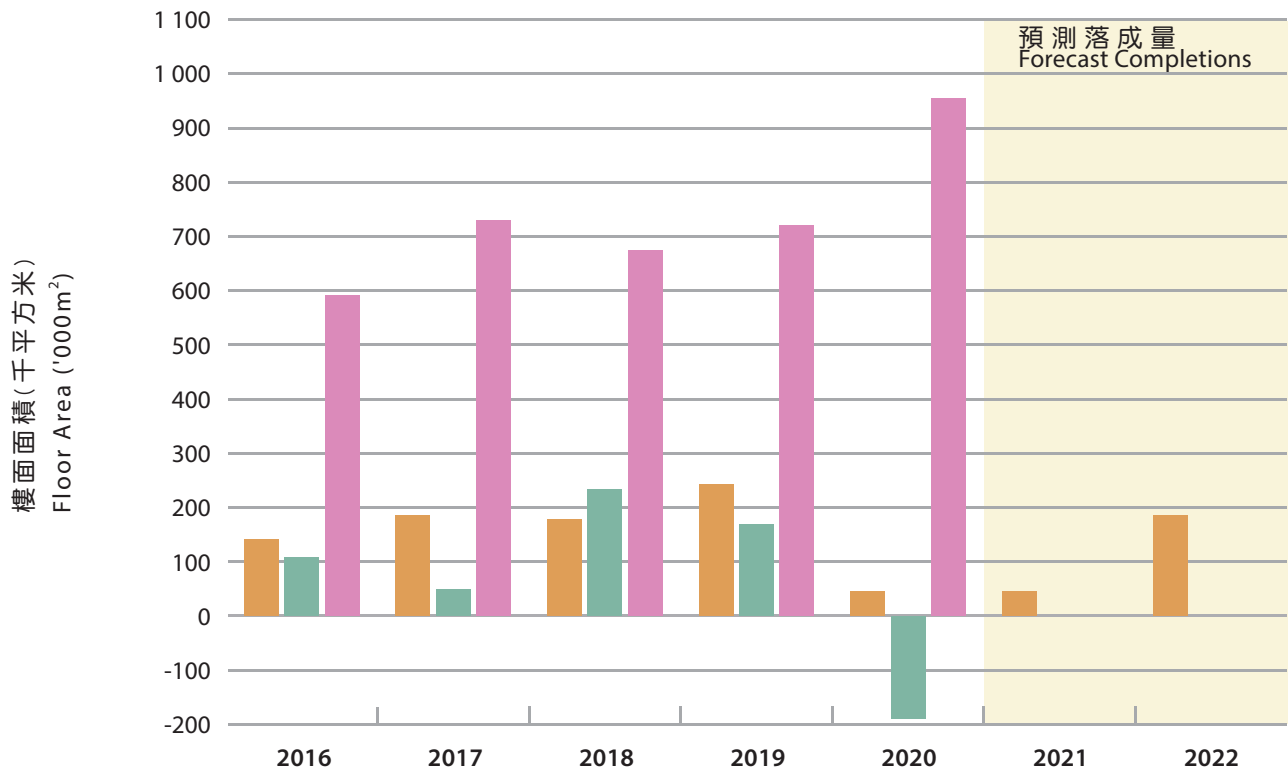
Prices of Grade A offices continued to decline in the first three quarters but rebounded in the last quarter of 2020, with rents registering a decline throughout the year. Overall, prices and rents plummeted by 12.2% and 11.4% respectively in the fourth quarter of 2020 over the same period in 2019.



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



	2016	2017	2018	2019	2020	2021	2022
落成量 Completions	142	186	178	242	46	45 [#]	185 [#]
使用量 Take-up	108	49	234	169	-189		
空置量 Vacancy	592	729	674	720	955		
% ⁺	8.0	9.6	8.7	9.0	11.8		

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

預測數字
Forecast figures

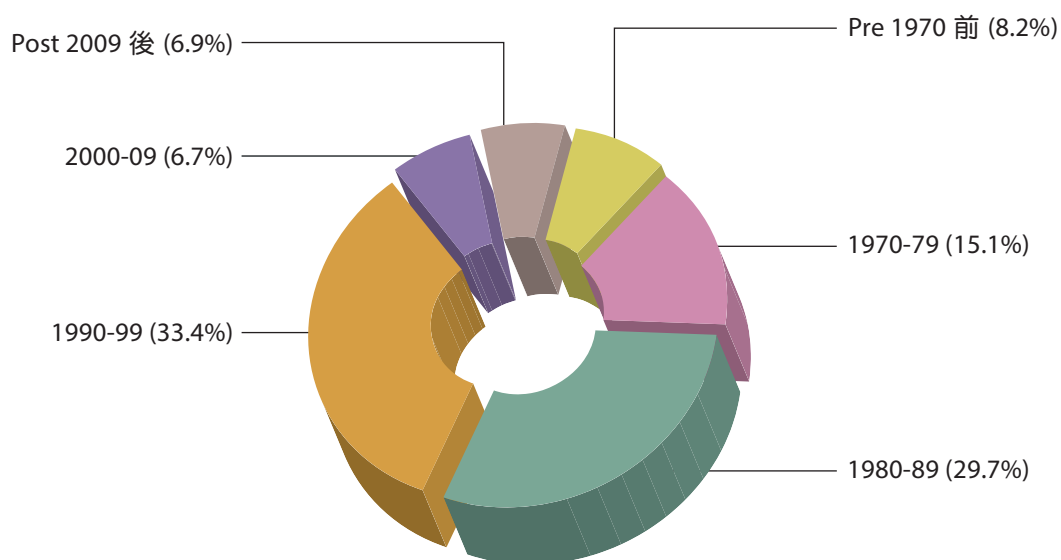
私人寫字樓（乙級）

PRIVATE OFFICE (GRADE B)

2020 年年底，乙級寫字樓的總存量為 2 849 900 平方米，佔寫字樓總存量的 23%。圖表顯示按樓齡劃分的乙級寫字樓總存量。

Stock of Grade B offices was 2 849 900 m² at the end of 2020, representing 23% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量 Stock Distribution by Age



港島佔總存量的 57%，而九龍與新界則分別佔 36% 和 7%。

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

2020 年乙級寫字樓落成量為 22 500 平方米，比 2019 年增加 11%。大部分落成量位於沙田和中西區。

Grade B office completions in 2020 were 22 500 m², an increase of 11% from 2019. Most completions were located in Sha Tin and the Central and Western district.



私人寫字樓（乙級） PRIVATE OFFICE (GRADE B)

乙級寫字樓在 2020 年的使用量繼續維持負數至 56 800 平方米。年底空置量為 339 600 平方米，增至乙級寫字樓總存量的 11.9%，其中 47% 的空置面積位於核心地區。

Take-up of Grade B offices in 2020 remained negative at 56 800 m². The year-end vacancy, amounting to 339 600 m², recorded a rise to 11.9% of the Grade B stock. 47% of the vacant spaces was found in the core districts.



預計落成量在 2021 年將降至 20 900 平方米，但在 2022 年會攀升至 90 300 平方米。2021 年的主要供應將來自黃大仙和灣仔，分別佔預計落成量的 41% 和 40%。2022 年的新供應將集中於元朗和觀塘，分別佔預計落成量的 34% 和 18%。

It is estimated that completions will drop to 20 900 m² in 2021 but climb to 90 300 m² in 2022. In 2021, major supply will be contributed from Wong Tai Sin and Wan Chai providing 41% and 40% of the estimated completions respectively. In 2022, new supply will be concentrated in Yuen Long and Kwun Tong providing 34% and 18% of the estimated completions respectively.

私人寫字樓（乙級）

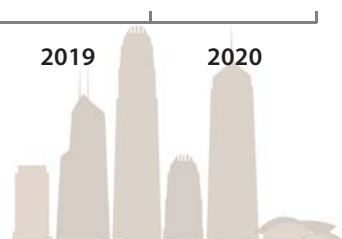
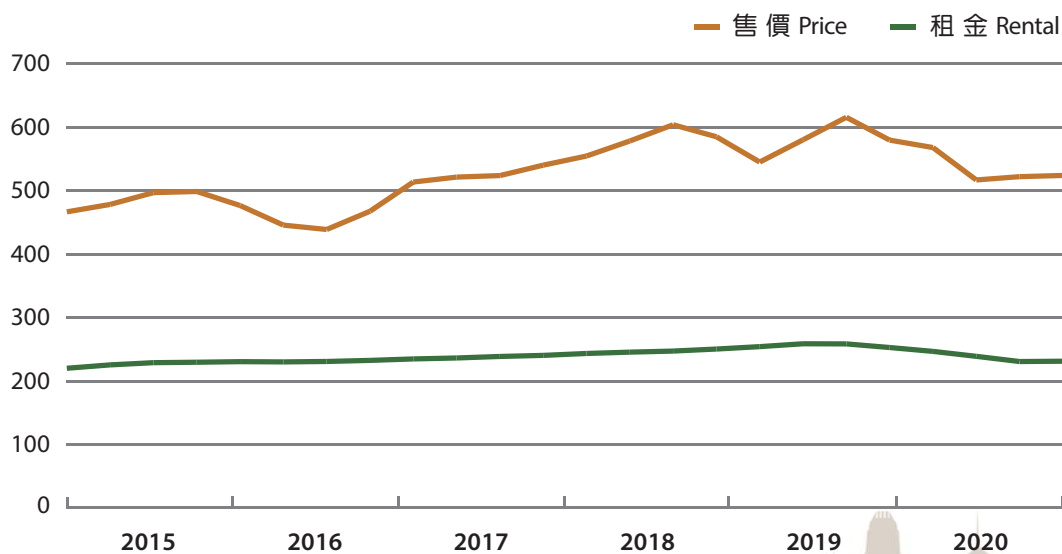
PRIVATE OFFICE (GRADE B)

乙級寫字樓售價在 2020 年上半年下跌 10.8%，而在下半年回復平穩。租金在 2020 年首三季連續下跌，並在最後一季整固。整體而言，與 2019 年同期相比，售價和租金於 2020 年最後一季分別錄得 9.6% 和 8.5% 的跌幅。

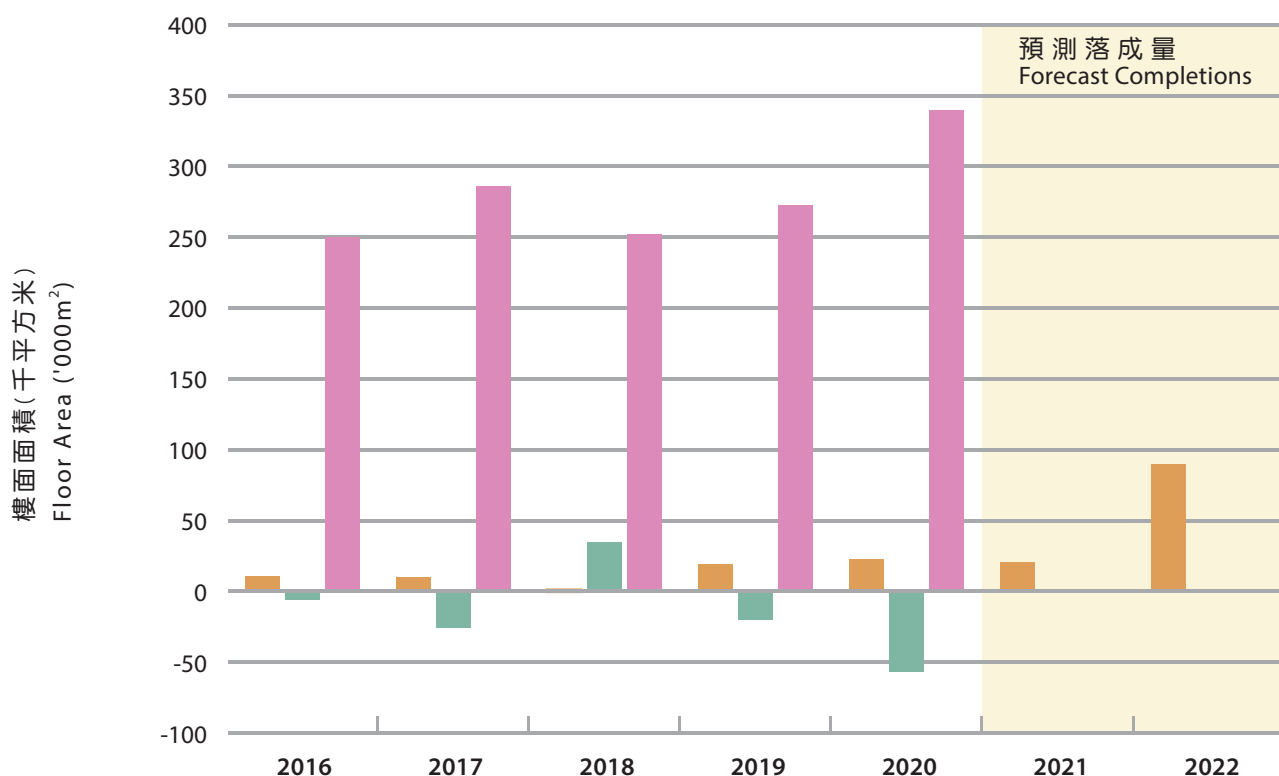
Prices of Grade B offices displayed a decline of 10.8% in the first half of 2020 and stabilised in the second half of the year. Rents dropped consecutively for the first three quarters of 2020 and consolidated in the last quarter. Overall, prices and rents recorded a decline of 9.6% and 8.5% respectively in the last quarter of 2020 over the same period in 2019.



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)						
	2016	2017	2018	2019	2020	2021	2022
落成量 Completions	11	10	1	20	23	21 [#]	90 [#]
使用量 Take-up	-6	-26	35	-20	-57		
空置量 Vacancy	250	286	252	273	340		
% ⁺	9.4	10.4	9.0	9.7	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

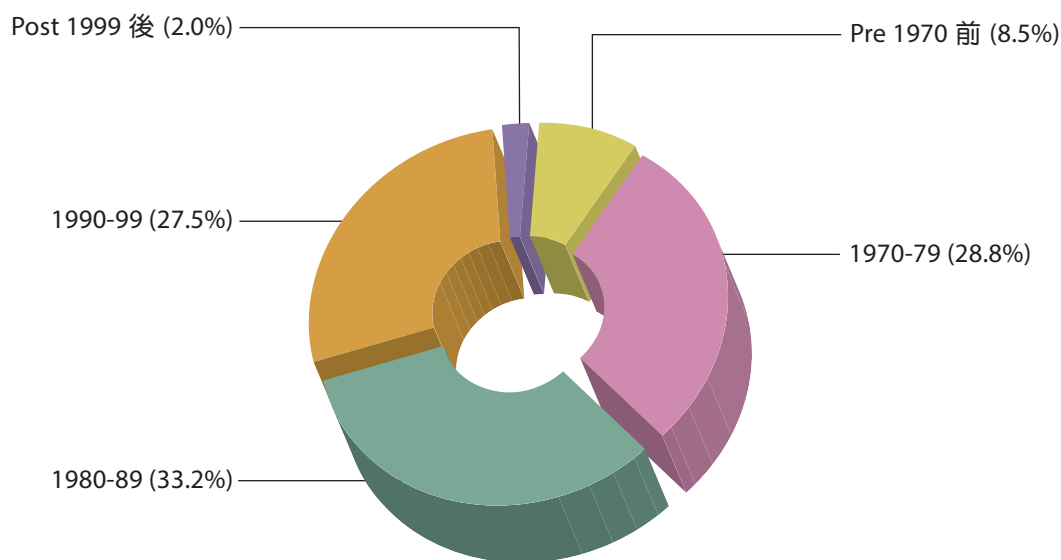
私人寫字樓（丙級）

PRIVATE OFFICE (GRADE C)

2020 年年底，丙級寫字樓的總存量為 1 475 700 平方米，佔寫字樓總存量的 12%。圖表顯示按樓齡劃分的丙級寫字樓總存量。

Stock of Grade C offices was 1 475 700 m² at the end of 2020, representing 12% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量 Stock Distribution by Age



港島佔總存量的 65%，而九龍與新界則分別佔 32% 和 3%。

Hong Kong Island accounted for 65% of stock, while the shares for Kowloon and the New Territories were 32% and 3% respectively.

在 2020 年，丙級寫字樓僅錄得來自灣仔的 200 平方米落成量。

Only 200 m² of completions for Grade C offices from Wan Chai were recorded in 2020.



私人寫字樓（丙級） PRIVATE OFFICE (GRADE C)

與其他寫字樓分類相同，丙級寫字樓的使用量錄得負數 40 200 平方米。年底空置量為 138 500 平方米，相等於丙級寫字樓總存量的 9.4%，當中 60% 的空置面積位於核心地區。

Same as other office sub-sectors, Grade C offices recorded a negative take-up of 40 200 m². The year-end vacancy, amounting to 138 500 m², was equivalent to 9.4% of its stock. 60% of the vacant spaces was found in the core districts.



預計 2021 和 2022 年分別有 4 800 平方米和 300 平方米的丙級寫字樓落成。2021 年的主要供應將位於灣仔，而 2022 年的新供應則全部來自東區。

Grade C office space of 4 800 m² and 300 m² will be expected in 2021 and 2022 respectively. Major supply in 2021 will be located in Wan Chai, and the Eastern district will contribute the entire supply in 2022.

私人寫字樓（丙級）

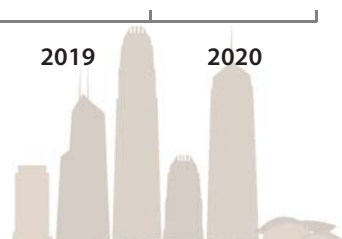
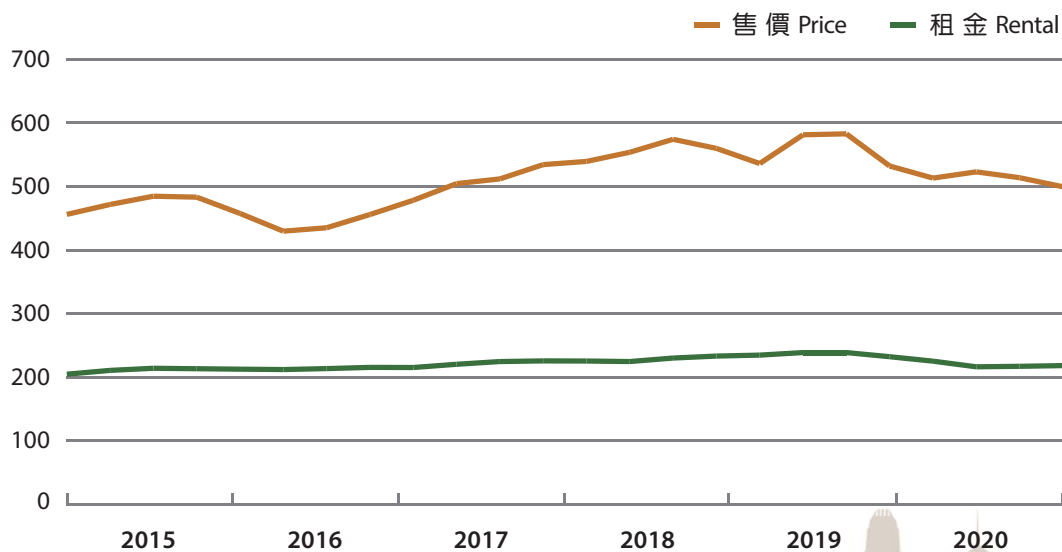
PRIVATE OFFICE (GRADE C)

儘管丙級寫字樓售價在 2020 年第二季出現短暫反彈，但全年跌勢持續。租金在 2020 年上半年一直下跌，但在下半年稍為反彈。2020 年第四季與 2019 年同期相比，售價和租金分別下跌 6.1% 和 6.0%。

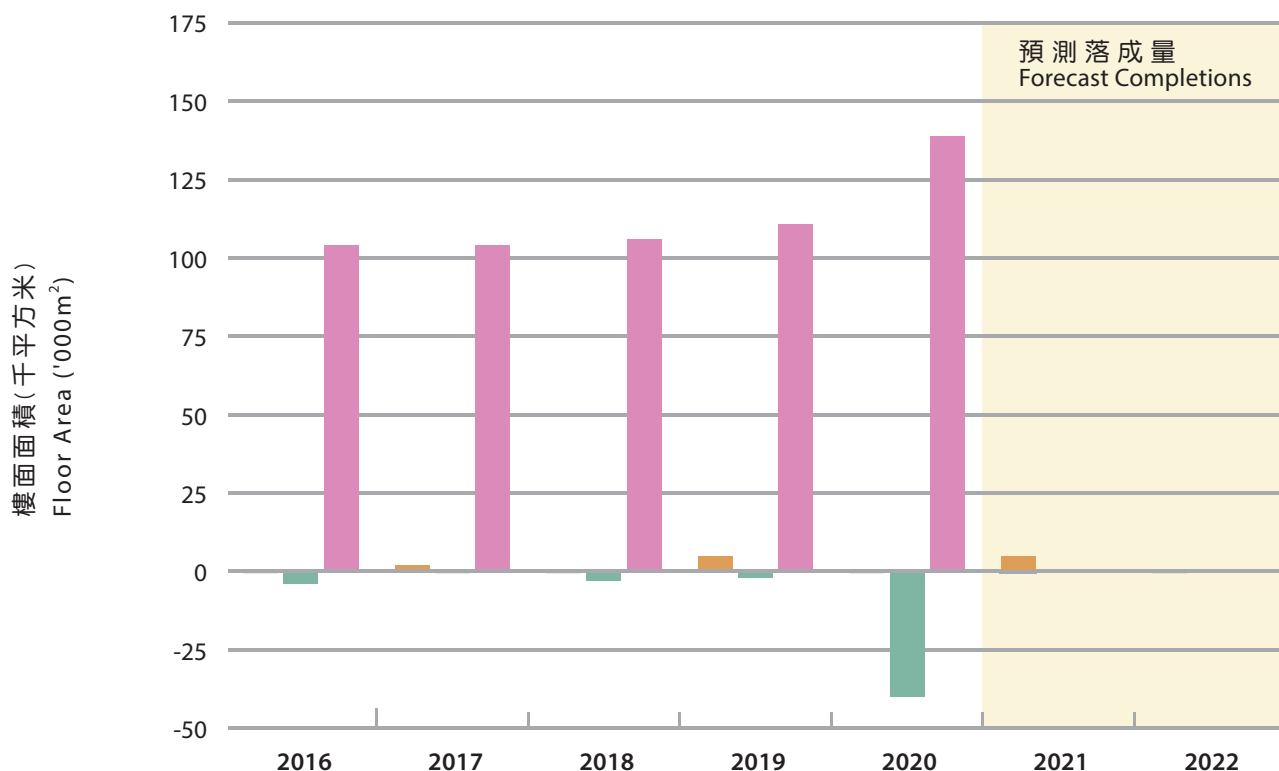
The downward trend in prices of Grade C offices continued throughout 2020, despite a short-lived rebound in the second quarter. Rents continued to drop in the first half of 2020 but slightly rebounded in the second half of the year. Office prices and rents decreased by 6.1% and 6.0% respectively in the fourth quarter of 2020 over the same period in 2019.



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



	2016	2017	2018	2019	2020	2021	2022
落成量 Completions	0	2	0	5	0	5 [#]	0 [#]
使用量 Take-up	-4	0	-3	-2	-40		
空置量 Vacancy	104	104	106	111	139		
% ⁺	7.0	7.0	7.2	7.5	9.4		

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

預測數字
Forecast figures

私人商業樓宇

PRIVATE
COMMERCIAL





私人商業樓宇

PRIVATE COMMERCIAL

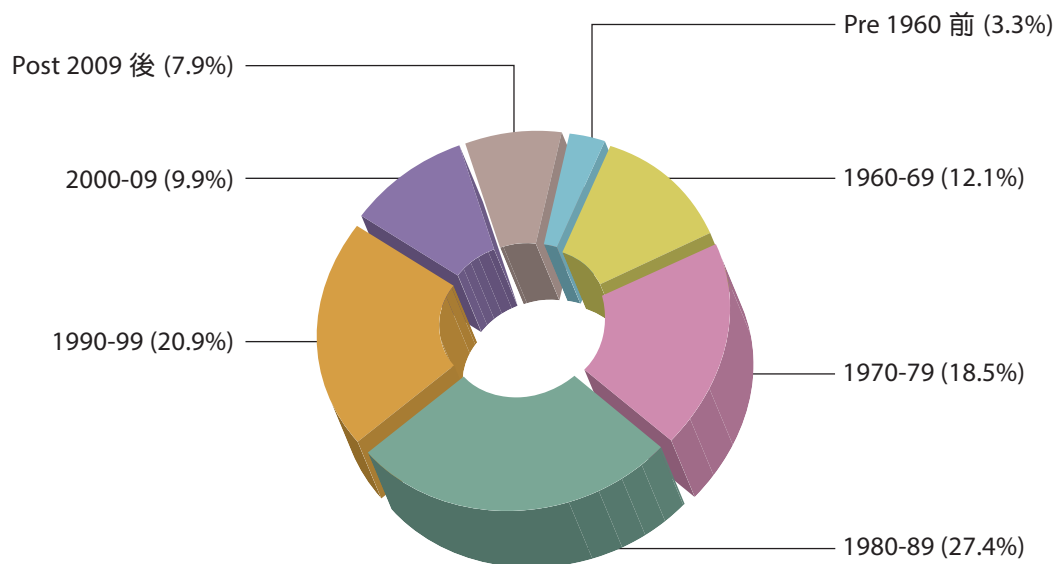
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

這類物業在 2020 年年底的總存量為 11 575 300 平方米，其中港島佔 29%，九龍佔 40%，新界佔 31%。按樓齡劃分的總存量詳見圖表。

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

Stock in this sector at the end of 2020 was 11 575 300 m², with 29% of the total spaces on Hong Kong Island, 40% in Kowloon and 31% in the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量 Stock Distribution by Age



2020 年的落成量顯著下跌至 67 300 平方米，按三大區域劃分，港島和九龍分別佔總落成量的 29% 和 23%，其餘 48% 則坐落新界。按地區計，荃灣的落成量最多，佔 33%，其次為中西區和灣仔，各佔 13%。

Completions in 2020 decreased significantly to 67 300 m². Among the three geographical areas, Hong Kong Island and Kowloon contributed 29% and 23% of the total completions respectively while the remaining 48% was attributable to the New Territories. On district basis, Tsuen Wan provided the largest completions at 33%, followed by the Central and Western district and Wan Chai, each accounting for 13%.



私人商業樓宇 PRIVATE COMMERCIAL

2020年，商業樓宇的使用量錄得負數108 400平方米。年底空置量進一步增加至1 320 500平方米，相當於總存量的11.4%。商場鋪位和樓上商業單位佔總空置量的62%。

The commercial sector recorded a negative take-up of 108 400 m² in 2020. The vacancy at the year-end increased further to 1 320 500 m², representing 11.4% of the total stock. Vacant arcade shops and upper floor commercial space accounted for 62% of the total vacancy.



預計2021年的落成量將跌至52 900平方米，至2022年大幅回升至173 300平方米。2021年的供應主要來自灣仔和深水埗，分別佔總落成量的30%和16%。2022年的供應主要位於九龍城和沙田，分別提供總落成量的38%和18%。

Completions are forecast to drop to 52 900 m² in 2021 and then rise substantially to 173 300 m² in 2022. In 2021, main source of supply will come from Wan Chai and Sham Shui Po, accounting for 30% and 16% of the total completions respectively. Supply in 2022 will be largely from Kowloon City and Sha Tin, providing 38% and 18% of the total completions respectively.

私人商業樓宇

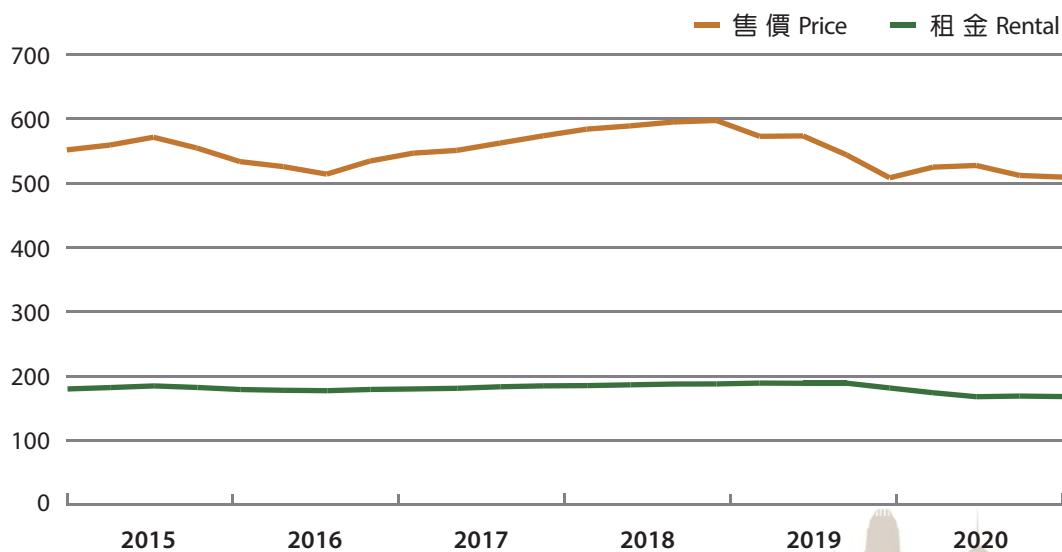
PRIVATE COMMERCIAL

零售業樓宇售價在2020年上半年輕微上升，但至下半年有所回落。2020年第四季的整体售價與2019年同期相比，錄得0.2%輕微增長。租金在2020年上半年下跌，但在下半年保持平穩。第四季的租金按年下跌7.4%。

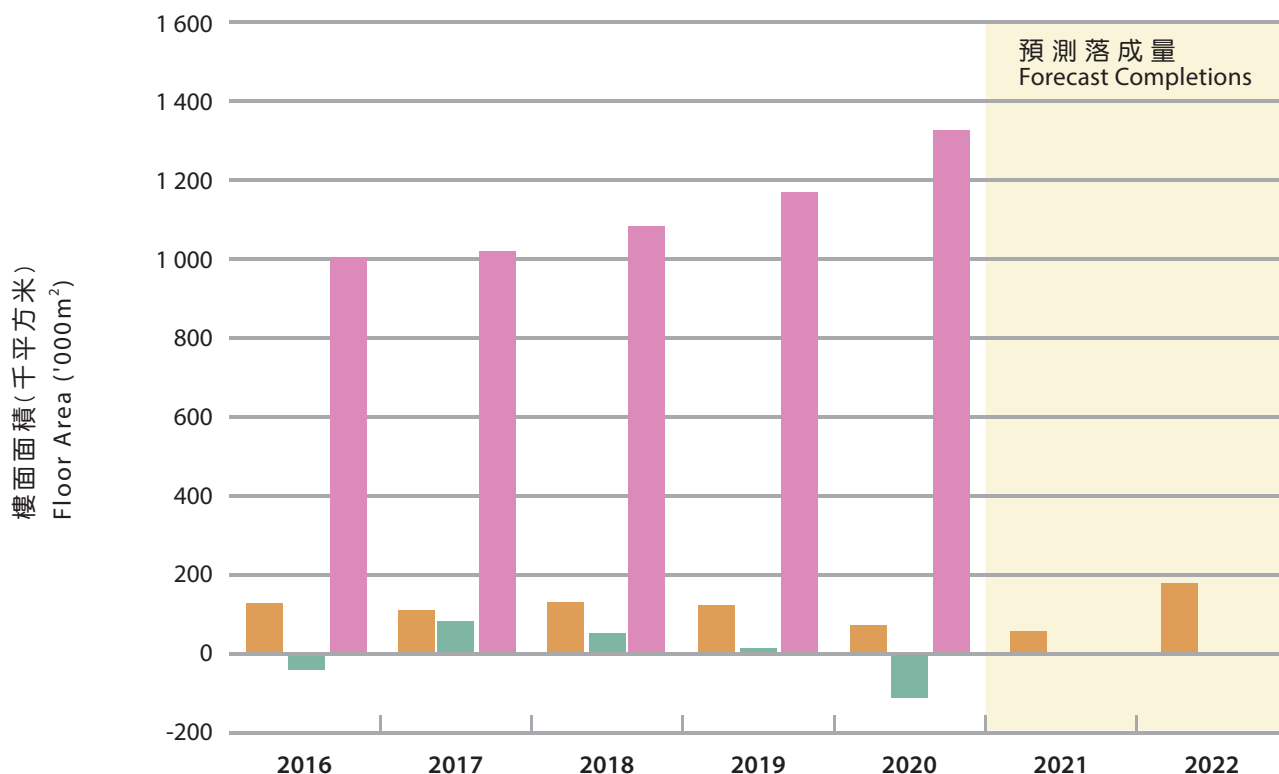
Prices of retail properties increased mildly in the first half of 2020 but retreated in the second half of the year. Overall prices marked an insignificant increase of 0.2% in the fourth quarter of 2020 over the same period in 2019. Rents fell in the first half of 2020 but stabilised in the second half of the year. The rents showed a decline of 7.4% in the fourth quarter of 2020 over a year earlier.



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



	2016	2017	2018	2019	2020	2021	2022
落成量 Completions	123	105	125	118	67	53 [#]	173 [#]
使用量 Take-up	-42	77	46	8	-108		
空置量 Vacancy	998	1 014	1 077	1 164	1 321		
% ⁺	9.0	9.0	9.4	10.1	11.4		

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

預測數字
Forecast figures

私人工業樓宇

PRIVATE
INDUSTRIAL





五

心

Hing Yau Kok
牛車角
Kowloon Bay
九龍灣
Yuen Tong
Business Area
元堂

私人分層工廠大廈 PRIVATE FLATTED FACTORIES

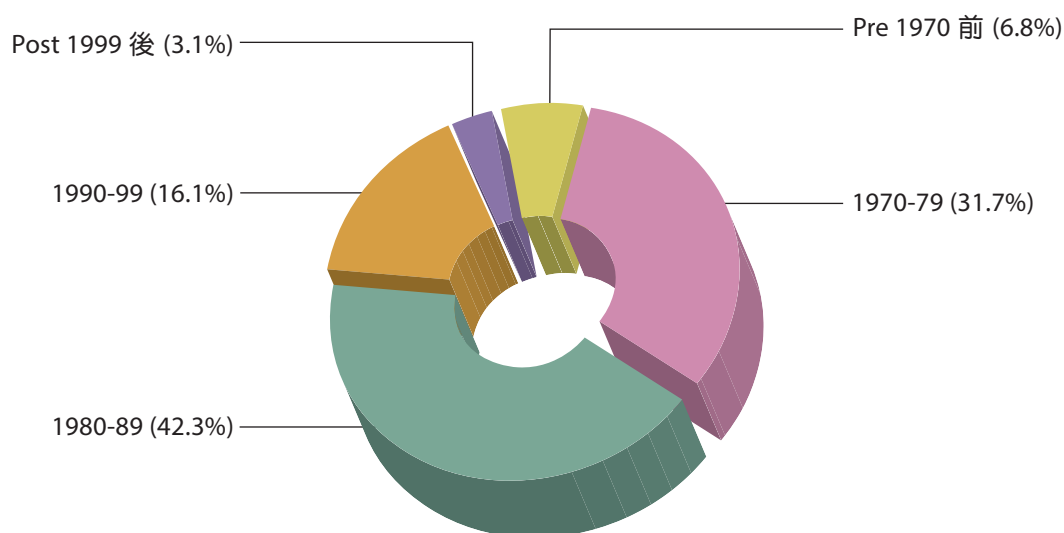
這類別包括分層工廠大廈及其附屬寫字樓。

這類物業於 2020 年年底的總存量為 16 283 400 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 2020, the stock in this sector was 16 283 400 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



2020 年的落成量為 37 700 平方米。屯門、觀塘和南區為主要供應來源，合共佔總落成量的 94%。

Completions in 2020 amounted to 37 700 m². Tuen Mun, Kwun Tong and the Southern district, being the main source of supply, contributed 94% of the total.



私人分層工廠大廈 PRIVATE FLATTED FACTORIES

2020 年的使用量錄得負數 109 500 平方米。年底空置量增加至 1 037 600 平方米，相當於總存量的 6.4%。逾半空置面積位於觀塘、葵青和荃灣。

A negative take-up of 109 500 m² was recorded in 2020. Vacancy at the year-end increased to 1 037 600 m², representing 6.4% of the total stock. Over half of the vacant spaces was located in Kwun Tong, Kwai Tsing and Tsuen Wan.



預計 2021 年的落成量將上升至 67 700 平方米。單是荃灣便佔總落成量的 46%，另有 22% 來自北區。2022 年將有 172 500 平方米的新面積供應，主要來自荃灣和西貢，分別佔新落成量的 43% 和 27%。

Completions in 2021 are expected to rise to 67 700 m², of which Tsuen Wan alone will provide 46% of the total. Another 22% will come from the North district. New spaces of 172 500 m² will come on stream in 2022, largely in Tsuen Wan and Sai Kung accounting for 43% and 27% of the new completions respectively.

私人分層工廠大廈

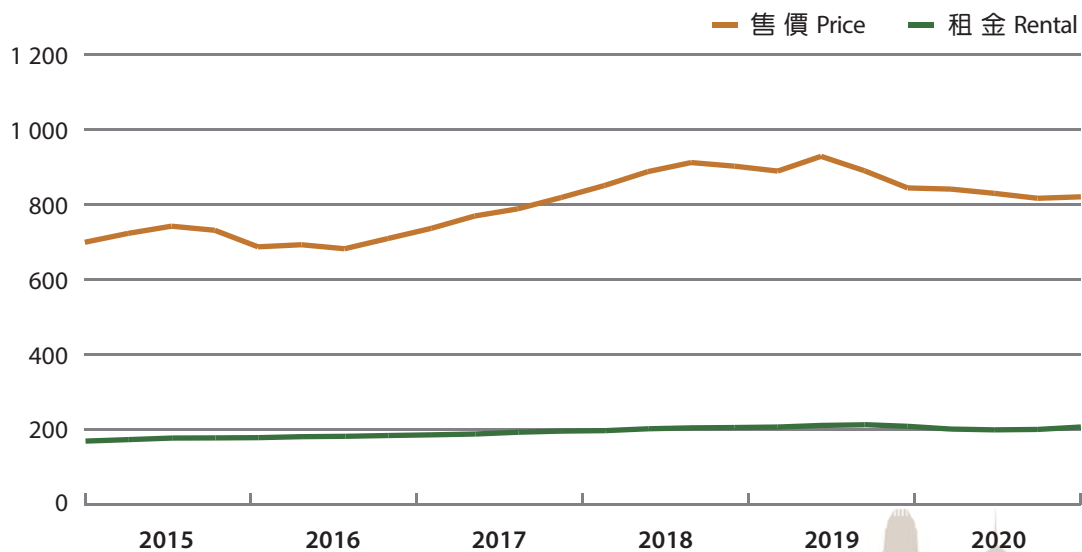
PRIVATE FLATTED FACTORIES

售價在 2020 年首三季繼續下跌，並至第四季保持平穩，但於 2020 年第四季及 2019 年同期之間，仍錄得 2.8% 跌幅。租金略為回軟，2020 年第四季的租金較 2019 年同期錄得 0.9% 跌幅。

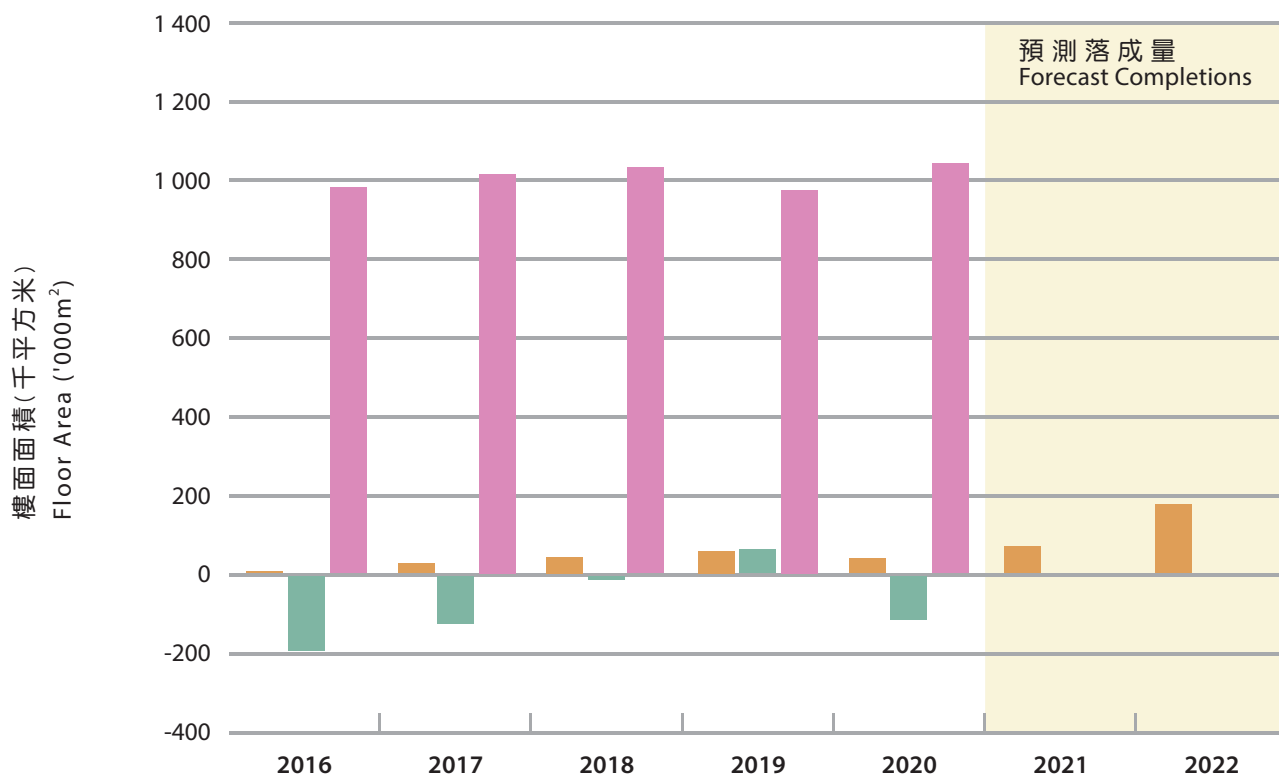
Prices continued to decline in the first three quarters of 2020 and steadied in the fourth quarter, still registering a decrease of 2.8% between the fourth quarters of 2019 and 2020. Rents slightly softened, recording a decline of 0.9% in the fourth quarter of 2020 over the same period in 2019.



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



	2016	2017	2018	2019	2020	2021	2022
落成量 Completions	5	23	41	56	38	68 [#]	173 [#]
使用量 Take-up	-189	-120	-8	60	-110		
空置量 Vacancy	978	1 012	1 029	972	1 038		
% ⁺	5.8	6.1	6.3	5.9	6.4		

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

預測數字
Forecast figures

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。

2020年並無新供應。由於有工貿大廈拆卸，2020年年底的總存量微跌至544 900平方米。大部分面積位於市區，其中觀塘和深水埗共佔總面積的57%。

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

There was no new supply in 2020. Stock at the end of 2020 edged down to 544 900 m², resulting from the demolition of an industrial/office building. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po together accounted for 57% of the total spaces.



使用量轉為負數12 500平方米。空置率升至年底總存量的10.2%，相當於55 700平方米，一半空置面積位於觀塘。

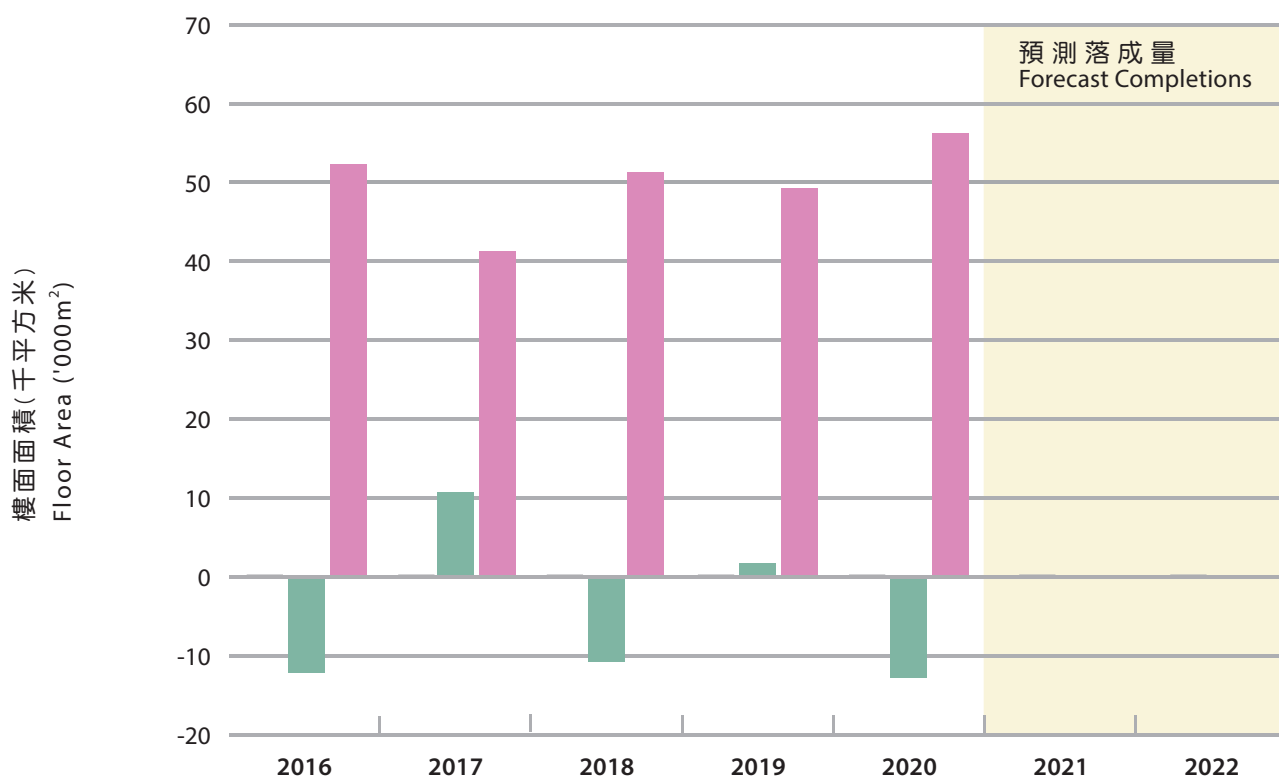
預測此類樓宇在2021和2022年均不會有新供應。

Take-up turned negative to 12 500 m². Vacancy rate rose to 10.2% of the year-end stock at 55 700 m². Half of the vacant spaces was found in Kwun Tong.

No new supply in this sector will likely be forthcoming in both 2021 and 2022.



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



	2016	2017	2018	2019	2020	2021	2022
落成量 Completions	0	0	0	0	0	0 [#]	0 [#]
使用量 Take-up	-12	11	-11	2	-13		
空置量 Vacancy	52	41	51	49	56		
% ⁺	8.9	7.4	9.3	9.0	10.2		

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

預測數字
Forecast figures

私人特殊廠房

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。

2020年年底，這類物業的總存量為3 188 800平方米，其中90%來自新界。

在2020年，新界是唯一的落成量供應區域，共有40 800平方米的樓面面積落成。當中單是西貢便提供新落成面積的76%，其餘24%則來自葵青。

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 3 188 800 m² at the end of 2020, of which 90% came from the New Territories.

In 2020, the New Territories, with a total of 40 800 m² floor space, became the sole supplier in completions. Sai Kung alone provided 76% of the newly completed space while the remaining 24% came from Kwai Tsing.



預計2021年新落成面積將有88 600平方米，主要來自西貢。預計此類樓宇在2022年不會有新供應。

New completions of 88 600 m², coming mainly from Sai Kung, are forecast to be available in 2021. No new supply in this sector is anticipated in 2022.



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。

2020年年底的總存量為3 735 100平方米，其中超過80%來自新界，以葵青、沙田和荃灣為主導，合共佔總面積的69%。

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

The stock amounted to 3 735 100 m² at the end of 2020. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Sha Tin and Tsuen Wan which accounted for 69% of the total spaces.



2020年並無新供應。年底空置量下降至202 100平方米，相當於總存量的5.4%，使用量則為正數32 600平方米。

預測2021年將有75 800平方米的新面積落成，全部來自屯門。預測2022年不會有新供應。

There was no new supply in 2020. Vacancy at the year-end decreased to 202 100 m², or 5.4% of the stock, with a positive take-up of 32 600 m².

New spaces of 75 800 m² are forecast to be available in 2021, all coming from Tuen Mun. No new supply will likely be completed in 2022.



技術附註

**TECHNICAL
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1. 報告年度

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

2. 範圍

本報告的調查範圍涵蓋全港私人樓宇。

3. 區域及地區

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

4. 物業類別

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

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

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

1. Review Period

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

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. Areas and Districts

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

4. Property Types

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

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

- Class A - saleable area less than 40 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2018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2018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 2018, 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 2018, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. Take-up

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

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

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

12. Average Rents and Prices

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



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

12.3 分析租金時，是根據淨額計算，即不包括差餉、管理費及其他費用。

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

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

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

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

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

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

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

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

13. 租金和售價指數

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

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

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

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

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

13. Rental and Price Indices

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

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

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



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

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

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

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

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

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

14. 較受歡迎屋苑的售價指數

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

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

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

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

14. Price Indices for Selected Popular Residential Developments

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

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

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

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

14.2 樓宇樣本中每個物業組別的成分指數，是根據物業的售價除以有關物業的應課差餉租值所得的結果計算出來。每個物業組別的綜合指數是成分指數的加權平均數，而2020年的權數是根據2019年內的交易宗數而釐定。

14.2 The component index for each property group in the sample developments is calculated by reference to the factor of price divided by rateable value of the subject properties. The composite index for a property group is compiled by calculating a weighted average of the component indices. For the year 2020, the weights are based on the number of transactions effected in 2019.

15. 落成後使用方式

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

15. Mode of Occupation after Completion

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

16. 物業市場回報率

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

16. Property Market Yields

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

17. 樓宇買賣

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

17. Sales Transactions

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

18. 四捨五入

由於數字四捨五入，所以表內個別項目的總和與所示的總數可能有些微差別。

18. Rounding of Figures

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

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私人住宅 - 各類單位總存量及空置量
PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m ²]	2020 年年底總存量 Stock at year-end		2020 年年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
A	< 20.0	12 175	387 593	15 639	4.0
	20 - 39.9	375 418			
B	40 - 69.9	591 556	591 556	21 503	3.6
C	70 - 99.9	149 969	149 969	8 118	5.4
D	100 - 159.9	68 959	68 959	4 341	6.3
	160 - 199.9	13 428			
E	200 - 279.9	10 606	27 771	2 765	10.0
	> 279.9	3 737			
所有類別	ALL CLASSES	1 225 848	1 225 848	52 366	4.3

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	2019 年年底總存量 Stock at year-end	2020 年落成量 Completions	落成量佔 2019 年總存量的百分率 Completions as a % of 2019 Stock	2020 年年底總存量 Stock at year-end	2020 年年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	94 811	826	0.9	95 491	3 709	3.9
灣仔	Wan Chai	72 342	216	0.3	72 523	3 607	5.0
東區	Eastern	122 287	358	0.3	122 578	3 736	3.0
南區	Southern	42 505	6	0.0 ⁺	42 411	795	1.9
港島	HONG KONG	331 945	1 406	0.4	333 003	11 847	3.6
油尖旺	Yau Tsim Mong	113 572	76	0.1	113 272	3 425	3.0
深水埗	Sham Shui Po	78 707	378	0.5	78 958	2 048	2.6
九龍城	Kowloon City	112 031	1 179	1.1	112 970	4 624	4.1
黃大仙	Wong Tai Sin	19 230	-	-	19 240	243	1.3
觀塘	Kwun Tong	47 747	2 325	4.9	50 010	2 749	5.5
九龍	KOWLOON	371 287	3 958	1.1	374 450	13 089	3.5
葵青	Kwai Tsing	35 532	-	-	35 620	234	0.7
荃灣	Tsuen Wan	81 475	1 043	1.3	82 518	3 031	3.7
屯門	Tuen Mun	60 854	4 830	7.9	65 680	4 545	6.9
元朗	Yuen Long	81 771	2 875	3.5	84 646	5 263	6.2
北區	North	28 752	30	0.1	28 712	1 398	4.9
大埔	Tai Po	35 660	3 751	10.5	39 143	4 372	11.2
沙田	Sha Tin	83 426	547	0.7	83 898	2 697	3.2
西貢	Sai Kung	68 834	2 425	3.5	71 259	4 918	6.9
離島	Islands	26 908	23	0.1	26 919	972	3.6
新界	NEW TERRITORIES	503 212	15 524	3.1	518 395	27 430	5.3
全港	OVERALL	1 206 444	20 888	1.7	1 225 848	52 366	4.3

+ 少於 0.05%

2020 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 2019 年年底總存量計算。

+ Below 0.05%

2020 Year-end Stock figures are derived from the latest rating record,
and not from the 2019 Year-end Stock figures shown here.

私人住宅 - 拆卸量、落成量及各類單位總存量
PRIVATE DOMESTIC - DEMOLITION, COMPLETIONS AND STOCK BY CLASS

單位數目 No. of units

年 Year	區域 Area	Area	拆卸量 Demolition	落成量 Completions	年底各類單位總存量 Stock by Class at year-end					總數 Total
					A	B	C	D	E	
2016	港島	Hong Kong	428	2 249	106 736	137 583	39 003	27 172	16 105	326 599
	九龍	Kowloon	664	3 171	128 595	166 488	41 301	18 146	3 151	357 681
	新界	New Territories	-	9 175	124 394	262 267	61 255	19 401	7 168	474 485
	全港	OVERALL	1 092	14 595	359 725	566 338	141 559	64 719	26 424	1 158 765
2017	港島	Hong Kong	437	1 453	107 609	137 611	38 916	27 083	16 239	327 458
	九龍	Kowloon	1 103	6 683	131 154	168 327	41 782	18 712	3 220	363 195
	新界	New Territories	12	9 655	127 757	266 831	62 180	19 845	7 362	483 975
	全港	OVERALL	1 552	17 791	366 520	572 769	142 878	65 640	26 821	1 174 628
2018	港島	Hong Kong	507	3 430	108 493	138 149	39 604	27 539	16 345	330 130
	九龍	Kowloon	334	5 831	134 416	169 930	42 145	18 868	3 198	368 557
	新界	New Territories	20	11 707	129 769	272 551	64 359	20 936	7 669	495 284
	全港	OVERALL	861	20 968	372 678	580 630	146 108	67 343	27 212	1 193 971
2019	港島	Hong Kong	533	2 394	110 201	137 985	39 747	27 683	16 329	331 945
	九龍	Kowloon	345	3 270	137 049	169 923	42 153	18 995	3 167	371 287
	新界	New Territories	21	7 979	131 569	276 401	65 620	21 587	8 035	503 212
	全港	OVERALL	899	13 643 *	378 819	584 309	147 520	68 265	27 531	1 206 444
2020	港島	Hong Kong	308	1 406	111 293	138 013	39 722	27 695	16 280	333 003
	九龍	Kowloon	537	3 958	138 044	171 175	42 747	19 232	3 252	374 450
	新界	New Territories	24	15 524	138 256	282 368	67 500	22 032	8 239	518 395
	全港	OVERALL	869	20 888	387 593	591 556	149 969	68 959	27 771	1 225 848

* 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43個住宅單位。

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

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

單位數目 No. of units

年 Year	區域 Area	Area	拆卸量 Demolition					總數 Total	落成量 Completions					總數 Total
			A	B	C	D	E		A	B	C	D	E	
2016	港島	Hong Kong	131	229	49	6	13	428	848	793	262	126	220	2 249
	九龍	Kowloon	63	520	72	6	3	664	1 386	797	206	551	231	3 171
	新界	New Territories	-	-	-	-	-	-	1 703	5 572	945	648	307	9 175
	全港	OVERALL	194	749	121	12	16	1 092	3 937	7 162	1 413	1 325	758	14 595
2017	港島	Hong Kong	154	80	101	96	6	437	1 023	279	22	30	99	1 453
	九龍	Kowloon	130	811	127	27	8	1 103	2 809	2 659	572	602	41	6 683
	新界	New Territories	-	-	-	1	11	12	3 059	4 727	1 200	426	243	9 655
	全港	OVERALL	284	891	228	124	25	1 552	6 891	7 665	1 794	1 058	383	17 791
2018	港島	Hong Kong	164	293	17	15	18	507	1 142	906	804	329	249	3 430
	九龍	Kowloon	22	184	72	47	9	334	3 451	1 762	410	167	41	5 831
	新界	New Territories	-	6	-	12	2	20	2 619	5 569	2 200	1 045	274	11 707
	全港	OVERALL	186	483	89	74	29	861	7 212	8 237	3 414	1 541	564	20 968
2019	港島	Hong Kong	181	261	31	28	32	533	1 767	194	178	225	30	2 394
	九龍	Kowloon	86	185	52	19	3	345	2 848	218	59	135	10	3 270
	新界	New Territories	-	-	-	20	1	21	2 007	3 762	1 269	665	276	7 979
	全港	OVERALL	267	446	83	67	36	899	6 622	4 174	1 506	1 025	316	13 643 *
2020	港島	Hong Kong	55	148	49	10	46	308	1 238	146	8	6	8	1 406
	九龍	Kowloon	136	288	95	10	8	537	1 143	1 627	790	305	93	3 958
	新界	New Territories	-	-	24	-	-	24	6 849	5 969	1 981	448	277	15 524
	全港	OVERALL	191	436	168	20	54	869	9 230	7 742	2 779	759	378	20 888

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

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

私人住宅 - 各類單位落成量
PRIVATE DOMESTIC - COMPLETIONS BY CLASS

年 Year	A	B	C	D	E	總數 Total
2011	636	4 586	3 101	919	207	9 449
2012	1 511	4 496	1 720	1 827	595	10 149
2013	1 423	4 688	1 207	573	363	8 254
2014	2 160	8 446	4 207	666	240	15 719
2015	2 135	5 047	2 190	1 471	453	11 296 *
2016	3 937	7 162	1 413	1 325	758	14 595
2017	6 891	7 665	1 794	1 058	383	17 791
2018	7 212	8 237	3 414	1 541	564	20 968
2019	6 622	4 174	1 506	1 025	316	13 643 *
2020	9 230	7 742	2 779	759	378	20 888

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

* Completions of 2015 include 16 Class B units completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017.
Completions of 2019 include 9 Class A units and 34 Class B units (totally 43 units) completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.

私人住宅 - 不同面積單位落成量
PRIVATE DOMESTIC - COMPLETIONS BY SIZE

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m ²]	2016	2017	2018	2019	2020			總數 Total
						港島 Hong Kong	九龍 Kowloon	新界 New Territories	
A	< 20.0	206	691	571	982	261	351	187	799
	20 - 39.9	3 731	6 200	6 641	5 640	977	792	6 662	8 431
B	40 - 69.9	7 162	7 665	8 237	4 174	146	1 627	5 969	7 742
C	70 - 99.9	1 413	1 794	3 414	1 506	8	790	1 981	2 779
D	100 - 159.9	1 325	1 058	1 541	1 025	6	305	448	759
	160 - 199.9	537	221	274	102	-	6	117	123
E	200 - 279.9	138	97	180	108	2	15	105	122
	> 279.9	83	65	110	106	6	72	55	133
所有類別 ALL CLASSES		14 595	17 791	20 968	13 643 *	1 406	3 958	15 524	20 888

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

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

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

單位數目 No. of units

地區	District	2020年各類單位落成量 Completions by Class					總數 Total	預測落成量 Forecast Completions	
		A	B	C	D	E		[2021]	[2022]
中西區	Central and Western	684	125	8	5	4	826	575	898
灣仔	Wan Chai	216	-	-	-	-	216	24	37
東區	Eastern	338	20	-	-	-	358	351	-
南區	Southern	-	1	-	1	4	6	1 105	-
港島	HONG KONG	1 238	146	8	6	8	1 406	2 055	935
油尖旺	Yau Tsim Mong	76	-	-	-	-	76	946	-
深水埗	Sham Shui Po	276	38	-	-	64	378	2 080	1 794
九龍城	Kowloon City	698	60	136	258	27	1 179	2 573	4 061
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	93	1 529	654	47	2	2 325	502	1 163
九龍	KOWLOON	1 143	1 627	790	305	93	3 958	6 101	7 018
葵青	Kwai Tsing	-	-	-	-	-	-	776	320
荃灣	Tsuen Wan	493	423	114	8	5	1 043	1	-
屯門	Tuen Mun	3 077	1 311	329	24	89	4 830	2 656	517
元朗	Yuen Long	1 447	1 046	323	20	39	2 875	1 421	2 789
北區	North	30	-	-	-	-	30	1	1 576
大埔	Tai Po	689	1 789	923	264	86	3 751	529	263
沙田	Sha Tin	148	254	96	35	14	547	66	4 134
西貢	Sai Kung	965	1 146	196	97	21	2 425	4 592	2 398
離島	Islands	-	-	-	-	23	23	30	34
新界	NEW TERRITORIES	6 849	5 969	1 981	448	277	15 524	10 072	12 031
全港	OVERALL	9 230	7 742	2 779	759	378	20 888	18 228	19 984

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	[2021]						[2022]					
		A	B	C	D	E	總數 Total	A	B	C	D	E	總數 Total
中西區	Central and Western	441	25	2	3	104	575	839	45	14	-	-	898
灣仔	Wan Chai	-	-	-	-	24	24	-	29	7	1	-	37
東區	Eastern	221	44	2	78	6	351	-	-	-	-	-	-
南區	Southern	202	378	145	179	201	1 105	-	-	-	-	-	-
港島	HONG KONG	864	447	149	260	335	2 055	839	74	21	1	-	935
油尖旺	Yau Tsim Mong	853	93	-	-	-	946	-	-	-	-	-	-
深水埗	Sham Shui Po	652	1 262	165	1	-	2 080	821	540	357	73	3	1 794
九龍城	Kowloon City	1 131	1 030	326	53	33	2 573	1 732	1 775	417	19	118	4 061
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	56	320	91	27	8	502	231	498	311	114	9	1 163
九龍	KOWLOON	2 692	2 705	582	81	41	6 101	2 784	2 813	1 085	206	130	7 018
葵青	Kwai Tsing	519	167	84	-	6	776	320	-	-	-	-	320
荃灣	Tsuen Wan	-	-	-	-	1	1	-	-	-	-	-	-
屯門	Tuen Mun	1 963	627	54	10	2	2 656	173	289	46	9	-	517
元朗	Yuen Long	595	661	101	49	15	1 421	606	1 585	474	110	14	2 789
北區	North	-	-	-	1	-	1	1 316	248	12	-	-	1 576
大埔	Tai Po	-	394	115	18	2	529	-	-	13	178	72	263
沙田	Sha Tin	-	-	39	23	4	66	992	2 310	589	235	8	4 134
西貢	Sai Kung	385	2 987	1 094	96	30	4 592	1 646	453	299	-	-	2 398
離島	Islands	26	-	2	-	2	30	-	30	-	3	1	34
新界	NEW TERRITORIES	3 488	4 836	1 489	197	62	10 072	5 053	4 915	1 433	535	95	12 031
全港	OVERALL	7 044	7 988	2 220	538	438	18 228	8 676	7 802	2 539	742	225	19 984

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	2019 年年底總存量 Stock at year-end	2020 年落成量 Completions	落成量佔 2019 年總存量的百分率 Completions as a % of 2019 Stock	2020 年年底總存量 Stock at year-end
中西區	Central and Western	530	3	0.6	532
灣仔	Wan Chai	332	-	-	332
東區	Eastern	-	-	-	-
南區	Southern	1 774	1	0.1	1 772
港島	HONG KONG	2 636	4	0.2	2 636
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	102	3	2.9	105
九龍城	Kowloon City	499	6	1.2	504
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
九龍	KOWLOON	645	9	1.4	653
葵青	Kwai Tsing	2	-	-	2
荃灣	Tsuen Wan	127	5	3.9	132
屯門	Tuen Mun	593	76	12.8	668
元朗	Yuen Long	8 120	39	0.5	8 159
北區	North	886	-	-	870
大埔	Tai Po	2 446	-	-	2 448
沙田	Sha Tin	947	13	1.4	960
西貢	Sai Kung	2 015	7	0.3	2 022
離島	Islands	878	23	2.6	901
新界	NEW TERRITORIES	16 014	163	1.0	16 162
全港	OVERALL	19 295	176	0.9	19 451

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。
2020 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 2019 年年底總存量計算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2020 Year-end Stock figures are derived from the latest rating record,
and not from the 2019 Year-end Stock figures shown here.

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

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	單位總數 Total No. of Units	空置數目 No. Vacant	空置百分率 % Vacant	單位總數 Total No. of Units	空置數目 No. Vacant	空置百分率 % Vacant	空置數目 No. Vacant	佔總存量的百分率 % of Total Stock
2016	14 595	13 399	91.8	1 144 170	30 258	2.6	43 657	3.8
2017	17 791	16 580	93.2	1 156 837	26 362	2.3	42 942	3.7
2018	20 968	18 728	89.3	1 173 003	32 698	2.8	51 426	4.3
2019	13 643 *	11 895	87.2	1 192 801	32 997	2.8	44 892	3.7
2020	20 888	16 668	79.8	1 204 960	35 698	3.0	52 366	4.3

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

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

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

類別	Class	區域	Area	於 2020 年評估差餉時申報為已入住的單位數目	業主自住 Owner Occupied		出租 Let	
				No. of Units Valued in 2020 and Reported as Wholly Occupied	單位數目 No. of Units	百分率 %	單位數目 No. of Units	百分率 %
A		港島	Hong Kong	779	254	32.6	525	67.4
		九龍	Kowloon	2 483	1 220	49.1	1 263	50.9
		新界	New Territories	1 609	1 123	69.8	486	30.2
		全港	OVERALL	4 871	2 597	53.3	2 274	46.7
B		港島	Hong Kong	311	98	31.5	213	68.5
		九龍	Kowloon	1 098	582	53.0	516	47.0
		新界	New Territories	3 245	2 313	71.3	932	28.7
		全港	OVERALL	4 654	2 993	64.3	1 661	35.7
C		港島	Hong Kong	343	200	58.3	143	41.7
		九龍	Kowloon	187	112	59.9	75	40.1
		新界	New Territories	807	687	85.1	120	14.9
		全港	OVERALL	1 337	999	74.7	338	25.3
D		港島	Hong Kong	142	102	71.8	40	28.2
		九龍	Kowloon	211	148	70.1	63	29.9
		新界	New Territories	305	270	88.5	35	11.5
		全港	OVERALL	658	520	79.0	138	21.0
E		港島	Hong Kong	28	3	10.7	25	89.3
		九龍	Kowloon	11	-	-	11	100.0
		新界	New Territories	18	15	83.3	3	16.7
		全港	OVERALL	57	18	31.6	39	68.4
所有類別		港島	Hong Kong	1 603	657	41.0	946	59.0
All Classes		九龍	Kowloon	3 990	2 062	51.7	1 928	48.3
		新界	New Territories	5 984	4 408	73.7	1 576	26.3
		全港	OVERALL	11 577	7 127	61.6	4 450	38.4

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	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
2019		507	391	316	432	350	266	450	371	271	458	363	268	468	382	244
2020 *		446	370	298	395	330	254	411	348	255	418	338	253	423	344	230
2019	10	491	377	310	421	341	264	426	360	262	444	352	265	470	(470)	(241)
	11	486	395	311	418	338	259	440	357	263	416	354	248	460	(375)	251
	12	468	386	311	419	340	265	436	385	264	435	376	259	417	(419)	(255)
2020	1	465	380	294	414	333	260	434	358	262	439	342	262	445	(403)	259
	2	458	384	301	418	333	260	437	367	262	424	367	249	431	-	(260)
	3	450	367	299	396	337	246	413	340	250	425	346	236	437	(294)	252
	4	436	367	285	397	326	249	396	343	245	417	340	253	423	(329)	247
	5	428	361	294	387	327	252	416	355	254	400	331	254	443	(291)	218
	6	456	378	298	392	337	251	412	360	251	402	338	236	417	(299)	226
	7	461	377	302	393	330	252	413	345	254	424	337	254	420	(333)	220
	8	446	373	304	393	333	258	397	339	258	414	348	268	406	(396)	229
	9	442	370	299	388	323	251	416	345	264	428	326	241	410	(292)	218
	10	443	365	305	387	328	260	400	345	259	411	332	258	416	(350)	226
	11 *	431	360	299	385	325	256	406	340	251	418	325	253	426	(348)	(255)
	12 *	422	357	294	404	334	256	401	369	263	434	327	284	447	(244)	(202)

* 臨時數字

() 表示少於 20 宗交易。

- 本署沒有收到成交個案。

* Provisional figures

() Indicates fewer than 20 transactions.

- No transaction record received by this Department.

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

每平方米售價 \$/m²

類別 Class		A			B			C			D			E		
年 / 月 Year / Month		港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
2019		183 457	157 317	144 665	183 330	153 582	125 490	213 796	188 291	132 512	247 352	204 379	121 902	281 395	245 958	95 646
2020 *		187 016	163 309	149 716	182 449	160 323	132 095	211 392	187 751	129 315	236 077	196 024	120 524	273 208	252 314	101 667
2019	10	179 779	158 850	146 383	180 111	154 360	125 072	201 577	209 691	129 854	(242 240)	(198 012)	114 641	(136 154)	(310 705)	(95 385)
	11	189 002	156 176	151 104	182 215	157 301	132 716	213 381	178 721	127 526	(243 440)	(253 839)	120 192	(252 212)	(226 734)	(94 670)
	12	183 099	157 336	141 148	185 591	156 321	123 794	217 222	173 052	124 582	226 967	(195 559)	103 503	(233 576)	(266 674)	(95 961)
2020	1	186 656	161 816	146 351	182 636	154 893	129 376	215 087	191 345	126 413	(228 178)	(204 142)	114 711	(308 103)	-	(99 182)
	2	188 777	157 445	145 891	183 132	159 024	127 825	211 860	181 726	132 884	(246 309)	(172 184)	(136 778)	(201 529)	(395 663)	(117 349)
	3	186 176	160 734	148 592	181 228	156 536	130 572	210 191	199 418	123 308	234 466	(195 049)	115 963	(250 116)	(424 044)	(97 323)
	4	186 019	161 870	151 729	179 921	157 812	129 074	197 467	203 862	126 238	(220 911)	(160 615)	122 349	(367 799)	(191 206)	(95 565)
	5	189 977	167 178	153 680	185 216	162 672	134 271	203 498	185 049	130 435	233 350	194 587	123 858	(273 574)	(260 591)	95 912
	6	186 627	162 498	150 996	185 937	160 666	131 332	218 654	204 510	129 453	251 951	197 924	121 607	(259 800)	(249 932)	(118 152)
	7	190 525	166 842	151 689	183 666	166 535	132 428	225 440	190 223	128 353	240 818	(200 049)	113 451	(239 251)	(262 111)	(111 109)
	8	186 969	157 940	146 537	182 370	160 989	132 274	207 449	184 821	128 927	238 421	(217 906)	123 068	(269 438)	(351 722)	(106 539)
	9	185 914	167 691	151 170	178 489	162 937	133 852	210 354	185 294	131 513	224 046	(192 770)	123 381	(272 610)	(212 795)	119 555
	10	186 028	160 966	147 211	183 471	161 530	132 406	216 517	181 797	132 990	217 454	(192 513)	102 747	(285 639)	(279 394)	92 961
	11 *	187 056	165 246	151 141	181 899	156 033	134 481	216 007	172 265	129 070	241 755	191 323	125 658	(265 365)	(181 810)	(92 259)
	12 *	182 175	163 184	146 012	180 626	160 595	132 342	198 989	179 630	132 696	241 789	(219 625)	121 348	(269 596)	(281 631)	90 088

* 臨時數字

() 表示少於 20 宗交易。

- 本署沒有收到成交個案。

住宅樓宇的首次買賣並不會用作分析。

香港物業報告 2021

* Provisional figures

() Indicates fewer than 20 transactions.

- No transaction record received by this Department.

Primary sales of domestic premises are excluded from the analysis.

Hong Kong Property Review 2021

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
2011	137.1	132.0	128.0	135.9	145.6	133.5	139.2	134.0
2012	149.6	140.5	132.0	137.9	148.1	142.7	141.5	142.6
2013	163.6	153.8	141.0	142.0	143.8	155.8	142.7	154.5
2014	171.8	158.9	143.3	142.3	141.9	161.6	142.2	159.5
2015	187.4	172.7	154.0	150.5	145.7	175.7	148.9	172.8
2016	184.8	165.8	148.4	146.3	141.9	170.8	144.7	168.2
2017	201.2	181.7	159.4	153.5	143.9	186.2	150.1	182.6
2018	213.4	192.4	166.7	159.2	148.7	197.0	155.6	193.0
2019	215.3	193.3	167.1	159.4	148.3	198.4	155.7	194.4
2020 *	198.4	181.3	155.5	148.6	136.4	184.3	144.5	180.5
2019 10 - 12	211.3	190.5	165.1	156.0	144.4	195.3	152.1	191.3
2020 1 - 3	202.2	184.2	158.2	151.5	140.8	187.8	148.0	184.1
4 - 6	197.1	179.4	154.6	147.8	135.8	182.9	143.8	179.2
7 - 9	198.7	181.5	154.6	147.3	133.3	184.3	142.5	180.2
10 - 12 *	195.5	180.0	154.4	147.9	135.8	182.3	143.7	178.4
2019 10	214.6	191.6	166.6	159.6	146.5	197.3	155.2	193.4
11	210.8	190.1	164.4	155.5	143.8	194.8	151.6	190.8
12	208.6	189.7	164.3	152.9	142.8	193.7	149.6	189.7
2020 1	203.3	185.9	159.7	152.0	142.0	189.2	148.7	185.5
2	203.3	185.3	158.7	151.8	140.4	188.8	148.1	185.0
3	200.0	181.3	156.3	150.7	139.9	185.3	147.2	181.7
4	196.9	180.2	156.0	148.5	138.7	183.5	145.3	179.9
5	195.2	177.4	153.6	148.4	134.7	181.1	143.9	177.6
6	199.3	180.5	154.1	146.4	134.1	184.2	142.3	180.1
7	199.5	181.5	155.0	146.5	133.7	184.8	142.2	180.6
8	200.2	182.4	155.1	148.2	133.4	185.4	143.2	181.2
9	196.3	180.6	153.7	147.2	132.8	182.8	142.2	178.8
10	196.2	179.5	153.2	146.7	134.4	182.2	142.4	178.2
11 *	195.4	180.8	155.6	147.9	134.8	182.9	143.3	178.9
12 *	194.8	179.7	154.4	149.2	138.1	181.9	145.3	178.2

* 臨時數字

* Provisional figures

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

年 / 月 Year / Month	A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
2011	187.3	173.8	193.8	213.3	241.7	180.8	219.7	182.1
2012	217.6	195.7	208.4	226.0	260.9	205.2	234.5	206.2
2013	260.3	230.1	233.5	244.9	267.4	242.1	249.8	242.4
2014	278.7	243.2	238.2	247.8	264.7	257.1	252.3	256.9
2015	326.7	282.8	265.4	269.4	283.4	297.9	273.2	296.8
2016	314.8	272.9	258.8	264.5	275.1	287.1	267.1	286.1
2017	368.3	318.4	296.9	293.1	306.1	335.8	296.3	333.9
2018	416.6	359.3	333.0	320.1	325.2	380.2	321.5	377.3
2019	425.6	363.6	336.6	329.5	310.0	385.7	324.4	383.0
2020 *	423.1	364.3	328.2	317.1	309.5	383.6	315.4	381.2
2019 10 - 12	423.7	362.3	331.2	326.0	294.7	383.6	318.1	380.9
2020 1 - 3	418.7	359.9	323.9	317.1	306.0	379.8	314.3	377.2
4 - 6	425.2	365.4	330.0	318.6	312.7	385.8	317.3	383.4
7 - 9	425.5	367.0	329.9	319.3	312.6	385.8	317.9	383.5
10 - 12 *	423.1	364.9	329.2	313.5	306.7	383.0	312.0	380.5
2019 10	421.2	358.5	331.3	328.2	(294.3)	380.8	319.5	378.2
11	429.7	366.0	332.6	330.0	(296.6)	388.0	321.7	385.3
12	420.3	362.3	329.6	319.9	(293.3)	382.0	313.2	379.2
2020 1	422.1	362.2	325.2	323.2	301.0	382.3	317.6	379.7
2	413.7	357.2	320.1	315.5	(305.6)	375.9	313.0	373.4
3	420.4	360.4	326.3	312.6	311.4	381.1	312.3	378.4
4	417.5	360.3	326.1	310.5	(309.6)	379.9	310.3	377.5
5	428.9	367.6	331.2	319.2	311.3	388.5	317.4	386.1
6	429.2	368.3	332.7	326.2	317.3	388.9	324.3	386.7
7	427.5	368.2	332.3	320.9	318.3	387.7	320.4	385.4
8	423.9	365.6	327.2	320.6	314.3	384.2	319.3	382.0
9	425.2	367.1	330.2	316.3	305.3	385.5	314.0	383.1
10	423.9	365.5	329.8	311.5	300.3	383.9	309.0	381.3
11 *	423.4	365.3	328.6	311.6	306.4	383.3	310.5	380.7
12 *	421.9	363.8	329.1	317.5	313.3	381.9	316.6	379.5

* 臨時數字

() 表示少於 20 宗交易。

住宅樓宇的首次買賣並不會用作分析。

* Provisional figures

() Indicates fewer than 20 transactions.

Primary sales of domestic premises are excluded from the analysis.

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

年 / 月 Year / Month	A, B & C			D & E			所有類別 Overall			
	市區 Urban	新界 N.T.	合計 All	市區 Urban	新界 N.T.	合計 All	市區 Urban	新界 N.T.	合計 All	
2019	1	307.4	288.5	300.6	370.1	273.5	329.2	311.7	290.5	303.4
	2	313.3	296.8	308.1	373.9	274.5	331.4	317.5	298.5	310.7
	3	322.0	306.6	317.6	374.1	279.1	334.5	325.8	308.1	319.9
	4	334.7	317.8	329.6	375.4	281.8	336.9	337.9	318.9	331.4
	5	340.4	324.9	336.3	386.2	281.0	340.6	343.9	325.7	338.0
	6	340.6	323.9	335.7	391.1	281.7	343.0	344.4	324.8	337.6
	7	333.6	320.8	331.2	392.1	285.3	345.9	337.8	322.1	333.4
	8	333.3	315.9	327.9	382.7	278.8	337.7	337.0	317.0	329.8
	9	320.9	307.9	318.1	375.9	279.1	335.3	324.8	309.4	320.4
	10	320.3	304.1	315.4	366.9	277.8	330.8	323.8	305.6	317.6
	11	325.8	311.6	322.4	378.8	274.2	333.1	329.7	312.7	324.4
	12	321.6	305.8	317.0	365.4	269.1	324.4	325.0	306.8	318.8
2020	1	320.5	306.2	316.9	368.2	261.9	321.4	324.0	307.1	318.7
	2	315.8	303.3	313.4	361.3	264.0	319.5	319.2	304.4	315.2
	3	319.4	305.1	315.8	361.8	265.9	320.9	322.7	306.2	317.6
	4	319.3	304.9	315.6	345.0	271.3	316.3	321.7	306.1	317.2
	5	327.6	313.6	324.3	358.0	264.7	318.4	330.3	314.4	325.8
	6	327.8	315.1	325.4	360.4	273.4	324.6	330.6	316.2	327.0
	7	327.1	314.3	324.7	359.0	272.5	323.4	329.9	315.4	326.2
	8	323.0	311.6	321.4	363.2	267.7	322.6	326.2	312.6	323.1
	9	324.7	312.8	322.8	359.7	263.1	318.3	327.6	313.6	324.2
	10	322.5	312.1	321.6	356.9	262.2	316.5	325.4	312.8	323.0
	11 *	322.0	311.5	321.0	360.9	268.1	321.7	325.1	312.4	322.6
	12 *	321.2	309.8	319.6	362.0	271.6	324.3	324.3	310.9	321.3

* 臨時數字

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

* Provisional figures

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

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

平方米 m²

地區	District	2020年年底總存量 Stock at year-end				2020年年底空置量 Amount Vacant at year-end				空置百分率 % Vacant			
		甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	1 900 000	772 200	568 200	3 240 400	151 100	70 400	45 700	267 200	8.0	9.1	8.0	8.2
灣仔	Wan Chai	1 006 900	588 700	307 200	1 902 800	100 700	63 700	28 000	192 400	10.0	10.8	9.1	10.1
東區	Eastern	811 200	184 800	56 800	1 052 800	65 400	18 800	2 400	86 600	8.1	10.2	4.2	8.2
南區	Southern	221 300	72 400	21 700	315 400	20 700	10 200	2 200	33 100	9.4	14.1	10.1	10.5
港島	HONG KONG	3 939 400	1 618 100	953 900	6 511 400	337 900	163 100	78 300	579 300	8.6	10.1	8.2	8.9
油尖旺	Yau Tsim Mong	1 195 500	620 800	399 400	2 215 700	132 100	59 000	30 400	221 500	11.0	9.5	7.6	10.0
深水埗	Sham Shui Po	208 900	76 600	38 600	324 100	22 300	16 100	1 600	40 000	10.7	21.0	4.1	12.3
九龍城	Kowloon City	155 600	41 900	20 100	217 600	13 300	2 900	2 400	18 600	8.5	6.9	11.9	8.5
黃大仙	Wong Tai Sin	33 500	47 200	1 200	81 900	10 700	5 900	300	16 900	31.9	12.5	25.0	20.6
觀塘	Kwun Tong	1 540 100	234 900	17 600	1 792 600	261 300	37 400	9 300	308 000	17.0	15.9	52.8	17.2
九龍	KOWLOON	3 133 600	1 021 400	476 900	4 631 900	439 700	121 300	44 000	605 000	14.0	11.9	9.2	13.1
葵青	Kwai Tsing	172 800	70 300	16 800	259 900	10 000	17 000	15 000	42 000	5.8	24.2	89.3	16.2
荃灣	Tsuen Wan	137 000	64 300	800	202 100	31 300	10 400	-	41 700	22.8	16.2	-	20.6
屯門	Tuen Mun	32 200	13 800	6 500	52 500	2 400	11 200	200	13 800	7.5	81.2	3.1	26.3
元朗	Yuen Long	9 200	12 900	19 100	41 200	-	1 500	1 000	2 500	-	11.6	5.2	6.1
北區	North	29 900	700	500	31 100	4 200	-	-	4 200	14.0	-	-	13.5
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	490 800	20 800	-	511 600	96 200	10 700	-	106 900	19.6	51.4	-	20.9
西貢	Sai Kung	25 000	3 400	-	28 400	25 000	-	-	25 000	100.0	-	-	88.0
離島	Islands	131 300	19 000	-	150 300	9 200	4 400	-	13 600	7.0	23.2	-	9.0
新界	NEW TERRITORIES	1 028 200	210 400	44 900	1 283 500	178 300	55 200	16 200	249 700	17.3	26.2	36.1	19.5
全港	OVERALL	8 101 200	2 849 900	1 475 700	12 426 800	955 900	339 600	138 500	1 434 000	11.8	11.9	9.4	11.5
分區	Sub-districts												
上環	Sheung Wan	228 900	347 100	389 600	965 600	26 500	35 500	29 200	91 200	11.6	10.2	7.5	9.4
中區	Central	1 628 100	374 600	163 200	2 165 900	124 000	32 500	15 800	172 300	7.6	8.7	9.7	8.0
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	962 600	556 700	285 800	1 805 100	98 100	61 100	26 100	185 300	10.2	11.0	9.1	10.3
北角 / 鰂魚涌	North Point / Quarry Bay	855 500	165 500	60 400	1 081 400	67 900	17 600	3 900	89 400	7.9	10.6	6.5	8.3
尖沙咀	Tsim Sha Tsui	875 200	305 700	197 600	1 378 500	105 300	29 200	12 600	147 100	12.0	9.6	6.4	10.7
油麻地 / 旺角	Yau Ma Tei / Mong Kok	337 500	315 200	201 800	854 500	32 200	29 800	17 800	79 800	9.5	9.5	8.8	9.3

分區數字已包括在地區數字內。

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

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

		平方米 m ²					
地區	District	2019年年底總存量 Stock at year-end	2020年落成量 Completions	落成量佔2019年總存量的百分率 Completions as a % of 2019 Stock	2020年年底總存量 Stock at year-end	2020年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	3 251 300	4 900	0.2	3 240 400	267 200	8.2
灣仔	Wan Chai	1 904 600	2 500	0.1	1 902 800	192 400	10.1
東區	Eastern	1 044 100	-	-	1 052 800	86 600	8.2
南區	Southern	314 700	-	-	315 400	33 100	10.5
港島	HONG KONG	6 514 700	7 400	0.1	6 511 400	579 300	8.9
油尖旺	Yau Tsim Mong	2 190 200	7 600	0.3	2 215 700	221 500	10.0
深水埗	Sham Shui Po	318 600	-	-	324 100	40 000	12.3
九龍城	Kowloon City	218 100	-	-	217 600	18 600	8.5
黃大仙	Wong Tai Sin	82 000	-	-	81 900	16 900	20.6
觀塘	Kwun Tong	1 786 900	500	0.0 ⁺	1 792 600	308 000	17.2
九龍	KOWLOON	4 595 800	8 100	0.2	4 631 900	605 000	13.1
葵青	Kwai Tsing	237 600	3 000	1.3	259 900	42 000	16.2
荃灣	Tsuen Wan	178 300	23 800	13.3	202 100	41 700	20.6
屯門	Tuen Mun	49 700	-	-	52 500	13 800	26.3
元朗	Yuen Long	37 000	-	-	41 200	2 500	6.1
北區	North	31 100	-	-	31 100	4 200	13.5
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	500 800	10 700	2.1	511 600	106 900	20.9
西貢	Sai Kung	12 400	16 000	129.0	28 400	25 000	88.0
離島	Islands	150 000	-	-	150 300	13 600	9.0
新界	NEW TERRITORIES	1 203 300	53 500	4.4	1 283 500	249 700	19.5
全港	OVERALL	12 313 800	69 000	0.6	12 426 800	1 434 000	11.5
分區	Sub-districts						
上環	Sheung Wan	977 200	3 200	0.3	965 600	91 200	9.4
中區	Central	2 165 000	1 700	0.1	2 165 900	172 300	8.0
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 806 900	2 500	0.1	1 805 100	185 300	10.3
北角 / 鯉魚涌	North Point / Quarry Bay	1 073 900	-	-	1 081 400	89 400	8.3
尖沙咀	Tsim Sha Tsui	1 359 100	1 100	0.1	1 378 500	147 100	10.7
油麻地 / 旺角	Yau Ma Tei / Mong Kok	848 400	6 500	0.8	854 500	79 800	9.3

+ 少於 0.05%

2020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2019年年底總存量計算。
分區數字已包括在地區數字內。

+ Below 0.05%

2020 Year-end Stock figures are derived from the latest rating record, and not from the 2019 Year-end Stock figures shown here.
Sub-district figures have already been included in District figures.

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

平方米 m²

年 Year	區域 Area	Area	拆卸量 Demolition				落成量 Completions				年底總存量 Stock at year-end			
			甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total
2016	港島	Hong Kong	-	-	7 200	7 200	-	10 700	200	10 900	3 743 600	1 619 800	964 000	6 327 400
	九龍	Kowloon	-	-	-	-	105 300	-	-	105 300	2 744 600	958 700	476 700	4 180 000
	新界	New Territories	-	-	-	-	36 900	-	-	36 900	902 400	85 500	34 700	1 022 600
	全港	OVERALL	-	-	7 200	7 200	142 200	10 700	200	153 100	7 390 600	2 664 000	1 475 400	11 530 000
2017	港島	Hong Kong	-	-	1 600	1 600	62 200	9 500	2 000	73 700	3 787 800	1 635 100	968 700	6 391 600
	九龍	Kowloon	-	-	-	-	123 700	100	-	123 800	2 876 000	1 006 800	473 000	4 355 800
	新界	New Territories	-	-	-	-	-	600	-	600	931 200	120 900	38 700	1 090 800
	全港	OVERALL	-	-	1 600	1 600	185 900	10 200	2 000	198 100	7 595 000	2 762 800	1 480 400	11 838 200
2018	港島	Hong Kong	-	-	800	800	97 200	-	-	97 200	3 903 900	1 622 500	968 200	6 494 600
	九龍	Kowloon	-	-	-	-	81 300	-	-	81 300	2 939 000	1 010 600	475 800	4 425 400
	新界	New Territories	-	-	-	-	-	700	-	700	932 400	164 200	36 700	1 133 300
	全港	OVERALL	-	-	800	800	178 500	700	-	179 200	7 775 300	2 797 300	1 480 700	12 053 300
2019	港島	Hong Kong	26 400	19 800	1 900	48 100	54 600	12 700	4 700	72 000	3 931 400	1 616 900	966 400	6 514 700
	九龍	Kowloon	-	-	-	-	130 700	-	100	130 800	3 100 000	1 018 500	477 300	4 595 800
	新界	New Territories	-	-	-	-	56 600	7 500	-	64 100	987 900	178 700	36 700	1 203 300
	全港	OVERALL	26 400	19 800	1 900	48 100	241 900	20 200	4 800	266 900	8 019 300	2 814 100	1 480 400	12 313 800
2020	港島	Hong Kong	-	10 800	12 700	23 500	-	7 200	200	7 400	3 939 400	1 618 100	953 900	6 511 400
	九龍	Kowloon	-	1 600	-	1 600	6 500	1 600	-	8 100	3 133 600	1 021 400	476 900	4 631 900
	新界	New Territories	-	-	-	-	39 800	13 700	-	53 500	1 028 200	210 400	44 900	1 283 500
	全港	OVERALL	-	12 400	12 700	25 100	46 300	22 500	200	69 000	8 101 200	2 849 900	1 475 700	12 426 800

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

平方米 m²

地區	District	2020年落成量 Completions			總數 Total	預測落成量 Forecast Completions	
		甲級 A	乙級 B	丙級 C		[2021]	[2022]
中西區	Central and Western	-	4 900	-	4 900	-	2 200
灣仔	Wan Chai	-	2 300	200	2 500	13 000	8 800
東區	Eastern	-	-	-	-	-	63 200
南區	Southern	-	-	-	-	4 000	22 200
港島	HONG KONG	-	7 200	200	7 400	17 000	96 400
油尖旺	Yau Tsim Mong	6 500	1 100	-	7 600	200	13 800
深水埗	Sham Shui Po	-	-	-	-	34 000	-
九龍城	Kowloon City	-	-	-	-	-	9 700
黃大仙	Wong Tai Sin	-	-	-	-	8 500	-
觀塘	Kwun Tong	-	500	-	500	-	84 300
九龍	KOWLOON	6 500	1 600	-	8 100	42 700	107 800
葵青	Kwai Tsing	-	3 000	-	3 000	-	-
荃灣	Tsuen Wan	23 800	-	-	23 800	11 200	40 800
屯門	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	30 300
北區	North	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	-	10 700	-	10 700	-	-
西貢	Sai Kung	16 000	-	-	16 000	-	-
離島	Islands	-	-	-	-	-	-
新界	NEW TERRITORIES	39 800	13 700	-	53 500	11 200	71 100
全港	OVERALL	46 300	22 500	200	69 000	70 900	275 300
分區	Sub-districts						
上環	Sheung Wan	-	3 200	-	3 200	-	2 200
中區	Central	-	1 700	-	1 700	-	-
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	2 300	200	2 500	13 000	8 800
北角 / 鯉魚涌	North Point / Quarry Bay	-	-	-	-	-	63 200
尖沙咀	Tsim Sha Tsui	-	1 100	-	1 100	-	5 900
油麻地 / 旺角	Yau Ma Tei / Mong Kok	6 500	-	-	6 500	200	7 900

分區數字已包括在地區數字內。

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

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

平方米 m²

地區	District	[2021]				[2022]			
		甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	-	-	-	-	-	2 200	-	2 200
灣仔	Wan Chai	-	8 400	4 600	13 000	-	8 800	-	8 800
東區	Eastern	-	-	-	-	59 800	3 100	300	63 200
南區	Southern	-	4 000	-	4 000	15 500	6 700	-	22 200
港島	HONG KONG	-	12 400	4 600	17 000	75 300	20 800	300	96 400
油尖旺	Yau Tsim Mong	-	-	200	200	-	13 800	-	13 800
深水埗	Sham Shui Po	34 000	-	-	34 000	-	-	-	-
九龍城	Kowloon City	-	-	-	-	9 700	-	-	9 700
黃大仙	Wong Tai Sin	-	8 500	-	8 500	-	-	-	-
觀塘	Kwun Tong	-	-	-	-	67 900	16 400	-	84 300
九龍	KOWLOON	34 000	8 500	200	42 700	77 600	30 200	-	107 800
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	11 200	-	-	11 200	31 800	9 000	-	40 800
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	30 300	-	30 300
北區	North	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	-	-	-	-
西貢	Sai Kung	-	-	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-	-	-
新界	NEW TERRITORIES	11 200	-	-	11 200	31 800	39 300	-	71 100
全港	OVERALL	45 200	20 900	4 800	70 900	184 700	90 300	300	275 300
分區	Sub-districts								
上環	Sheung Wan	-	-	-	-	-	2 200	-	2 200
中區	Central	-	-	-	-	-	-	-	-
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	8 400	4 600	13 000	-	8 800	-	8 800
北角 / 鯉魚涌	North Point / Quarry Bay	-	-	-	-	59 800	3 100	300	63 200
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	5 900	-	5 900
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	200	200	-	7 900	-	7 900

分區數字已包括在地區數字內。

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

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

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2016	153 100	144 100	94.1	11 376 900	802 200	7.1	946 300	8.2
2017	198 100	190 500	96.2	11 640 100	929 000	8.0	1 119 500	9.5
2018	179 200	159 100	88.8	11 874 100	873 000	7.4	1 032 100	8.6
2019	266 900	189 400	71.0	12 046 900	914 500	7.6	1 103 900	9.0
2020	69 000	66 400	96.2	12 357 800	1 367 600	11.1	1 434 000	11.5

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]		[280 平方米 m ²]						[96 平方米 m ²]						[47 平方米 m ²]									
年 / 月 Year / Month		上環	中區	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龍灣/ 觀塘# Kowloon Bay/ Kwun Tong#	上環	中區	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龍灣/ 觀塘# Kowloon Bay/ Kwun Tong#	上環	中區	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龍灣/ 觀塘# Kowloon Bay/ Kwun Tong#	
		2019		1 039	1 361	867	560	605	867	397	560	895	575	440	504	507	360	459	651	521	468	490	461	181
2020 *		907	1 207	776	564	567	771	371	537	817	529	408	464	467	328	418	604	488	445	458	424	168	
2019	7	1 117	1 328	848	601	632	714	410	550	881	582	438	490	517	310	466	679	521	486	481	477	-	
	8	1 207	1 382	924	567	620	714	400	551	930	573	422	503	510	363	465	674	527	461	498	479	-	
	9 (	895)	1 334	791	563	583 (	632)	404	581	843	585	456	528	486	385	465	689	508	496	507	479 (	157)
	10	916	1 332	914	613	613 (	1 431)	386	626	912	579	436	532	500	374	431	628	529	447	468	464 (	207)
	11	975	1 419	865	534	596	-	383	510	929	565	443	500	480	355	433	576	523	443	492	470	-	
	12	936	1 332	785	565	578 (	521)	389	570	844	557	414	501	488	411	442	591	505	449	462	449 (	179)
2020	1	1 261	1 296	808	559	644	771	387	548	862	531	397	474	439	346	423	624	519	465	509	425	-	
	2	967	1 300	833	626	574	782	372	554	914	585	447	453	499	364	448	649	525	465	415	418 (	156)
	3	782	1 249	743	524	583 (	1 113)	372	536	843	551	410	482	478	350	409	599	518	431	471	434	-
	4	1 029	1 323	833	562	548	734	354	556	814	539	421	467	516	307	412	580	481	436	441	422	-	
	5	924	1 222	741 (	584)	563 (	861)	368	523	860	543	344	458	435	353	435	605	476	443	456	427	-
	6	739	1 143	780	613	539 (	728)	419	525	841	523	418	452	454	301	430	549	476	446	471	411	-
	7	820	1 212	810	567	588 (	677)	367	494	856	502	423	449	464	330	423	599	484	444	459	434 (	116)
	8	1 096	1 177	766	585	552	603	352	554	759	515	418	442	408	284	399	600	452	443	444	422 (	288)
	9 (	886)	1 140	763	516	513	820	355	517	743	517	378	489	481	272	407	624	486	448	424	429	-
	10 *	578	1 106	715	536	528	-	326	543	737	507	410	533	399	424	398	587	498	440	425	403 (	143)
	11 * (	637)	1 079	646	548	552	-	337	596	759	514 (	402)	456	471 (	281)	393	604	470	419	493	409 (	146)
	12 * (805)	1 170	735	605	520 (607)	(458)	493	853	528	412	524	526	-	428	650	508	461	486	444	-

* 臨時數字

() 表示少於 5 宗交易。

[] 表示 2020 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 2020.

- No transaction record received by this Department.

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

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

每平方米售價 \$ / m²

[平均面積] [Average size]	甲級 Grade A [139 平方米 m ²]						乙級 Grade B [47 平方米 m ²]						丙級 Grade C [37 平方米 m ²]								
	上環	中區	灣仔/	北角/	油麻地/	九龍灣/	上環	中區	灣仔/	北角/	油麻地/	九龍灣/	上環	中區	灣仔/	北角/	油麻地/	九龍灣/			
			銅鑼灣	鰂魚涌		尖沙咀			旺角	觀塘#		銅鑼灣			鰂魚涌	尖沙咀		旺角	觀塘#	銅鑼灣	鰂魚涌	尖沙咀	旺角	觀塘#
年 / 月 Year / Month	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tong	Yau Ma Tei/ Kowloon Bay/ Kwun Tong#	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tong	Yau Ma Tei/ Kowloon Bay/ Kwun Tong#	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tong	Yau Ma Tei/ Kowloon Bay/ Kwun Tong#			
2019	460 859	550 558	(225 527)	263 675	224 480	-	159 387	200 034	(288 409)	277 860	169 079	207 586	175 910	(158 020)	190 000	261 850	220 266	196 229	177 176	186 797	-
2020 *	-	413 857	(293 046)	(247 059)	181 540	-	144 331	182 298	(276 385)	222 818	(149 933)	189 723	169 079	(162 454)	174 204	259 722	207 741	182 740	153 809	163 289	-
2019	7	(227 818)	-	-	(192 428)	-	197 196	-	-	(167 015)	(209 473)	137 225	-	216 300	(222 205)	(185 895)	188 583	183 595	-	-	-
	8	-	-	-	(223 908)	-	-	(225 941)	-	(224 884)	(204 459)	-	(187 407)	-	226 313	-	(189 525)	(187 221)	-	-	-
	9	-	-	259 431	-	-	-	(303 220)	(175 439)	(154 143)	(194 444)	(171 340)	(174 125)	-	(195 166)	(278 302)	(175 776)	(195 626)	-	-	-
	10	(338 146)	(414 241)	-	(297 200)	(115 573)	-	-	-	(232 597)	(193 333)	-	(171 032)	(248 035)	(168 067)	-	(156 779)	(186 507)	-	-	-
	11	(670 330)	-	-	(257 839)	(127 063)	-	(263 058)	(194 518)	-	(172 998)	-	(172 060)	-	(156 364)	196 980	139 781	(189 325)	-	-	-
	12	-	(210 249)	-	-	(146 375)	-	(223 515)	(157 623)	(152 566)	(195 431)	-	(89 820)	(310 210)	(187 313)	(201 844)	142 530	-	-	-	-
2020	1	-	-	-	(162 426)	(169 204)	-	(175 439)	-	(246 093)	-	-	(132 683)	(296 823)	(239 712)	(178 409)	(153 332)	(151 972)	-	-	-
	2	-	-	-	-	(186 789)	-	(367 347)	-	(134 286)	-	-	(237 174)	(288 018)	-	-	(174 236)	(159 574)	-	-	-
	3	-	-	-	-	(178 568)	-	(190 397)	-	-	147 674	-	(198 136)	(233 219)	(209 375)	(185 313)	145 910	(173 586)	-	-	-
	4	-	-	-	-	(160 784)	(175 732)	(197 558)	-	(210 970)	(181 701)	-	(157 586)	(305 417)	-	(188 151)	(229 839)	183 554	-	-	-
	5	(391 686)	-	-	-	(120 729)	(179 121)	-	-	(165 799)	(185 488)	(162 454)	(174 949)	(295 775)	(179 099)	(181 472)	151 979	159 571	-	-	-
	6	-	(524 721)	-	-	(165 032)	(179 791)	(239 160)	-	(176 047)	(193 965)	-	(183 567)	(222 774)	169 433	(180 712)	-	160 776	-	-	-
	7	(350 263)	-	-	(208 479)	(85 334)	(268 966)	(282 655)	-	(235 491)	181 773	-	(170 274)	(338 542)	-	173 846	165 451	168 293	-	-	-
	8	-	(187 970)	-	(133 080)	(137 553)	-	-	-	(185 935)	140 546	-	173 401	(198 454)	(196 759)	158 905	(156 002)	-	-	-	-
	9	-	-	-	(215 665)	(178 537)	(128 859)	(196 505)	(146 105)	(188 204)	172 517	-	(154 137)	(222 143)	219 503	(253 778)	141 839	149 004	-	-	-
	10 *	(400 580)	(247 059)	(185 959)	(107 166)	(126 342)	(151 316)	(153 761)	(196 704)	(147 447)	-	-	(193 727)	-	(160 793)	141 937	165 295	-	-	-	-
	11 *	-	-	-	(213 958)	(94 118)	(172 436)	(422 654)	-	(176 176)	153 347	-	(132 410)	(310 924)	(154 882)	161 826	150 566	-	-	-	-
	12 *	(476 654)	(166 447)	(124 274)	(137 458)	(206 783)	(230 769)	-	(119 048)	188 855	-	(173 591)	(254 449)	234 969	175 129	132 904	175 467	-	-	-	-

* 臨時數字

() 表示少於 5 宗交易。

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- No transaction record received by this Department.

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

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

年 / 月 Year / Month	租金 Rents				售價 Prices				
	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	
2011	177.0	166.6	147.7	169.9	301.2	304.9	286.7	297.9	
2012	196.9	183.8	163.5	188.3	321.6	349.5	337.4	334.7	
2013	211.5	200.7	182.2	204.1	378.9	434.4	430.7	409.8	
2014	219.0	212.1	195.8	213.7	374.3	448.7	444.2	423.0	
2015	230.9	226.0	210.9	226.7	401.1	485.2	474.0	448.9	
2016	237.9	231.0	213.6	232.3	400.1	457.2	444.7	426.9	
2017	248.8	237.6	221.7	241.8	450.6	524.9	507.4	487.1	
2018	261.1	246.6	228.5	252.2	539.1	580.5	557.0	554.7	
2019	270.1	256.0	236.3	261.4	524.8	580.3	558.2	543.0	
2020 *	250.0	236.9	219.4	241.8	440.5	532.9	512.5	468.1	
2019	7 - 9	272.5	258.5	238.9	263.9	520.3	615.8	582.9	553.1
	10 - 12	268.1	252.8	232.4	258.7	(506.6)	(579.8)	532.3	517.4
2020	1 - 3	263.2	246.7	225.4	253.1	(459.8)	(568.1)	513.3	477.1
	4 - 6	252.6	238.9	216.5	243.4	(432.0)	517.0	523.1	451.4
	7 - 9	246.4	230.7	217.3	237.7	(425.4)	522.2	513.9	456.8
	10 - 12 *	237.6	231.2	218.4	232.9	444.8	524.1	499.7	487.0
2019	7	273.3	258.8	238.9	264.5	(527.1)	(611.4)	588.9	564.6
	8	272.3	256.3	240.1	263.3	(493.2)	(610.2)	(566.3)	537.5
	9	271.8	260.3	237.7	263.8	(540.5)	(625.7)	(593.6)	557.2
	10	271.9	256.3	237.0	262.6	(490.2)	(586.8)	(553.0)	(508.7)
	11	266.9	250.1	229.7	256.9	(517.8)	(585.0)	(527.8)	525.9
	12	265.4	251.9	230.6	256.7	(511.7)	(567.5)	(516.0)	517.6
2020	1	265.9	247.5	227.8	255.2	(461.4)	(585.0)	(489.2)	476.8
	2	266.3	245.8	227.5	255.0	(473.5)	(553.6)	(516.3)	(486.9)
	3	257.3	246.8	220.8	249.0	(444.4)	(565.8)	534.5	467.6
	4	255.8	239.9	216.0	245.4	(406.6)	(525.8)	(497.2)	427.3
	5	249.7	240.3	218.0	242.3	(429.2)	(507.4)	538.7	450.5
	6	252.4	236.5	215.5	242.4	(460.2)	(517.7)	533.3	476.3
	7	249.9	232.1	216.5	239.9	(417.0)	(537.8)	509.2	442.1
	8	244.1	230.9	217.4	236.4	(414.4)	(504.1)	539.7	442.7
	9	245.2	229.0	217.9	236.7	(444.8)	(524.8)	492.8	485.7
	10 *	236.2	228.0	216.3	231.0	(458.5)	(492.7)	(488.4)	478.5
	11 *	235.7	233.1	216.0	232.0	(419.6)	(533.7)	496.5	479.6
	12 *	240.9	232.6	222.9	235.8	(456.4)	545.8	514.2	502.8

* 臨時數字
() 表示少於 20 宗交易。

* Provisional figures
() Indicates fewer than 20 transactions.

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

年 / 月 Year / Month	租金 Rents			售價 Prices
	上環 / 中區 Sheung Wan / Central	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	核心地區 # Core Districts #
2011	250.6	180.4	155.4	328.2
2012	272.5	202.9	172.3	340.0
2013	267.8	215.5	187.4	380.1
2014	270.6	218.6	195.7	365.2
2015	282.4	228.4	208.5	391.4
2016	296.4	238.5	210.5	409.5
2017	317.9	252.7	216.0	473.2
2018	339.9	263.9	227.5	548.6
2019	358.9	275.1	231.6	495.7 @
2020 *	313.8	251.3	212.7	413.8 @
2019	7 - 9	361.9	275.1	(434.7)@
	10 - 12	357.0	272.7	(488.0)
2020	1 - 3	343.2	263.6	(359.1)@
	4 - 6	317.1	253.4	(521.3)@
	7 - 9	302.8	246.0	(368.6)
	10 - 12 *	292.2	242.0	(405.7)
2019	7	364.9	277.0	(457.5)
	8	358.1	277.6	(411.9)
	9	362.8	270.8	-
	10	365.5	279.3	(493.8)
	11	353.0	269.4	(492.3)
	12	352.5	269.5	(477.8)
2020	1	354.2	264.3	(359.1)
	2	351.3	273.4	-
	3	324.2	253.2	-
	4	320.4	261.1	-
	5	317.1	250.3	(454.8)
	6	313.7	248.8	(587.7)
	7	306.8	248.6	(381.2)
	8	301.3	250.1	(356.5)
	9	300.4	239.2	(368.1)
	10 *	294.4	239.8	(422.5)
	11 *	281.9	238.5	(380.0)
	12 *	300.3	247.7	(414.7)

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。

- 本署沒有收到成交個案。

@ 2019 年及 2019 年 7-9 季度的售價指數不包括 2019 年 9 月；

2020 年的售價指數不包括 2020 年 2、3 及 4 月；

2020 年 1-3 季度的售價指數不包括 2020 年 2 及 3 月；

2020 年 4-6 季度的售價指數不包括 2020 年 4 月。

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

* Provisional figures

() Indicates fewer than 10 transactions.

- No transaction record received by this Department.

@ Price indices for the periods of 2019 and 2019 quarter 7-9 excluding Sep 2019;

2020 excluding Feb, Mar and Apr 2020;

2020 quarter 1-3 excluding Feb and Mar 2020;

2020 quarter 4-6 excluding Apr 2020.

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

平方米 m²

地區	District	2019年年底總存量 Stock at year-end	2020年落成量 Completions	落成量佔2019年總存量的百分率 Completions as a % of 2019 Stock	2020年年底總存量 Stock at year-end	2020年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	1 133 000	9 000	0.8	1 142 900	132 500	11.6
灣仔	Wan Chai	1 184 100	8 700	0.7	1 188 600	164 800	13.9
東區	Eastern	727 300	1 600	0.2	726 900	63 500	8.7
南區	Southern	252 100	-	-	251 700	32 600	13.0
港島	HONG KONG	3 296 500	19 300	0.6	3 310 100	393 400	11.9
油尖旺	Yau Tsim Mong	2 179 600	6 500	0.3	2 175 800	260 200	12.0
深水埗	Sham Shui Po	745 800	1 100	0.1	744 700	58 800	7.9
九龍城	Kowloon City	743 300	2 400	0.3	740 000	98 400	13.3
黃大仙	Wong Tai Sin	325 800	-	-	326 800	36 600	11.2
觀塘	Kwun Tong	711 700	5 700	0.8	720 500	104 800	14.5
九龍	KOWLOON	4 706 200	15 700	0.3	4 707 800	558 800	11.9
葵青	Kwai Tsing	365 700	500	0.1	374 500	43 900	11.7
荃灣	Tsuen Wan	548 000	22 300	4.1	569 400	90 800	15.9
屯門	Tuen Mun	424 500	3 000	0.7	430 800	46 000	10.7
元朗	Yuen Long	509 800	1 400	0.3	512 600	33 000	6.4
北區	North	232 000	200	0.1	231 600	20 900	9.0
大埔	Tai Po	235 500	-	-	235 000	11 200	4.8
沙田	Sha Tin	505 700	100	0.0 ⁺	506 700	31 800	6.3
西貢	Sai Kung	375 100	2 800	0.7	374 900	57 800	15.4
離島	Islands	320 700	2 000	0.6	321 900	32 900	10.2
新界	NEW TERRITORIES	3 517 000	32 300	0.9	3 557 400	368 300	10.4
全港	OVERALL	11 519 700	67 300	0.6	11 575 300	1 320 500	11.4

+ 少於 0.05%

2020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2019年年底總存量計算。

+ Below 0.05%

2020 Year-end Stock figures are derived from the latest rating record,
and not from the 2019 Year-end Stock figures shown here.

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

平方米 m²

年 Year	區域 Area	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year-end
2016	港島	Hong Kong	8 200	25 700	3 238 900
	九龍	Kowloon	5 900	36 100	4 547 100
	新界	New Territories	100	61 300	3 347 200
	全港	OVERALL	14 200	123 100	11 133 200
2017	港島	Hong Kong	3 500	30 500	3 279 800
	九龍	Kowloon	8 800	42 300	4 595 500
	新界	New Territories	-	32 200	3 398 900
	全港	OVERALL	12 300	105 000	11 274 200
2018	港島	Hong Kong	14 000	17 000	3 291 100
	九龍	Kowloon	2 700	47 300	4 681 100
	新界	New Territories	300	60 700	3 461 100
	全港	OVERALL	17 000	125 000	11 433 300
2019	港島	Hong Kong	14 000	22 800	3 296 500
	九龍	Kowloon	7 800	38 900	4 706 200
	新界	New Territories	100	55 800	3 517 000
	全港	OVERALL	21 900	117 500	11 519 700
2020	港島	Hong Kong	7 200	19 300	3 310 100
	九龍	Kowloon	11 700	15 700	4 707 800
	新界	New Territories	300	32 300	3 557 400
	全港	OVERALL	19 200	67 300	11 575 300

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	2020 年落成量	預測落成量 Forecast Completions	
		Completions	[2021]	[2022]
中西區	Central and Western	9 000	7 600	5 100
灣仔	Wan Chai	8 700	15 800	8 800
東區	Eastern	1 600	300	11 500
南區	Southern	-	4 000	3 000
港島	HONG KONG	19 300	27 700	28 400
油尖旺	Yau Tsim Mong	6 500	3 900	900
深水埗	Sham Shui Po	1 100	8 600	3 600
九龍城	Kowloon City	2 400	4 300	66 100
黃大仙	Wong Tai Sin	-	1 800	-
觀塘	Kwun Tong	5 700	100	19 200
九龍	KOWLOON	15 700	18 700	89 800
葵青	Kwai Tsing	500	-	-
荃灣	Tsuen Wan	22 300	600	6 400
屯門	Tuen Mun	3 000	-	-
元朗	Yuen Long	1 400	5 900	17 500
北區	North	200	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	100	-	31 200
西貢	Sai Kung	2 800	-	-
離島	Islands	2 000	-	-
新界	NEW TERRITORIES	32 300	6 500	55 100
全港	OVERALL	67 300	52 900	173 300

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

平方米 m²

年 Year	年内落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2016	123 100	109 700	89.1	11 010 100	888 600	8.1	998 300	9.0
2017	105 000	101 500	96.7	11 169 200	912 900	8.2	1 014 400	9.0
2018	125 000	122 400	97.9	11 308 300	954 300	8.4	1 076 700	9.4
2019	117 500	110 200	93.8	11 402 200	1 053 800	9.2	1 164 000	10.1
2020	67 300	65 300	97.0	11 508 000	1 255 200	10.9	1 320 500	11.4

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
	[54 平方米 m ²]	[52 平方米 m ²]	[49 平方米 m ²]	[31 平方米 m ²]	[30 平方米 m ²]	[34 平方米 m ²]
年 / 月 Year / Month						
2019	1 533	1 395	1 352	504 665	389 288	378 839
2020 *	1 204	1 129	1 182	433 503	384 029	388 337
2019						
7	1 511	1 340	1 355	(500 770)	(346 927)	(500 095)
8	1 537	1 453	1 387	(649 855)	353 335	(652 198)
9	1 438	1 448	1 338	(348 148)	543 072	(394 418)
10	1 391	1 418	1 324	(709 924)	278 221	(395 364)
11	1 421	1 297	1 264	(611 661)	462 460	356 524
12	1 221	1 318	1 273	(333 695)	(414 008)	(339 384)
2020						
1	1 182	1 210	1 053	(593 236)	284 603	(245 277)
2	1 280	1 169	1 166	(426 119)	(401 857)	(306 259)
3	1 322	1 129	1 279	(446 465)	339 961	(377 091)
4	1 144	1 085	1 076	(404 816)	399 570	(444 133)
5	1 036	1 176	1 164	(512 103)	627 627	405 860
6	1 249	1 124	1 252	(614 544)	344 210	436 605
7	1 173	1 117	1 208	(402 504)	389 822	296 271
8	1 137	1 069	1 129	(405 735)	330 234	310 403
9	1 318	1 121	1 213	299 516	417 515	374 617
10 *	1 130	998	1 189	(418 228)	319 320	394 771
11 *	1 241	1 205	1 241	(469 377)	376 718	477 055
12 *	1 261	1 170	1 408	411 706	378 554	435 726

* 臨時數字

() 表示少於 20 宗交易。

[] 表示 2020 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 2020.

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
2011	134.3	327.4
2012	151.3	420.5
2013	165.5	506.8
2014	173.1	521.2
2015	182.5	559.2
2016	178.6	526.9
2017	182.5	558.4
2018	187.0	591.4
2019	187.2	549.7
2020 *	169.7	518.5
2019 7 - 9	189.0	544.1
10 - 12	181.5	508.3
2020 1 - 3	174.1	524.9
4 - 6	167.9	527.5
7 - 9	168.9	512.0
10 - 12 *	168.1	509.4
2019 7	190.8	564.8
8	189.4	545.5
9	186.8	521.9
10	183.1	505.1
11	179.7	508.6
12	181.8	511.3
2020 1	177.9	519.3
2	172.6	523.8
3	171.8	531.6
4	167.2	528.3
5	167.6	532.2
6	168.9	522.1
7	168.8	525.7
8	169.1	512.4
9	168.8	497.8
10 *	164.0	499.9
11 *	169.1	510.2
12 *	171.1	518.2

* 臨時數字

* Provisional figures

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

平方米 m²

地區	District	2019 年年底總存量 Stock at year-end	2020 年落成量 Completions	落成量佔 2019 年總存量的百分率 Completions as a % of 2019 Stock	2020 年年底總存量 Stock at year-end	2020 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	61 900	-	-	62 000	3 000	4.8
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	1 186 100	-	-	1 184 200	121 800	10.3
南區	Southern	653 800	11 400	1.7	654 300	85 400	13.1
港島	HONG KONG	1 901 800	11 400	0.6	1 900 500	210 200	11.1
油尖旺	Yau Tsim Mong	276 600	-	-	277 000	17 200	6.2
深水埗	Sham Shui Po	1 002 600	-	-	984 100	50 800	5.2
九龍城	Kowloon City	847 600	-	-	821 600	32 400	3.9
黃大仙	Wong Tai Sin	735 100	-	-	739 400	24 500	3.3
觀塘	Kwun Tong	2 989 100	11 500	0.4	2 961 200	224 000	7.6
九龍	KOWLOON	5 851 000	11 500	0.2	5 783 300	348 900	6.0
葵青	Kwai Tsing	3 245 300	-	-	3 212 300	188 700	5.9
荃灣	Tsuen Wan	2 225 300	-	-	2 227 100	124 800	5.6
屯門	Tuen Mun	1 409 100	12 400	0.9	1 422 000	82 900	5.8
元朗	Yuen Long	203 300	-	-	228 200	36 500	16.0
北區	North	270 300	2 400	0.9	274 100	14 400	5.3
大埔	Tai Po	153 100	-	-	153 100	5 800	3.8
沙田	Sha Tin	1 082 200	-	-	1 081 900	25 400	2.3
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	900	-	-	900	-	-
新界	NEW TERRITORIES	8 589 500	14 800	0.2	8 599 600	478 500	5.6
全港	OVERALL	16 342 300	37 700	0.2	16 283 400	1 037 600	6.4

2020 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 2019 年年底總存量計算。

2020 Year-end Stock figures are derived from the latest rating record, and not from the 2019 Year-end Stock figures shown here.

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

平方米 m²

年 Year	區域 Area	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year-end
2016	港島	Hong Kong	17 500	-	1 998 300
	九龍	Kowloon	11 500	4 500	5 998 300
	新界	New Territories	29 600	-	8 732 500
	全港	OVERALL	58 600	4 500	16 729 100
2017	港島	Hong Kong	71 600	-	1 926 800
	九龍	Kowloon	31 500	6 700	5 945 800
	新界	New Territories	4 600	15 800	8 653 000
	全港	OVERALL	107 700	22 500	16 525 600
2018	港島	Hong Kong	-	7 000	1 908 400
	九龍	Kowloon	30 300	32 200	5 917 500
	新界	New Territories	1 500	1 900	8 580 100
	全港	OVERALL	31 800	41 100	16 406 000
2019	港島	Hong Kong	5 000	-	1 901 800
	九龍	Kowloon	45 400	3 300	5 851 000
	新界	New Territories	2 700	52 900	8 589 500
	全港	OVERALL	53 100	56 200	16 342 300
2020	港島	Hong Kong	11 000	11 400	1 900 500
	九龍	Kowloon	70 500	11 500	5 783 300
	新界	New Territories	-	14 800	8 599 600
	全港	OVERALL	81 500	37 700	16 283 400

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	2020年落成量	預測落成量 Forecast Completions	
		Completions	[2021]	[2022]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	11 400	-	-
港島	HONG KONG	11 400	-	-
油尖旺	Yau Tsim Mong	-	3 300	-
深水埗	Sham Shui Po	-	-	11 500
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	8 300	15 300
觀塘	Kwun Tong	11 500	9 600	-
九龍	KOWLOON	11 500	21 200	26 800
葵青	Kwai Tsing	-	-	24 300
荃灣	Tsuen Wan	-	31 400	74 800
屯門	Tuen Mun	12 400	-	-
元朗	Yuen Long	-	-	-
北區	North	2 400	15 100	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	46 600
離島	Islands	-	-	-
新界	NEW TERRITORIES	14 800	46 500	145 700
全港	OVERALL	37 700	67 700	172 500

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
2016	4 500	4 500	100.0	16 724 600	973 300	5.8	977 800	5.8
2017	22 500	17 100	76.0	16 503 100	995 200	6.0	1 012 300	6.1
2018	41 100	36 400	88.6	16 364 900	992 700	6.1	1 029 100	6.3
2019	56 200	45 700	81.3	16 286 100	926 200	5.7	971 900	5.9
2020	37 700	31 500	83.6	16 245 700	1 006 100	6.2	1 037 600	6.4

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

區域 Area [平均面積] [Average size] 年 / 月 Year / Month	租金 Rents (每平方米月租 \$ / m ² per month)			售價 Prices (每平方米售價 \$ / m ²)			
	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	
	[155 平方米 m ²]	[125 平方米 m ²]	[139 平方米 m ²]	[126 平方米 m ²]	[102 平方米 m ²]	[99 平方米 m ²]	
2019	205	210	154	100 040	90 819	64 946	
2020 *	192	208	152	79 884	86 356	60 230	
2019	7	212	210	152	(96 249)	92 427	70 812
	8	204	215	162	(118 727)	103 712	61 972
	9	193	212	162	(87 092)	97 160	68 505
	10	214	212	157	(106 288)	81 379	56 180
	11	208	213	146	(111 591)	97 796	60 879
	12	224	217	155	(94 493)	89 047	61 321
2020	1	189	200	146	(70 707)	84 371	62 811
	2	203	210	153	(94 252)	(98 364)	62 565
	3	198	204	150	(92 993)	81 177	55 523
	4	191	204	145	(86 612)	(85 751)	56 632
	5	185	206	148	(82 690)	82 089	59 390
	6	198	206	152	(59 035)	90 724	61 124
	7	184	218	154	(77 395)	85 721	61 232
	8	187	210	165	(78 621)	91 368	60 621
	9	187	208	160	(89 114)	88 283	56 128
	10 *	192	216	152	(71 443)	81 342	65 525
	11 *	207	215	159	(76 789)	81 811	61 616
	12 *	187	212	145	(88 564)	87 823	59 525

* 臨時數字

() 表示少於 20 宗交易。

[] 表示 2020 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 2020.

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

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

年 / 月 Year / Month	租金 Rents	售價 Prices
2011	118.6	385.0
2012	131.9	489.8
2013	147.3	655.4
2014	160.1	668.0
2015	174.4	723.9
2016	181.4	692.7
2017	190.7	778.1
2018	202.3	888.1
2019	209.7	887.9
2020 *	201.5	826.9
2019 7 - 9	212.7	890.1
10 - 12	208.2	844.1
2020 1 - 3	200.9	841.0
4 - 6	198.8	829.7
7 - 9	199.9	816.5
10 - 12 *	206.4	820.4
2019 7	212.2	909.4
8	214.2	870.0
9	211.8	890.8
10	210.8	856.3
11	207.7	834.8
12	206.2	841.2
2020 1	201.2	840.2
2	203.8	835.2
3	197.8	847.6
4	197.5	831.3
5	199.0	835.6
6	199.8	822.2
7	201.2	837.8
8	199.7	807.7
9	198.8	803.9
10 *	204.2	807.7
11 *	205.0	836.7
12 *	210.0	816.9

* 臨時數字
上述指數只就樓上單位計算。

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

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

每平方米售價 \$/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]	[63 平方米 m ²]	[59 平方米 m ²]	[53 平方米 m ²]	[67 平方米 m ²]	[98 平方米 m ²]	[75 平方米 m ²]
年 / 月 Year / Month						
2019	130 148	129 601	122 461	81 278	80 309	89 164
2020 *	117 407	125 280	119 777	76 565	74 118	81 625
2019						
7	-	-	(128 419)	82 503	80 160	(83 394)
8	(129 903)	(125 397)	115 723	(83 417)	(79 111)	(107 566)
9	-	(144 276)	121 526	(64 480)	70 708	-
10	-	(117 473)	(105 996)	(80 439)	68 492	-
11	(106 605)	(118 578)	123 461	(68 551)	(76 198)	(87 479)
12	-	(122 806)	111 552	79 352	84 132	(88 485)
2020						
1	-	(104 000)	(123 221)	(115 586)	62 181	(82 645)
2	(138 164)	(110 049)	(139 974)	(114 456)	57 443	(70 248)
3	(166 038)	(132 877)	(121 416)	(91 209)	63 405	(90 094)
4	-	(161 446)	(90 823)	(57 534)	(85 323)	(76 024)
5	(152 830)	(97 990)	(105 284)	58 280	84 398	(88 190)
6	-	(153 974)	103 690	83 975	75 348	(88 513)
7	(21 463)	-	(130 012)	65 996	79 608	(72 605)
8	-	-	128 639	80 471	67 079	(52 681)
9	(110 615)	(138 660)	112 221	(52 325)	63 644	(79 393)
10 *	-	(138 416)	101 711	103 491	88 068	(92 402)
11 *	-	(114 903)	127 168	78 343	83 691	(82 638)
12 *	(116 369)	(127 853)	140 567	68 949	81 516	(76 923)

* 臨時數字

() 表示少於 5 宗交易。

[] 表示 2020 年內所分析單位的平均面積。

- 本署沒有收到成交個案。

所分析的樓宇是於 1992 年或之後建成。

平均售價只以樓上單位的售價計算。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2020.

- No transaction record received by this Department.

Premises analysed are those built since 1992.

Average prices are in respect of upper floor units only.

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

平方米 m²

地區	District	2019年年底總存量 Stock at year-end	2020年落成量 Completions	落成量佔2019年總存量的百分率 Completions as a % of 2019 Stock	2020年年底總存量 Stock at year-end	2020年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
東區	Eastern	46 900	-	-	47 100	5 600	11.9
南區	Southern	5 900	-	-	5 900	300	5.1
港島	HONG KONG	52 800	-	-	53 000	5 900	11.1
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	200	2.2
深水埗	Sham Shui Po	120 100	-	-	120 100	7 600	6.3
九龍城	Kowloon City	5 200	-	-	5 200	800	15.4
黃大仙	Wong Tai Sin	28 300	-	-	28 300	1 700	6.0
觀塘	Kwun Tong	197 900	-	-	191 700	27 900	14.6
九龍	KOWLOON	360 800	-	-	354 600	38 200	10.8
葵青	Kwai Tsing	92 500	-	-	92 800	10 500	11.3
荃灣	Tsuen Wan	21 300	-	-	21 300	100	0.5
北區	North	6 500	-	-	6 600	300	4.5
沙田	Sha Tin	16 600	-	-	16 600	700	4.2
新界	NEW TERRITORIES	136 900	-	-	137 300	11 600	8.4
全港	OVERALL	550 500	-	-	544 900	55 700	10.2

2020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2019年年底總存量計算。

2020 Year-end Stock figures are derived from the latest rating record, and not from the 2019 Year-end Stock figures shown here.

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

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2016	-	-	-	581 700	52 000	8.9	52 000	8.9
2017	-	-	-	556 100	40 900	7.4	40 900	7.4
2018	-	-	-	550 000	51 400	9.3	51 400	9.3
2019	-	-	-	550 500	49 400	9.0	49 400	9.0
2020	-	-	-	544 900	55 700	10.2	55 700	10.2

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	2019 年年底總存量 Stock at year-end	2020 年落成量 Completions	落成量佔 2019 年總存量的百分率 Completions as a % of 2019 Stock	2020 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	21 600	-	-	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	180 300	-	-	171 800
九龍	KOWLOON	276 500	-	-	258 100
葵青	Kwai Tsing	123 700	9 700	7.8	131 800
荃灣	Tsuen Wan	140 600	-	-	126 200
屯門	Tuen Mun	175 800	-	-	175 800
元朗	Yuen Long	669 900	-	-	615 400
北區	North	136 600	-	-	136 600
大埔	Tai Po	756 200	-	-	756 600
沙田	Sha Tin	137 200	-	-	137 200
西貢	Sai Kung	650 900	31 100	4.8	682 000
離島	Islands	93 800	-	-	93 800
新界	NEW TERRITORIES	2 884 700	40 800	1.4	2 855 400
全港	OVERALL	3 236 500	40 800	1.3	3 188 800

2020 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 2019 年年底總存量計算。

2020 Year-end Stock figures are derived from the latest rating record,
and not from the 2019 Year-end Stock figures shown here.

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

平方米 m²

地區	District	2020 年落成量	預測落成量 Forecast Completions	
		Completions	[2021]	[2022]
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	9 700	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	1 100	-
北區	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	31 100	87 500	-
離島	Islands	-	-	-
新界	NEW TERRITORIES	40 800	88 600	-
全港	OVERALL	40 800	88 600	-

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

平方米 m²

地區	District	2019 年年底總存量 Stock at year-end	2020 年落成量 Completions	落成量佔 2019 年總存量的百分率 Completions as a % of 2019 Stock	2020 年年底總存量 Stock at year-end	2020 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	43 700	-	-	43 700	-	-
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	94 600	-	-	92 200	-	-
南區	Southern	28 600	-	-	28 600	500	1.7
港島	HONG KONG	166 900	-	-	164 500	500	0.3
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	19 600	13.8
九龍城	Kowloon City	103 600	-	-	89 300	400	0.4
黃大仙	Wong Tai Sin	1 500	-	-	1 500	-	-
觀塘	Kwun Tong	256 800	-	-	252 300	13 700	5.4
九龍	KOWLOON	504 100	-	-	485 300	33 700	6.9
葵青	Kwai Tsing	1 754 200	-	-	1 751 100	76 000	4.3
荃灣	Tsuen Wan	395 000	-	-	395 000	31 500	8.0
屯門	Tuen Mun	142 400	-	-	142 400	10 700	7.5
元朗	Yuen Long	126 000	-	-	126 000	4 400	3.5
北區	North	126 100	-	-	126 100	5 600	4.4
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	442 300	-	-	442 300	33 800	7.6
西貢	Sai Kung	7 400	-	-	7 400	-	-
離島	Islands	94 400	-	-	94 400	5 900	6.3
新界	NEW TERRITORIES	3 088 400	-	-	3 085 300	167 900	5.4
全港	OVERALL	3 759 400	-	-	3 735 100	202 100	5.4

2020 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 2019 年年底總存量計算。

2020 Year-end Stock figures are derived from the latest rating record,
and not from the 2019 Year-end Stock figures shown here.

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

平方米 m²

地區	District	2020 年落成量 Completions	預測落成量 Forecast Completions	
			[2021]	[2022]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	KOWLOON	-	-	-
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	75 800	-
元朗	Yuen Long	-	-	-
北區	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	NEW TERRITORIES	-	75 800	-
全港	OVERALL	-	75 800	-

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
2016	73 200	21 900	29.9	3 659 500	139 800	3.8	161 700	4.3
2017	82 800	82 800	100.0	3 727 900	177 100	4.8	259 900	6.8
2018	3 000	3 000	100.0	3 769 800	178 400	4.7	181 400	4.8
2019	-	-	-	3 759 400	239 200	6.4	239 200	6.4
2020	-	-	-	3 735 100	202 100	5.4	202 100	5.4

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
2011		3.8	3.3	2.9	2.7	2.4
2012		3.5	3.0	2.7	2.5	2.2
2013		3.2	2.9	2.6	2.4	2.1
2014		3.1	2.8	2.7	2.4	2.2
2015		2.9	2.7	2.6	2.4	2.2
2016		3.0	2.7	2.6	2.4	2.2
2017		2.8	2.5	2.4	2.3	2.0
2018		2.7	2.4	2.3	2.2	2.0
2019		2.6	2.4	2.3	2.1	2.1
2020 *		2.4	2.2	2.1	2.1	1.9
2019	7 - 9	2.7	2.4	2.2	2.1	2.1
	10 - 12	2.6	2.3	2.3	2.1	2.2
2020	1 - 3	2.5	2.3	2.2	2.1	2.0
	4 - 6	2.4	2.2	2.1	2.0	1.9
	7 - 9	2.4	2.2	2.1	2.0	1.9
	10 - 12 *	2.4	2.2	2.1	2.1	2.0
2019	7	2.6	2.3	2.2	2.1	2.1
	8	2.7	2.4	2.3	2.1	2.2
	9	2.7	2.4	2.3	2.1	2.2
	10	2.6	2.4	2.3	2.1	2.2
	11	2.5	2.3	2.2	2.1	2.1
	12	2.6	2.3	2.3	2.1	2.1
2020	1	2.5	2.3	2.2	2.0	2.1
	2	2.5	2.3	2.3	2.1	2.0
	3	2.5	2.2	2.2	2.1	2.0
	4	2.4	2.2	2.2	2.1	2.0
	5	2.4	2.2	2.1	2.0	1.9
	6	2.4	2.2	2.1	2.0	1.9
	7	2.4	2.2	2.1	2.0	1.9
	8	2.4	2.2	2.2	2.0	1.9
	9	2.4	2.2	2.1	2.0	1.9
	10	2.4	2.2	2.1	2.1	2.0
	11 *	2.4	2.2	2.2	2.1	2.0
	12 *	2.4	2.2	2.1	2.1	2.0

* 臨時數字

* Provisional figures

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

回報百分率 % return

年 / 月 Year / Month	寫字樓 Offices		分層工廠大廈 Flatted Factories **	零售業樓宇 Retail
	甲級 Grade A	乙級 Grade B		
2011		3.1		3.0
2012		3.1		2.5
2013		2.8		2.4
2014		2.9		2.4
2015		2.9		2.4
2016		3.0		2.5
2017		2.7		2.5
2018		2.4		2.4
2019		2.5		2.7
2020 *		2.8		2.6
2019	7 - 9	2.5	2.9	2.7
	10 - 12	2.6	3.0	2.8
2020	1 - 3	2.8	2.9	2.6
	4 - 6	2.8	2.9	2.6
	7 - 9	2.9	3.0	2.6
	10 - 12 *	2.5	3.0	2.6
2019	7	2.5	2.8	2.7
	8	2.7	3.0	2.7
	9	2.5	2.9	2.8
	10	2.7	3.0	2.9
	11	2.5	3.0	2.8
	12	2.5	3.0	2.8
2020	1	2.8	2.9	2.6
	2	2.8	3.0	2.6
	3	2.8	2.8	2.5
	4	3.1	2.9	2.5
	5	2.8	2.9	2.6
	6	2.7	2.9	2.7
	7	2.9	2.9	2.6
	8	2.9	3.0	2.6
	9	2.7	3.0	2.7
	10 *	2.5	3.1	2.6
	11 *	2.7	3.0	2.6
	12 *	2.6	3.1	2.6

* 臨時數字

** 此欄數字只就樓上單位計算。

* Provisional figures

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

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

年 / 月 Year / Month	數目 No.	總值 (百萬元) Consideration (\$ million)
2018	57 247	559 293
2019	59 797	548 795
2020	59 880	548 233
2019	13 863	126 873
	4 - 6	193 878
	7 - 9	108 314
	10 - 12	119 730
2020	10 204	86 944
	4 - 6	151 273
	7 - 9	143 107
	10 - 12	166 909
2020	2 762	24 778
	2	30 407
	3	31 759
	4	33 733
	5	52 745
	6	64 795
	7	59 494
	8	40 207
	9	43 406
	10	50 053
	11	58 110
	12	58 746

資料來源：土地註冊處

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

Source : The Land Registry

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

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

買賣合約數目 No. of Agreements

年 / 月 Year / Month		成交金額 (百萬元) Range of Consideration (\$ million)										總數 Total
		少於 2 Less than 2		2 至少於 3 2 to less than 3		3 至少於 5 3 to less than 5		5 至少於 10 5 to less than 10		10 或以上 10 or over		
		數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	
2018		1 134	2	1 831	3	12 127	21	29 412	51	12 743	22	57 247
2019		1 018	2	1 594	3	11 242	19	33 266	56	12 677	21	59 797
2020		892	1	1 200	2	10 297	17	34 949	58	12 542	21	59 880
2019	1 - 3	198	1	349	3	2 831	20	7 174	52	3 311	24	13 863
	4 - 6	277	1	402	2	3 737	18	11 751	57	4 490	22	20 657
	7 - 9	312	3	549	4	2 300	19	6 791	55	2 384	19	12 336
	10 - 12	231	2	294	2	2 374	18	7 550	58	2 492	19	12 941
2020	1 - 3	218	2	233	2	1 901	19	6 148	60	1 704	17	10 204
	4 - 6	211	1	289	2	3 030	18	10 505	62	3 038	18	17 073
	7 - 9	210	1	353	2	2 740	18	8 774	57	3 438	22	15 515
	10 - 12	253	1	325	2	2 626	15	9 522	56	4 362	26	17 088
2020	1	61	2	78	3	530	19	1 619	59	474	17	2 762
	2	83	2	67	2	574	16	2 254	63	594	17	3 572
	3	74	2	88	2	797	21	2 275	59	636	16	3 870
	4	61	1	79	2	842	21	2 476	60	644	16	4 102
	5	70	1	99	2	1 029	17	3 647	61	1 139	19	5 984
	6	80	1	111	2	1 159	17	4 382	63	1 255	18	6 987
	7	83	1	114	2	860	14	3 468	57	1 608	26	6 133
	8	62	1	110	3	876	20	2 396	55	914	21	4 358
	9	65	1	129	3	1 004	20	2 910	58	916	18	5 024
	10	60	1	91	2	826	17	3 058	62	916	19	4 951
	11	94	2	128	2	980	16	3 224	53	1 644	27	6 070
	12	99	2	106	2	820	14	3 240	53	1 802	30	6 067

資料來源：土地註冊處
有關數字來自圖表 49。

由於四捨五入關係，個別項目的百分率數字加起來可能不等於百分之一百。

Source : The Land Registry

Figures are derived from Table 49.

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

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

年 / 月 Year / Month	數目 No.	一手買賣 Primary Sales		二手買賣 Secondary Sales		總數 Total No.		
		%	總值 (百萬元) Consideration (\$ million)	%	總值 (百萬元) Consideration (\$ million)			
2018	15 633	27	219 505	41 614	73	339 788	57 247	
2019	21 108	35	227 603	38 689	65	321 190	59 797	
2020	15 317	26	169 774	44 563	74	378 459	59 880	
2019	1 - 3	5 313	38	61 163	8 550	62	65 711	13 863
	4 - 6	7 226	35	75 794	13 431	65	118 083	20 657
	7 - 9	4 400	36	42 704	7 936	64	65 609	12 336
	10 - 12	4 169	32	47 942	8 772	68	71 787	12 941
2020	1 - 3	2 261	22	24 891	7 943	78	62 053	10 204
	4 - 6	4 149	24	44 638	12 924	76	106 635	17 073
	7 - 9	3 549	23	43 740	11 966	77	99 367	15 515
	10 - 12	5 358	31	56 505	11 730	69	110 404	17 088
2020	1	626	23	7 468	2 136	77	17 310	2 762
	2	1 016	28	9 868	2 556	72	20 539	3 572
	3	619	16	7 555	3 251	84	24 204	3 870
	4	775	19	8 161	3 327	81	25 572	4 102
	5	1 179	20	15 015	4 805	80	37 730	5 984
	6	2 195	31	21 462	4 792	69	43 333	6 987
	7	1 673	27	22 184	4 460	73	37 310	6 133
	8	1 068	25	11 955	3 290	75	28 252	4 358
	9	808	16	9 601	4 216	84	33 805	5 024
	10	1 046	21	9 961	3 905	79	40 092	4 951
	11	2 201	36	23 413	3 869	64	34 697	6 070
	12	2 111	35	23 131	3 956	65	35 615	6 067

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)
2018	1 331	21 477	1 926	35 450	4 852	30 543
2019	861	27 960	1 300	21 472	2 426	18 028
2020 *	686	8 287	1 270	18 392	2 118	13 689
2019	7 - 9	187	280	6 577	467	3 952
	10 - 12	124	284	4 076	387	2 588
2020	1 - 3	101	199	2 372	314	2 581
	4 - 6	173	285	3 982	478	2 787
	7 - 9	186	375	4 448	630	4 154
	10 - 12 *	226	411	7 591	696	4 168
2019	7	81	91	1 730	220	1 363
	8	49	95	2 203	117	1 263
	9	57	94	2 645	130	1 326
	10	35	107	1 758	123	947
	11	48	104	1 504	120	718
	12	41	73	814	144	923
2020	1	36	62	712	109	866
	2	25	52	762	86	825
	3	40	85	897	119	891
	4	53	87	1 139	89	595
	5	55	95	1 193	180	1 056
	6	65	103	1 650	209	1 137
	7	58	102	1 258	206	1 465
	8	57	113	1 182	190	1 225
	9	71	160	2 008	234	1 464
	10 *	50	121	1 539	196	1 080
	11 *	63	119	3 759	201	1 252
	12 *	113	171	2 292	299	1 835

* 臨時數字

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

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

* Provisional figures

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

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

各區域及地區
AREAS AND DISTRICTS

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

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

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

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

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

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

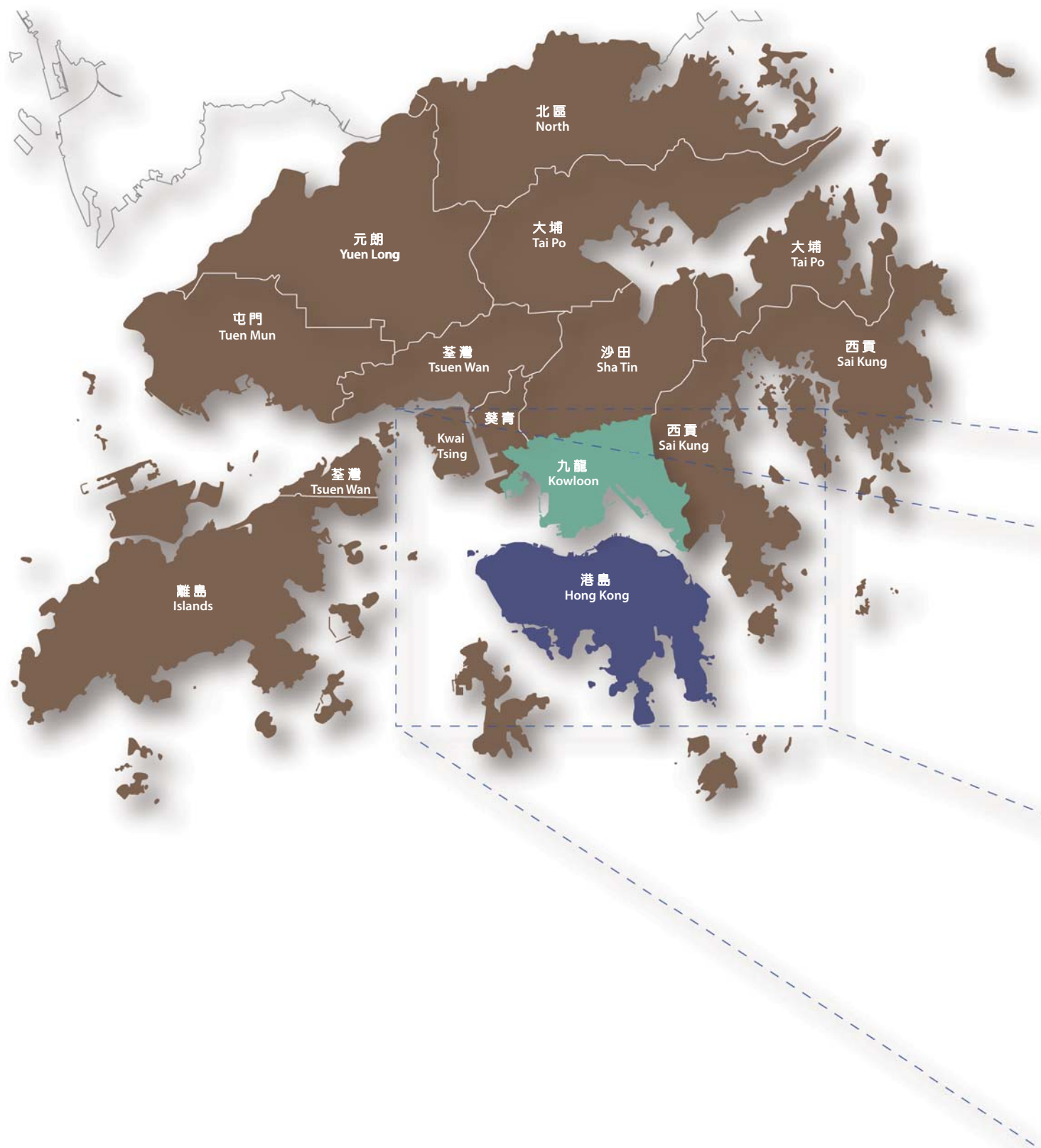
區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
新界 NEW TERRITORIES	大埔 Tai Po	大埔墟、大埔、	Tai Po Market, Tai Po,	631, 633, 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 741, 742, 743, 744, 751
		大埔滘、大美督、	Tai Po Kau, Tai Mei Tuk,	
		船灣、	Shuen Wan,	
		樟木頭、	Cheung Muk Tau,	
		企嶺下	Kei Ling Ha	
	沙田 Sha Tin	大圍、沙田、	Tai Wai, Sha Tin,	732, 733, 753, 754, 755, 756, 757, 758, 759, 761, 762
	火炭、馬料水、	Fo Tan, Ma Liu Shui,		
	烏溪沙、	Wu Kai Sha,		
	馬鞍山	Ma On Shan		
	西貢 Sai Kung	清水灣、西貢、	Clear Water Bay, Sai Kung,	296, 811, 812, 813, 814, 815, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839
	大網仔、	Tai Mong Tsai,		
	將軍澳、	Tseung Kwan O,		
	坑口、調景嶺、	Hang Hau, Tiu Keng Leng,		
		馬游塘	Ma Yau Tong	
	離島 Islands	長洲、坪洲、	Cheung Chau, Peng Chau,	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951, 961, 962, 963, 971, 972, 973(p), 976
	大嶼山	Lantau Island,		
	(包括東涌、	(including Tung Chung,		
	愉景灣)、南丫島	Discovery Bay), Lamma Island		

(p) = part 部分

寫字樓分區
OFFICE SUB-DISTRICTS

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

新界地區 NEW TERRITORIES DISTRICTS

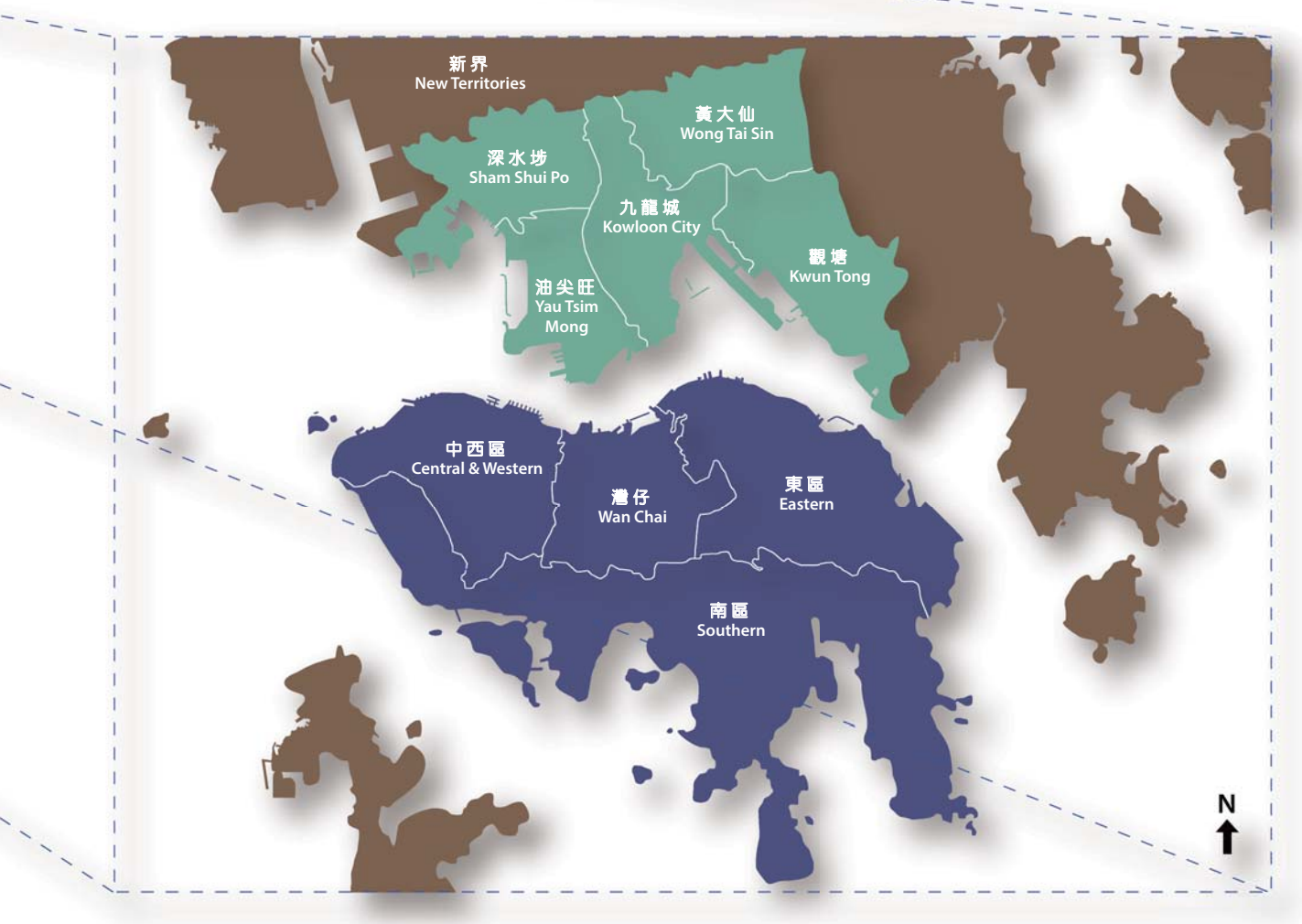


分區圖
PLANS



差餉物業估價署
Rating and Valuation Department

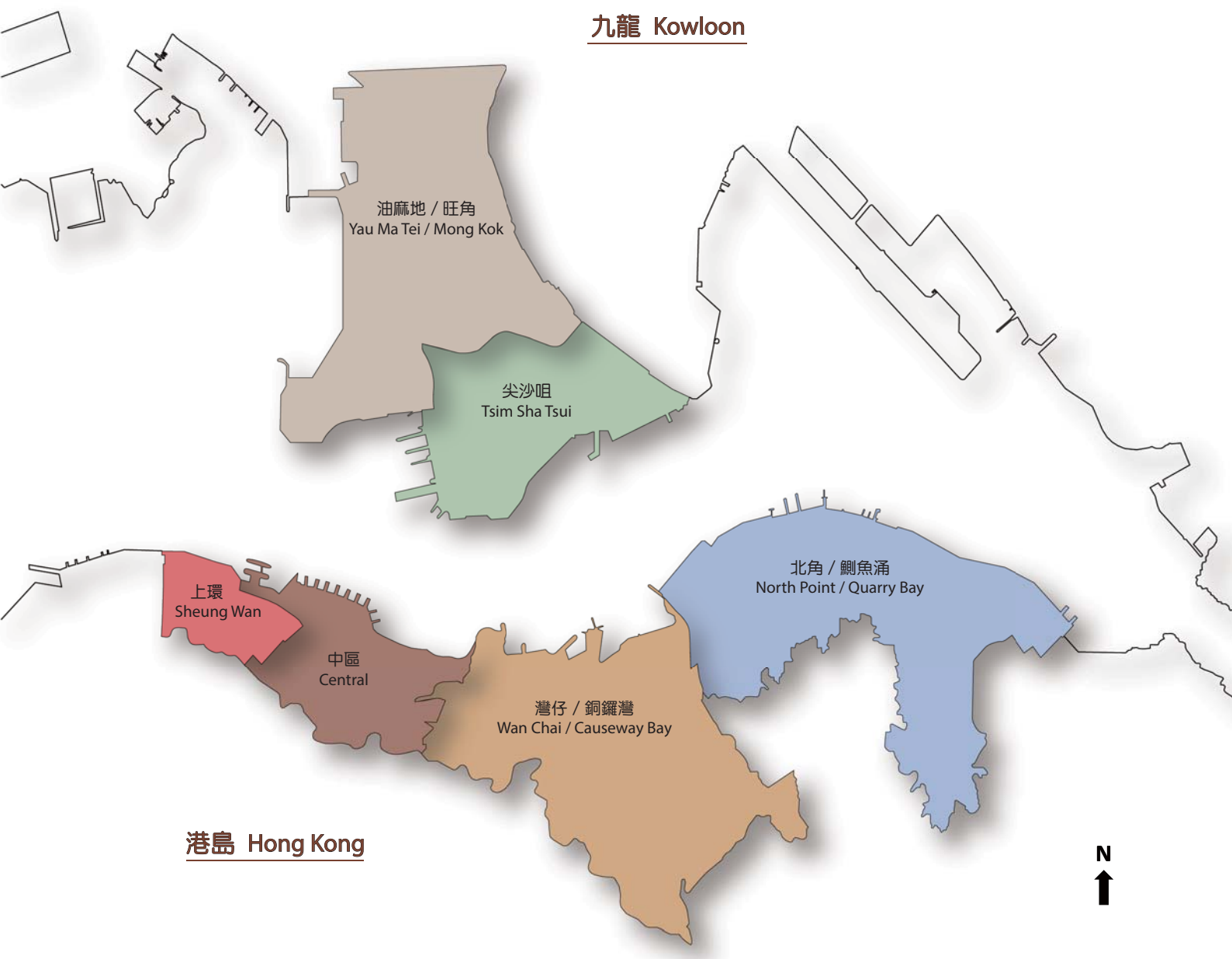
港島及九龍地區
HONG KONG AND KOWLOON DISTRICTS



分區圖
PLANS



九龍 Kowloon



寫字樓分區圖
OFFICE SUB-DISTRICTS PLAN

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