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香港物业报告

Hong Kong Property Review

2021



香港特别行政区政府
差餉物业估价署
Rating and Valuation Department
The Government of the Hong Kong
Special Administrative Region



香港物业报告

HONG KONG PROPERTY REVIEW 2021

本报告回顾 2020 年香港物业市场的活动，
并预测 2021 及 2022 年的楼宇落成量。

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

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序言

FOREWORD



私人写字楼
Private Office



私人住宅
Private Domestic



私人工业楼宇
Private Industrial



私人商业楼宇
Private Commercial

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

由于物业发展的进程受很多因素影响，而且在随后的一年内，无可避免地会出现一些变化。因此，本署只能在编制下一份报告时修订预测数字。修订的幅度主要是根据市场的情况而定。

本署在年底进行物业空置调查，包括向大厦管理处搜集空置物业数据，或派员实地视察，以编制物业空置量的统计数字。对于物业管理公司 / 人士就物业空置情况提供协助，本署谨致衷心谢忱。

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

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

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

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

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

序言

FOREWORD

本报告涵盖私人楼宇类别，不包括政府、香港房屋委员会及香港房屋协会所拥有的住宅及非住宅发展项目的统计数字。

本报告所用词汇的定义、物业类别及各项数字的计算方法，可参阅 64 至 75 页的「技术附注」。

如有查询，可联络本署技术秘书（物业资料）：

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

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

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综观 OVERVIEW





2020年，香港经济受到新型冠状病毒疫情和中美紧张关系带来的严重打击，捱过了非常困难的一年。2020年全年合计本地生产总值明显收缩6.1%。按年通胀率由2019年的3.0%缓和至2020年的1.3%。

尽管本地经济状况欠佳，私人住宅物业市场在2020年仍相对保持平稳，住宅售价和交投量均录得不明显的按年变动。本地低息环境和殷切用家需求均为私人住宅市场带来一定程度上的支持。不过，经济衰退和2020年高达5.9%的失业率（经季节性调整）削弱了租客的负担能力，因而对住宅租金表现产生不利影响。住宅租金在2020年12月按年下跌了6.1%。

政府主动地采取供应主导策略，透过持续增加土地及房屋供应，以期长远地从源头解决供求失衡的问题。政府亦推出各项需求管理措施，针对性地打击特定类型的投资需求，以回应不同的楼市过热迹象。例如，继《2020年施政报告》公布额外注资33亿元，以提供更多过渡性房屋，政府已觅得合适土地，可在未来三年内提供13 200个单位。另外，为加快土地发展，政府已成立「项目促进办事处」，负责促进较大规模的私人住宅项目在动工前的发展审批申请。这些措施均显示政府有决心加快和增加房屋及土地供应。

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 亿元的逆周期措施，以撑企业、保就业、稳经济、纾民困，以期缓解经济下行和疫情打击带来的困难与压力。展望未来，尽管经济短期前景不明朗，政府在感染控制工作和推行疫苗接种计划方面尽最大努力下，加上预期内地经济增长强劲，本港经济预计可在 2021 年恢复增长。政府会继续保持警觉及密切监察物业市场发展和不断演变的外围环境，并会竭力采取合适措施以维持物业市场的健康发展。

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.

住宅物业

2020 年住宅物业市场在新型冠状病毒疫情下大致稳定。与 2019 年内大幅波动，并年终以按年增长 5.5% 作结的住宅售价相比，2020 年的住宅售价于 2 月的谷底与 6 月的高峯之间徘徊 3.6%，并只以按年轻微变动作结。2020 年私人住宅物业成交量有 59 880 宗，与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.

随着经济衰退及高失业率削弱租客的负担能力，业主普遍愿意接受较大幅度的减租。2020 年年底整体租金按年下跌 6.1%。因此，市场回报率从 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.

2020年私人住宅落成量为20 888个单位，较2019年高53%。入住量为12 545个单位，较前一年低35%。年底空置量升至总存量的4.3%，相当于52 366个单位。在这些空置单位中，有10 352个单位于占用许可证发出后仍未获发满意纸或转让同意书。2021和2022年预测落成量分别为18 228个和19 984个单位。

写字楼

受经济不明朗因素和新型冠状病毒疫情影响，年内写字楼需求继续转弱。写字楼交投量在2020年进一步下跌20%至686宗，创过去十年来的新低。由于买家及用家对本地经济前景大致表现审慎，写字楼售价和租金均显著下跌。部分公司因营商前景不明朗以及实施在家工作政策后缩减营运规模，导致需求疲弱。年内写字楼落成量大幅收缩亦反映发展商对写字楼市场黯淡前景的态度。2020年，商业地带持续分散，从写字楼落成量主要来自如荃湾、西贡和沙田等非传统商业区可见一斑。

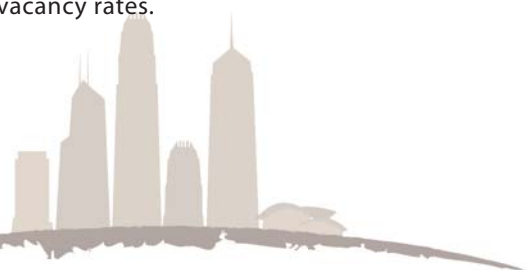
2020年写字楼落成量下跌至69 000平方米。甲级写字楼落成量为46 300平方米，分布于荃湾、西贡和油尖旺。乙级写字楼落成量为22 500平方米，主要来自沙田。丙级写字楼落成量极少，全部位于湾仔。年内，写字楼的整体使用量下降至负数286 200平方米。甲级、乙级和丙级写字楼的使用量录得负数水平，分别为189 200平方米、56 800平方米和40 200平方米。年底整体空置量上升至总存量的11.5%，相当于1 434 000平方米。甲级、乙级和丙级写字楼的空置率分别上升至11.8%、11.9%和9.4%。就分区而言，尖沙咀、上环和湾仔/铜锣湾的甲级写字楼均录得双位数字的空置率。

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.



预计 2021 年的新供应将为 70 900 平方米，并在 2022 年将大幅攀升至 275 300 平方米。2021 年甲级写字楼的新落成量将有 45 200 平方米，主要来自深水埗，占预计供应量的 75%。2022 年甲级写字楼落成量将为 184 700 平方米，观塘和东区合共占预测落成量的 69%。乙级写字楼在 2021 年的预测落成量将为 20 900 平方米，并会在 2022 年飙升至 90 300 平方米。丙级写字楼在 2021 和 2022 年的落成量将分别有 4 800 平方米和极少量。

因营商前景黯淡，2020 年第四季的整体写字楼售价较前一年的下跌 5.9%。甲级写字楼售价较前一年同期大幅下跌 12.2%。同期，整体写字楼租金亦下跌 10.0%，甲级写字楼租金录得 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%.



综观 OVERVIEW

商业楼宇

2020年商业楼宇的落成量下跌至67 300平方米，当中新界占48%。年内使用量大跌至负数108 400平方米，空置率上升至总存量的11.4%，相当于1 320 500平方米。预计2021年落成量会进一步降至52 900平方米，当中以湾仔供应最多，占预计供应量的30%。2022年的落成量将反弹至173 300平方米，当中有56%将来自九龙城和沙田两个主要供应地区。

零售业楼宇

零售市道受到新型冠状病毒疫情、严格的旅游限制、消费及旅游相关活动减少，以及市场气氛欠佳所带来的负面影响。访港旅游业急剧恶化，跨境运输和营商活动亦告停顿。全年整体访港旅客骤降93.6%至360万人次。

随着经济前景黯淡，零售业销售额放缓，2020年第四季私人零售业楼宇租金较2019年同期下跌7.4%，而私人零售业楼宇售价则相对保持平稳。市场回报率因而由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%.



工业楼宇

在 2020 年经济衰退、营商前景不明朗的情况下，工业楼宇市场进一步转弱。2020 年分层工厂大厦的交投缩减至历年新低。预期政府活化工厦计划将可刺激工业楼宇市场。

2020 年分层工厂大厦的落成量下降至 37 700 平方米，大部分来自屯门、观塘和南区。使用量达到负数 109 500 平方米。年底空置量攀升至总存量的 6.4%，相当于 1 037 600 平方米。预计落成量在 2021 年将升至 67 700 平方米，并于 2022 年进一步升至 172 500 平方米。

以 2019 年与 2020 年的第四季相比，分层工厂大厦售价下跌 2.8%，而租金则无甚变动。年底市场回报率录得轻微升幅至 3.1%。

2020 年并无工贸大厦落成。使用量转为负数 12 500 平方米，而空置率则从总存量的 9.0% 微升至 10.2%，相当于 55 700 平方米。预计未来两年均不会有新供应。

2020 年并无新货仓落成。使用量录得正数 32 600 平方米，空置率跌至总存量的 5.4%，相当于 202 100 平方米。预计 2021 年将有 75 800 平方米的新货仓楼面落成，而 2022 年则不会有新货仓落成。

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





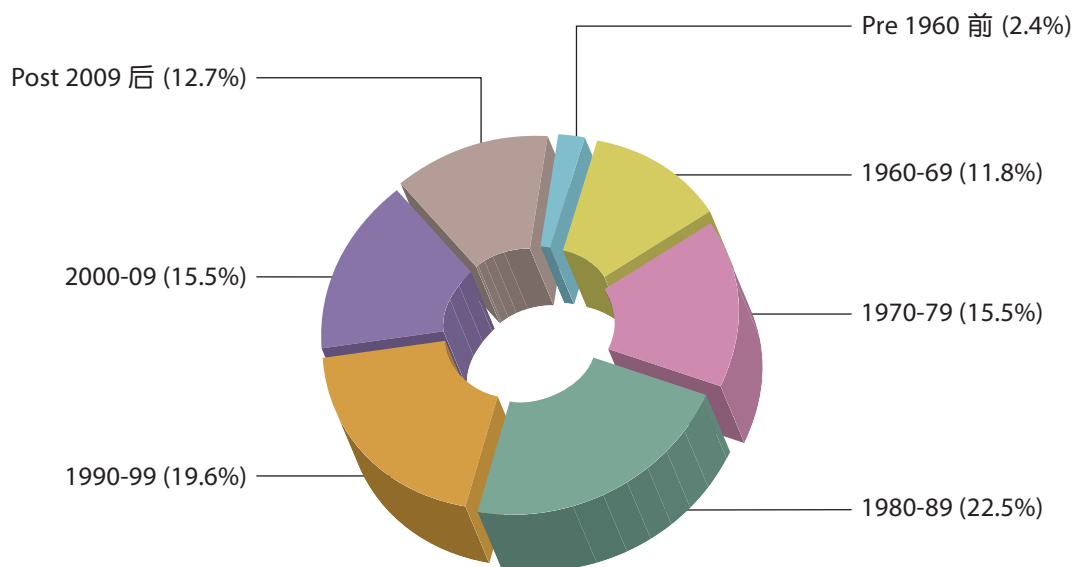
私人住宅（整体）

PRIVATE DOMESTIC (OVERALL)

这类别包括设有专用煮食设施、浴室和厕所的独立居住单位，但不包括村屋、解放军辖下的宿舍、公用事业机构物业附设的宿舍、私营机构宿舍（包括教育院校的学生宿舍）、医院管理局辖下的宿舍，以及酒店和旅舍。2020年年底的整体总存量为1 225 848个单位。图表显示按楼龄划分的总存量。

This sector comprises independent domestic units with exclusive cooking facilities, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. At the end of 2020, the overall stock was 1 225 848 units. The chart shows stock distribution by age.

按楼龄分类的总存量 Stock Distribution by Age



2020年私人住宅落成量飙升至20 888个单位，较前一年增加53%。按地域计，新界占落成量的74%，九龙占19%，港岛占7%。按地区计，屯门供应最多新单位，占整体落成量的23%，其次为大埔和元朗，分别占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（整体） PRIVATE DOMESTIC (OVERALL)

2020 年的入住量减少 35% 至 12 545 个单位。年底空置量上升至 52 366 个单位，相当于总存量的 4.3%。空置单位中，有 10 352 个于占用许可证发出后仍未获发满意纸或转让同意书。

Take-up in 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.



预计 2021 年落成量将放缓至 18 228 个单位，至 2022 年回升至 19 984 个。在 2021 年，约 56% 的新供应将来自新界，33% 来自九龙及 11% 来自港岛。按地区计，西贡的供应量占新落成单位的 25%，其次为屯门和九龙城，分别占 15% 和 14%。在 2022 年，新界将占新供应的 60%。按地区计，沙田、九龙城和元朗将合共提供 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（整体）

PRIVATE DOMESTIC (OVERALL)

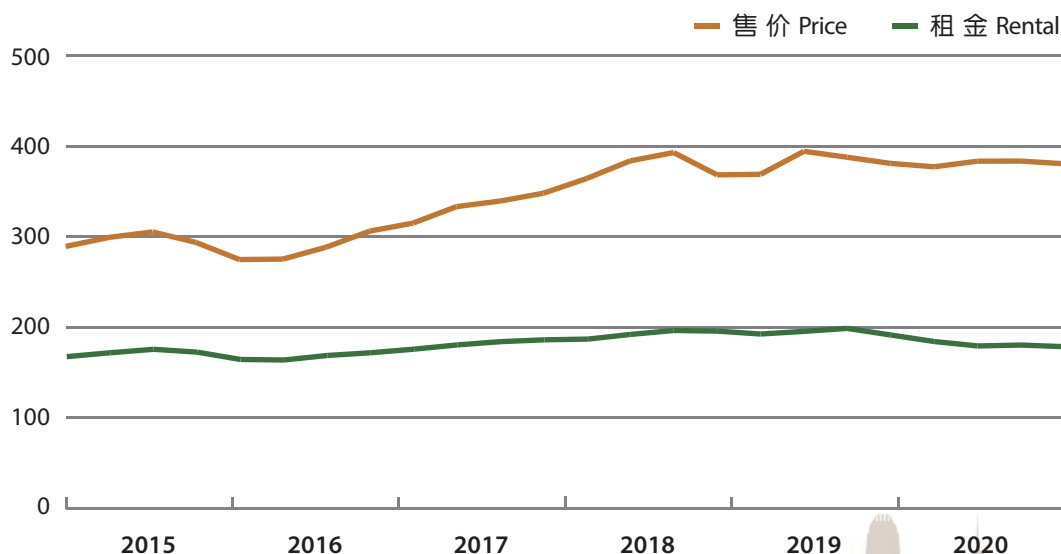
虽然新冠病毒疫情对整体经济造成沉重打击，但整体住宅售价全年变化甚微。二手市场的售价于2020年第一季下跌，至第二季开始上升，但在第四季再度回落。住宅售价在年内无甚变动。租金在上半年大幅下跌，至第三季回稳，但接近年底时重拾跌势。第四季度的整体租金较前一年低6.7%。与市场的顶峰相比，售价较2019年第二季下跌3.5%，租金则较2019年第三季下跌10.2%。

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.



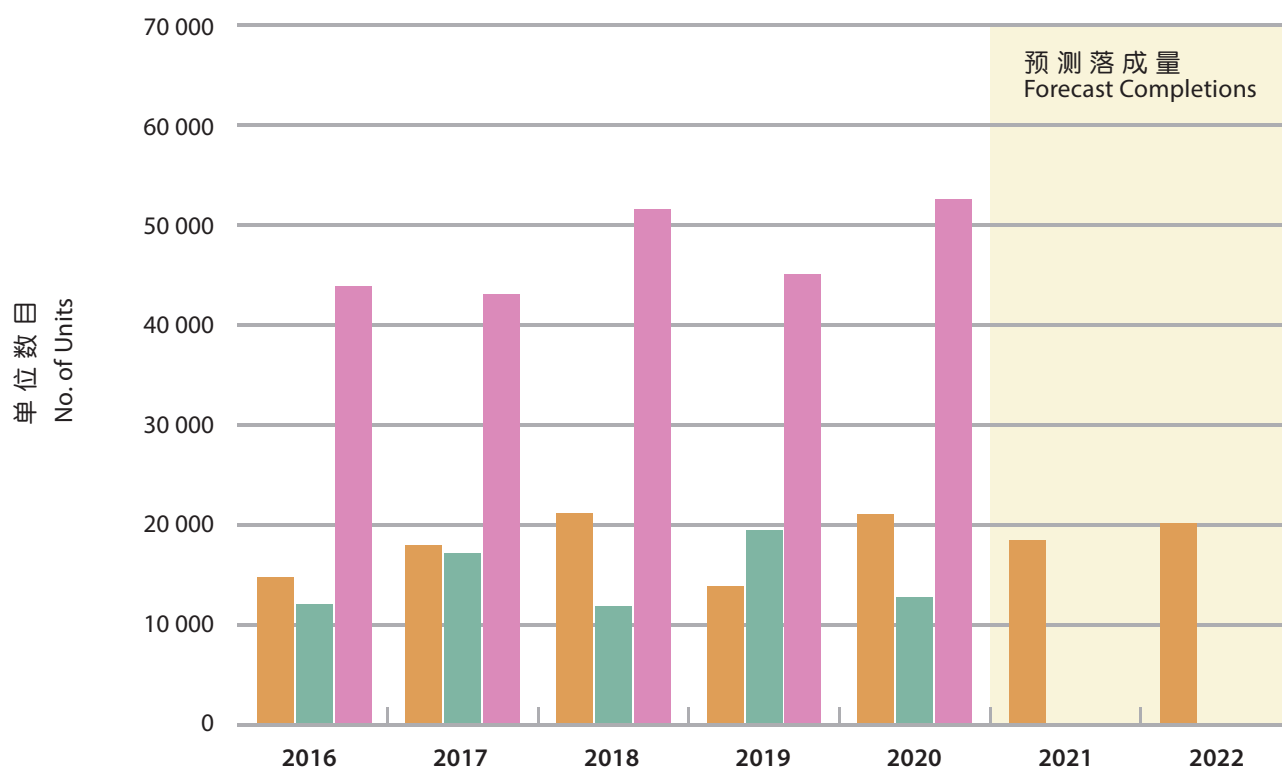
stabilised in the third quarter but resumed the declining trend towards the year-end. Overall rents in the fourth quarter were 6.7% lower than a year earlier. Comparing with the market peak, prices declined by 3.5% from the second quarter of 2019 and rents plunged by 10.2% from the third quarter of 2019.

售价及租金指数 Price and Rental Indices



私人住宅 (整体) PRIVATE DOMESTIC (OVERALL)

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



单位数目
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年落成量包括在年内落成并预计以市价在公开市场发售，但其后于2020年转为资助出售房屋的43个住宅单位。
Completions of 2019 include 43 units completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.

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

预测数字
Forecast figures

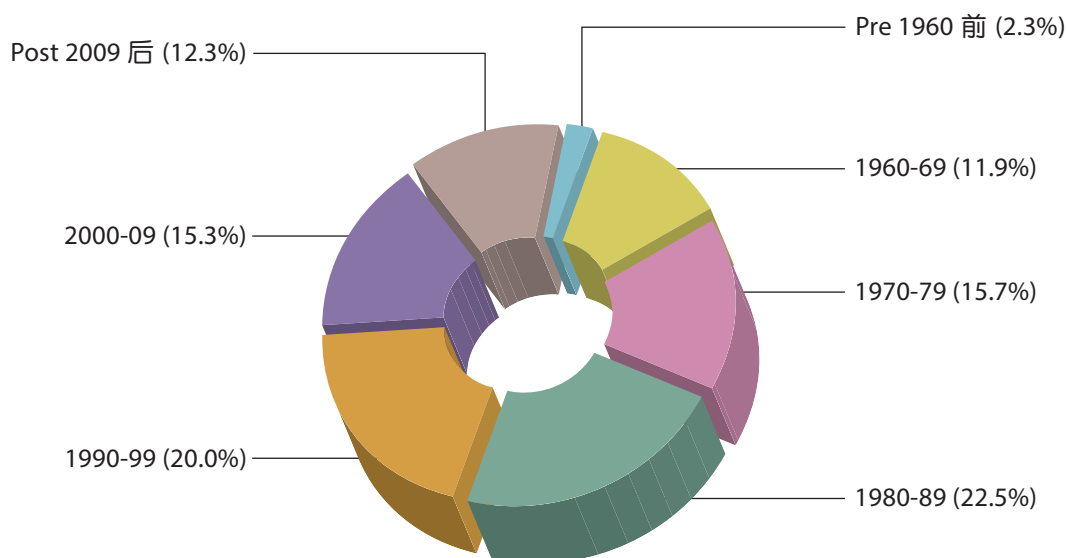
私人住宅（中 / 小型单位）

PRIVATE DOMESTIC (SMALL/MEDIUM UNITS)

此分类包括实用面积为 100 平方米以下的单位。2020 年年底的总存量为 1 129 118 个单位，占私人住宅总存量的 92%。图表显示这分类按楼龄划分的总存量。

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

按楼龄分类的总存量 Stock Distribution by Age



2020 年共有 19 751 个单位落成，其中 75% 位于新界，18% 位于九龙，7% 位于港岛。供应主要来自屯门和大埔，合共占此分类总落成量的 41%。以单位面积计，A 类和 B 类单位分别占新供应的 47% 和 39%，而 C 类单位则占 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 / 小型单位） PRIVATE DOMESTIC (SMALL/MEDIUM UNITS)

2020 年的入住量下跌 36% 至 10 787 个单位。年底空置量上升至 45 260 个单位，相当于此分类总存量的 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.



预计 2021 和 2022 年将分别有 17 252 个和 19 017 个单位落成。该两年的新供应将主要来自新界，分别占预测落成量的 57% 和 60%。按地区计，在 2021 年，西贡的落成量最多，达 26%，其次为屯门和九龙城，分别占 15% 和 14%。在 2022 年的落成量中，九龙城所占的比例最高，占新落成单位的 21%，其次是沙田，占 20%，以及元朗，占 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 / 小型单位）

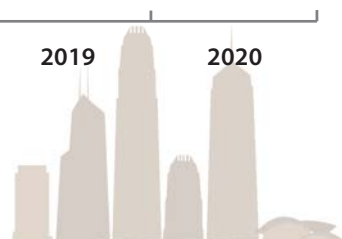
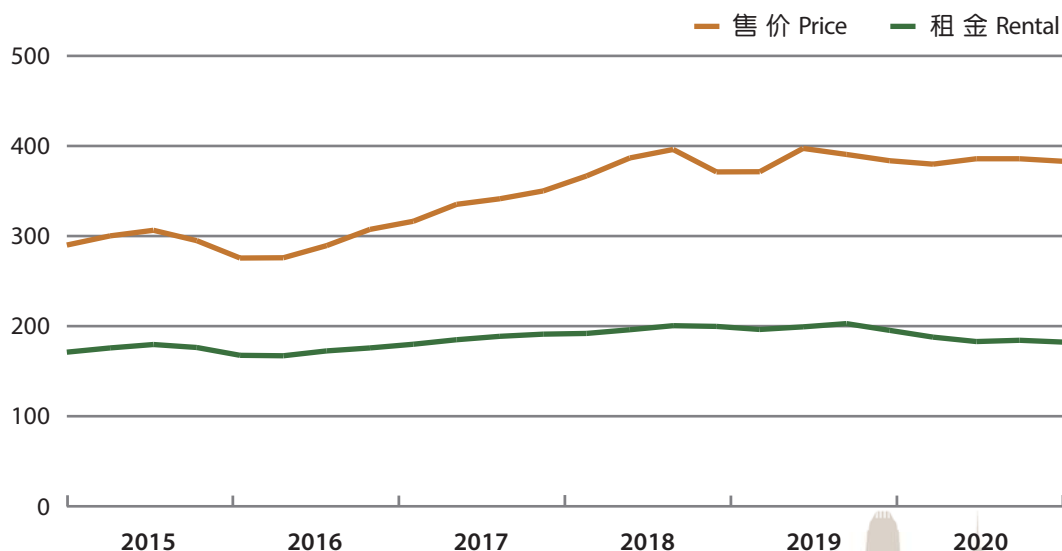
PRIVATE DOMESTIC (SMALL/MEDIUM UNITS)

此分类的售价在最后一季按年微跌 0.2%，而租金则录得 6.7% 的跌幅。售价继 2020 年第一季下行后，在第二季回升，到第四季再次回落，年底售价比 2019 年第二季的顶峰低 3.6%。租金在上半年显着下跌，至第三季回稳，但第四季再度下跌。与 2019 年第三季的顶峰相比，整体跌幅达 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.

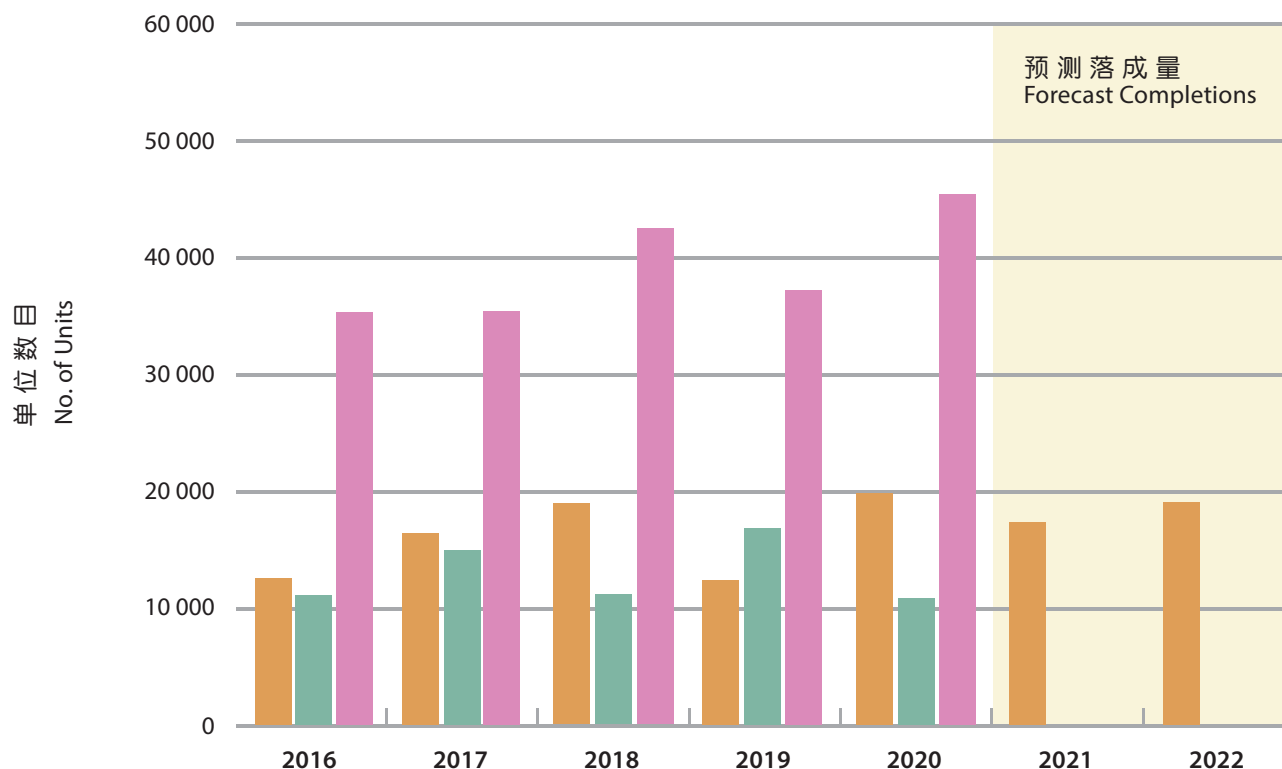


售价及租金指数 Price and Rental Indices



私人住宅（中 / 小型单位） PRIVATE DOMESTIC (SMALL/MEDIUM UNITS)

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



单位数目
No. of Units

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年落成量包括在年内落成并预计以市价在公开市场发售，但其后于2020年转为资助出售房屋的43个住宅单位。
Completions of 2019 include 43 units completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.

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

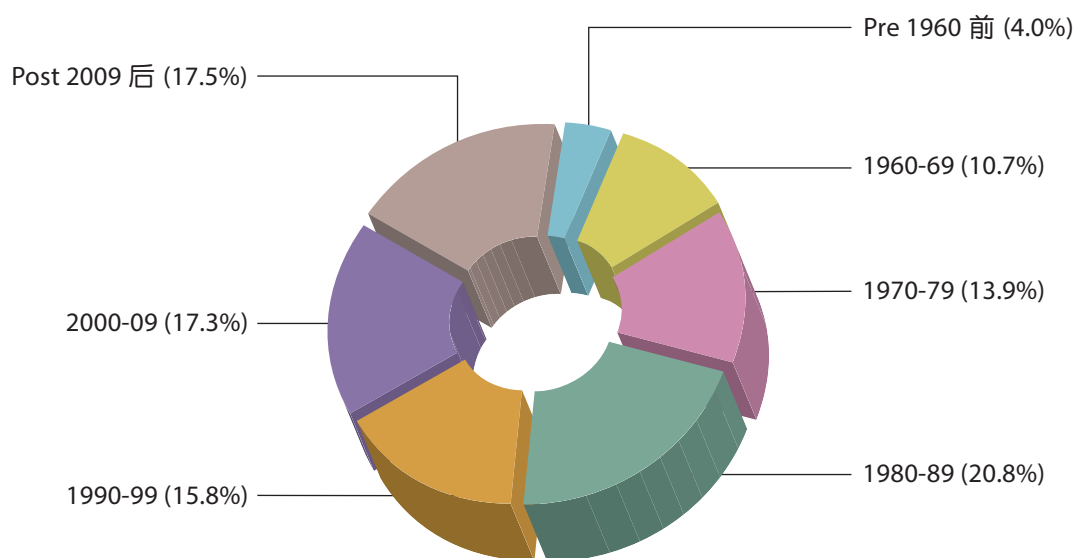
预测数字
Forecast figures

私人住宅（大型单位） PRIVATE DOMESTIC (LARGE UNITS)

此分类包括实用面积为100平方米或以上的单位。2020年年底的总存量为96 730个单位，占私人住宅总存量的8%。图表显示这分类按楼龄划分的总存量。

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

按楼龄分类的总存量 Stock Distribution by Age



2020年落成的1 137个单位中，有64%位于新界。按地区计，大埔和九龙城合共占落成量的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（大型单位） PRIVATE DOMESTIC (LARGE UNITS)

2020 年的入住量减少 30% 至 1 758 个单位。年底空置量下跌至 7 106 个单位，相当于此分类单位总存量的 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.



预计此分类的落成量在 2021 年将下跌至 976 个单位，并在 2022 年进一步下跌至 967 个。在 2021 年，此分类的新供应将集中在港岛，当中南区将提供落成量的 39%。在 2022 年，新供应将集中在新界。大埔和沙田将合共提供新落成单位的 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（大型单位）

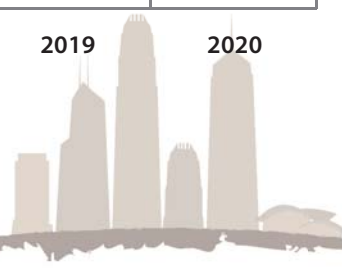
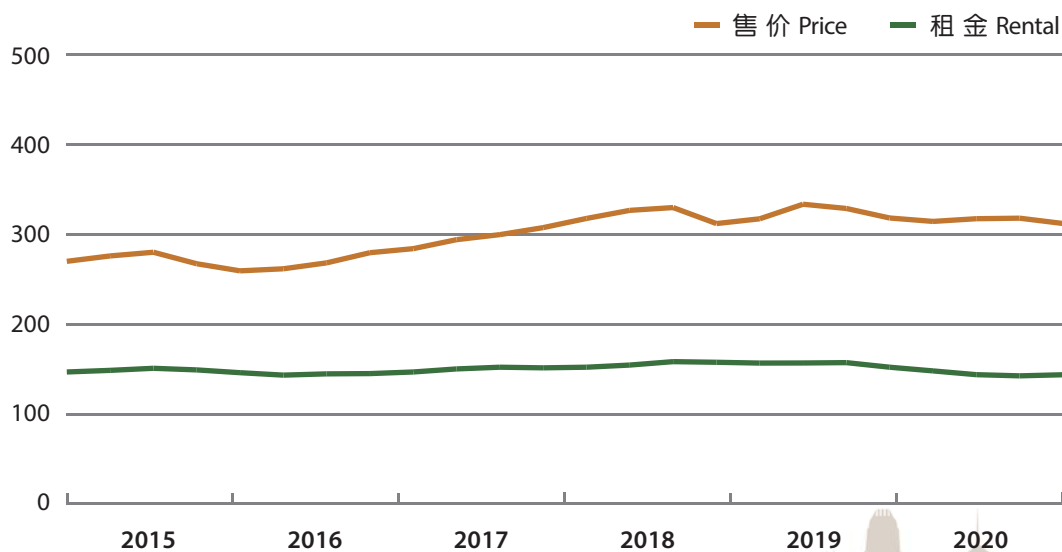
PRIVATE DOMESTIC (LARGE UNITS)

此分类物业的售价在年内有升有跌。2020年第四季的售价较前一年同期下跌1.9%。租金则于首三季下跌，但在第四季回升。然而，第四季的租金仍较2019年同期下跌5.5%。与近期的市场顶峰相比，售价较2019年第二季下跌6.4%，租金则较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.

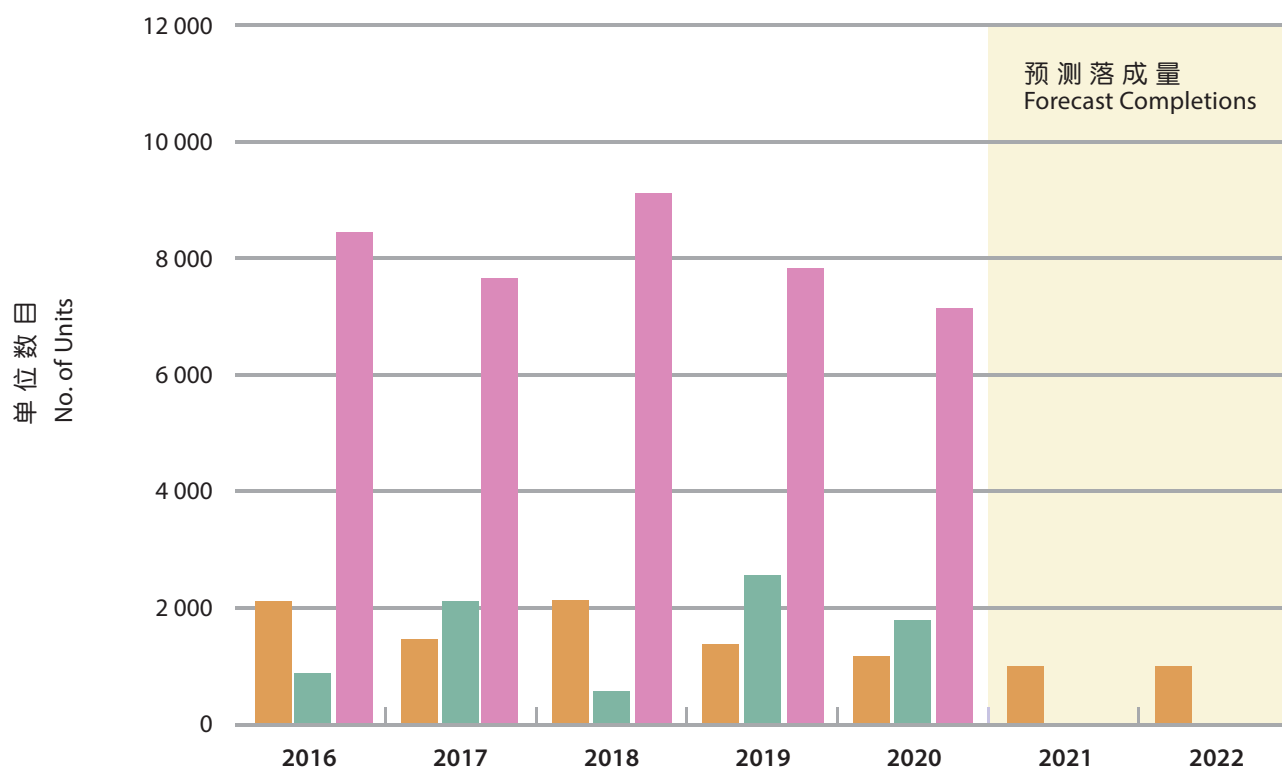


售价及租金指数 Price and Rental Indices






私人住宅（大型单位） PRIVATE DOMESTIC (LARGE UNITS)

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



单位数目
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 | | |

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

预测数字
Forecast figures



私人写字楼

PRIVATE OFFICE



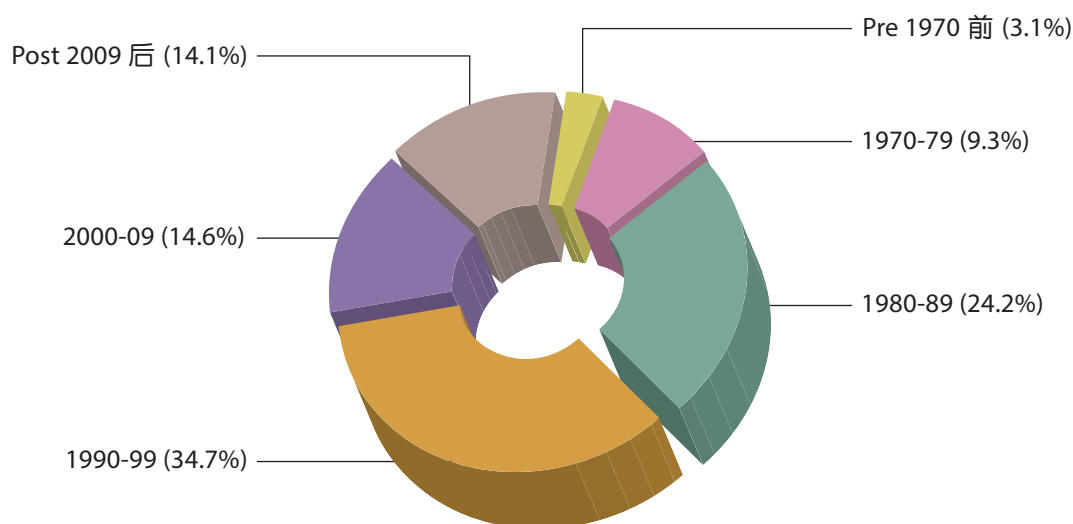
私人写字楼（整体）

PRIVATE OFFICE (OVERALL)

2020年年底，私人写字楼的总存量为12 426 800平方米，当中甲级写字楼占65%，乙级写字楼占23%，丙级写字楼占12%。位于上环、中区、湾仔、铜锣湾和尖沙咀核心地区的写字楼面积在2020年年底共占总存量的51%。图表显示按楼龄划分的整体写字楼总存量。

The total stock of private offices at the end of 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.

按楼龄分类的总存量 Stock Distribution by Age



2020年私人写字楼的落成量为69 000平方米，较2019年大幅下跌74%，有88%的落成量位于非核心地区。甲级写字楼的落成量为46 300平方米，相当于总供应量的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.



私人写字楼（整体） PRIVATE OFFICE (OVERALL)

2020 年的整体使用量转为负数 286 200 平方米。年底空置量急升 30% 至 1 434 000 平方米，相当于总存量的 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.



预计 2021 和 2022 年的落成量将分别增加至 70 900 平方米和 275 300 平方米。2021 年的新供应主要来自九龙，占总落成量的 60%，全部来自深水埗、黄大仙和油尖旺。2022 年，新供应将集中在观塘、东区和荃湾，分别占预计落成量的 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.

私人写字楼（整体）

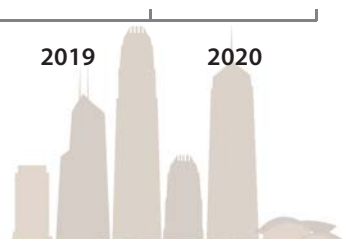
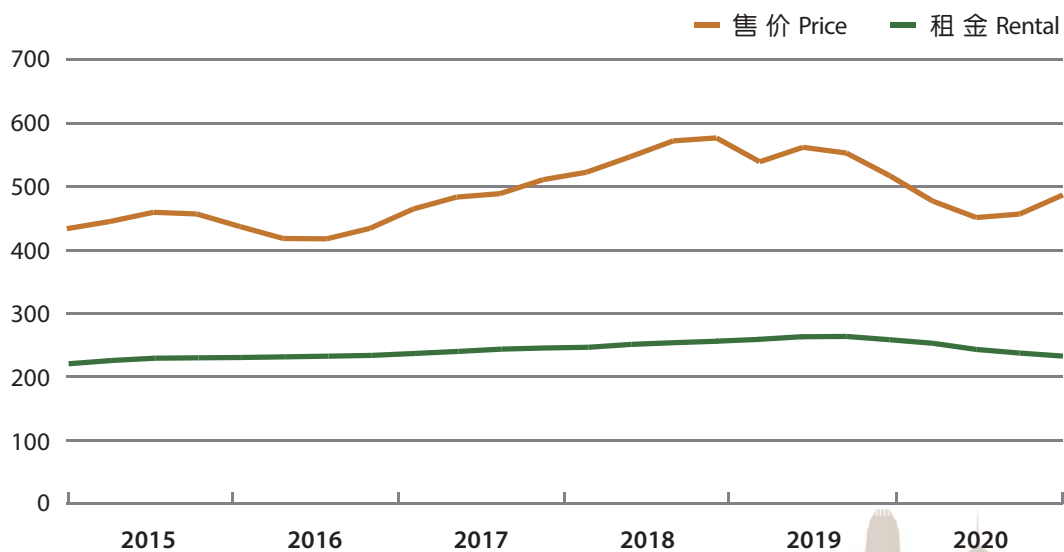
PRIVATE OFFICE (OVERALL)

写字楼售价在 2020 年首两季下跌，至第三季逐渐反弹。以 2020 年最后一季与 2019 年同期相比，售价仍下跌 5.9%。写字楼租金在 2020 年全年呈现跌势，在 2020 年最后一季较前一年下跌 10.0%。

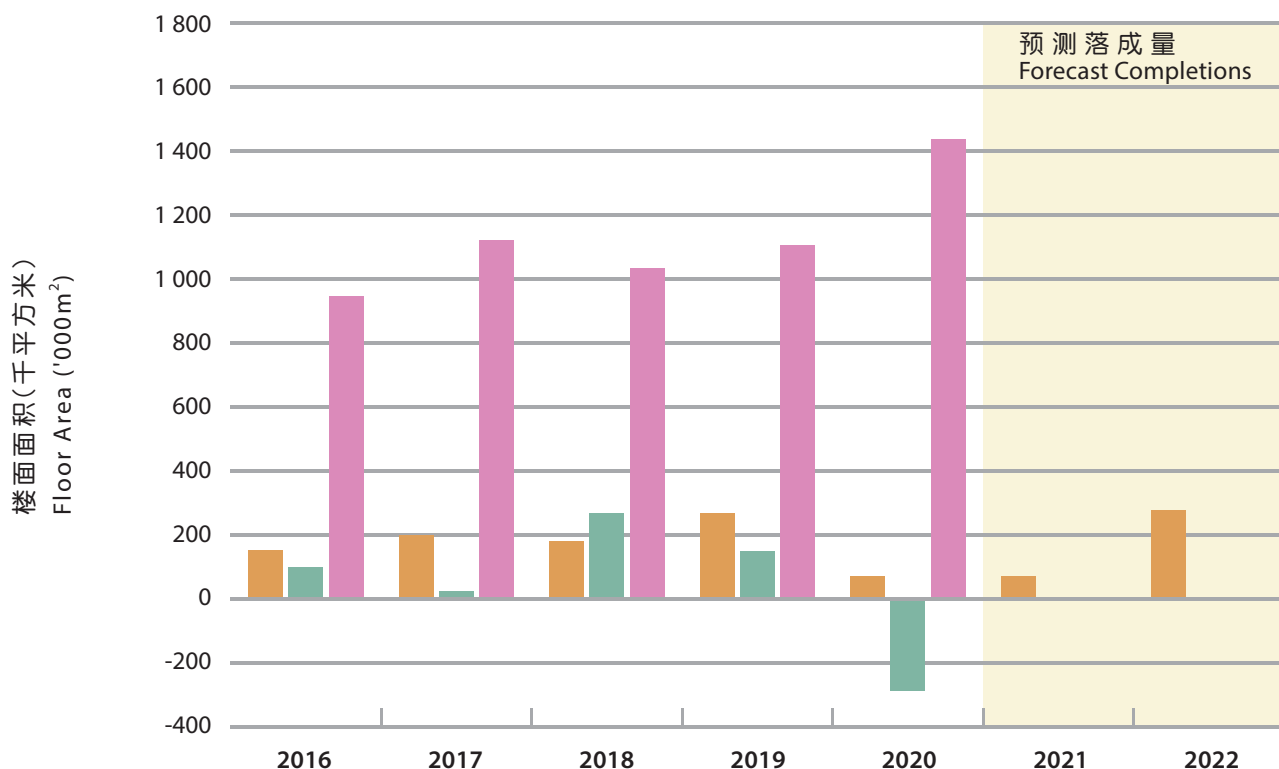
Office prices fell in the first two quarters of 2020 and regressed gradually in the third quarter of the year. Prices still posted a decrease of 5.9% in the last quarter of 2020 over the same period in 2019. Office rents exhibited a downward trend throughout 2020, registering a fall of 10.0% in the last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



售价及租金指数 Price and Rental Indices



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



| | 楼面面积(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 | | |

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

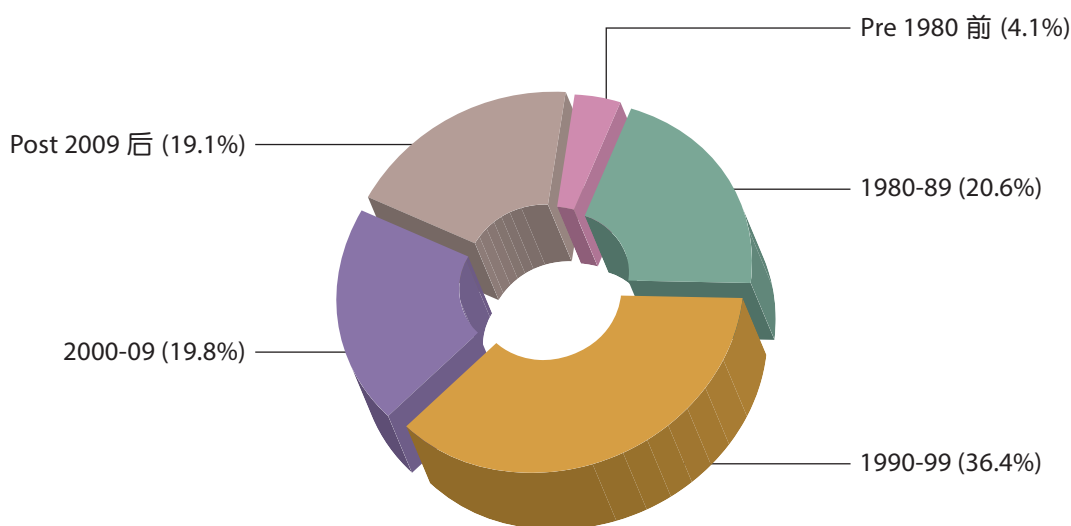
预测数字
Forecast figures

私人写字楼（甲级） PRIVATE OFFICE (GRADE A)

2020年年底，甲级写字楼的总存量达8 101 200平方米，占写字楼总存量的65%。图表显示按楼龄划分的甲级写字楼总存量。

Stock of Grade A office space at the end of 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.

按楼龄分类的总存量 Stock Distribution by Age



港岛占总存量的48%，而九龙与新界则分别占39%和13%。

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

甲级写字楼的落成量为46 300平方米，较2019年锐减81%。新发展项目全部位于非核心地区，主要位于荃湾和西贡，合共占甲级写字楼落成量的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.



私人写字楼（甲级） PRIVATE OFFICE (GRADE A)

2020 年录得负数 189 200 平方米的使用量。年底空置量上升至 955 900 平方米，相当于甲级写字楼总存量的 11.8%，其中 37% 的空置面积位于核心地区。

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.



预计甲级写字楼的落成量在 2021 年会稍微下降至 45 200 平方米，但在 2022 年将急升至 184 700 平方米。2021 年的新供应将全部来自深水埗和荃湾。预计 2022 年的主要供应将来自观塘和东区，分别占新落成量的 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.

私人写字楼（甲级）

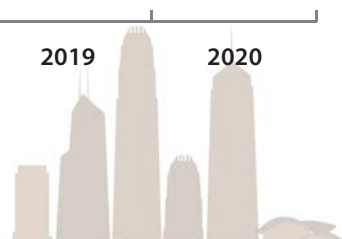
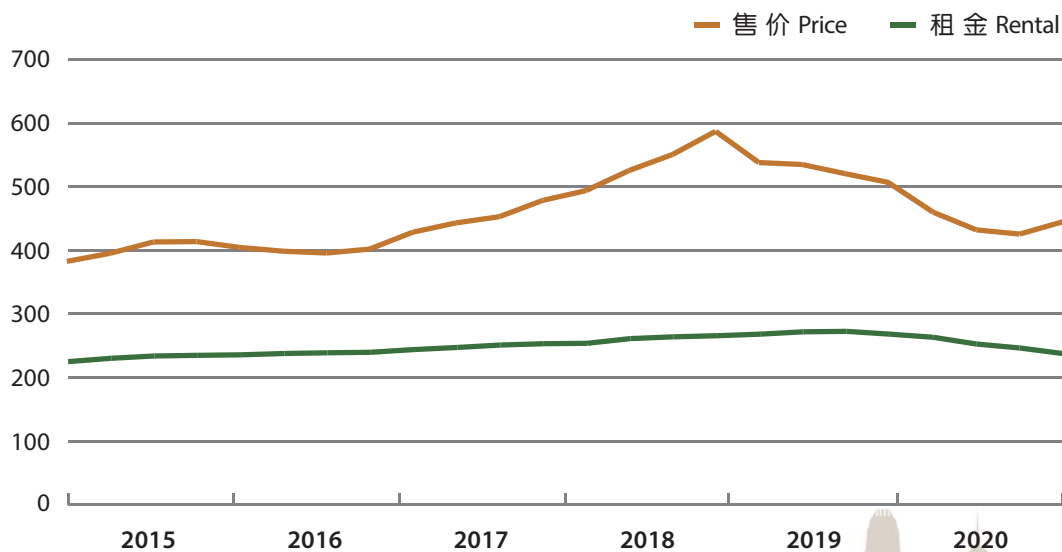
PRIVATE OFFICE (GRADE A)

甲级写字楼售价在 2020 年首三季继续下跌，但在最后一季回升，而租金则于全年录得下跌。整体而言，以 2020 年第四季与 2019 年同期相比，售价和租金分别急跌 12.2% 和 11.4%。

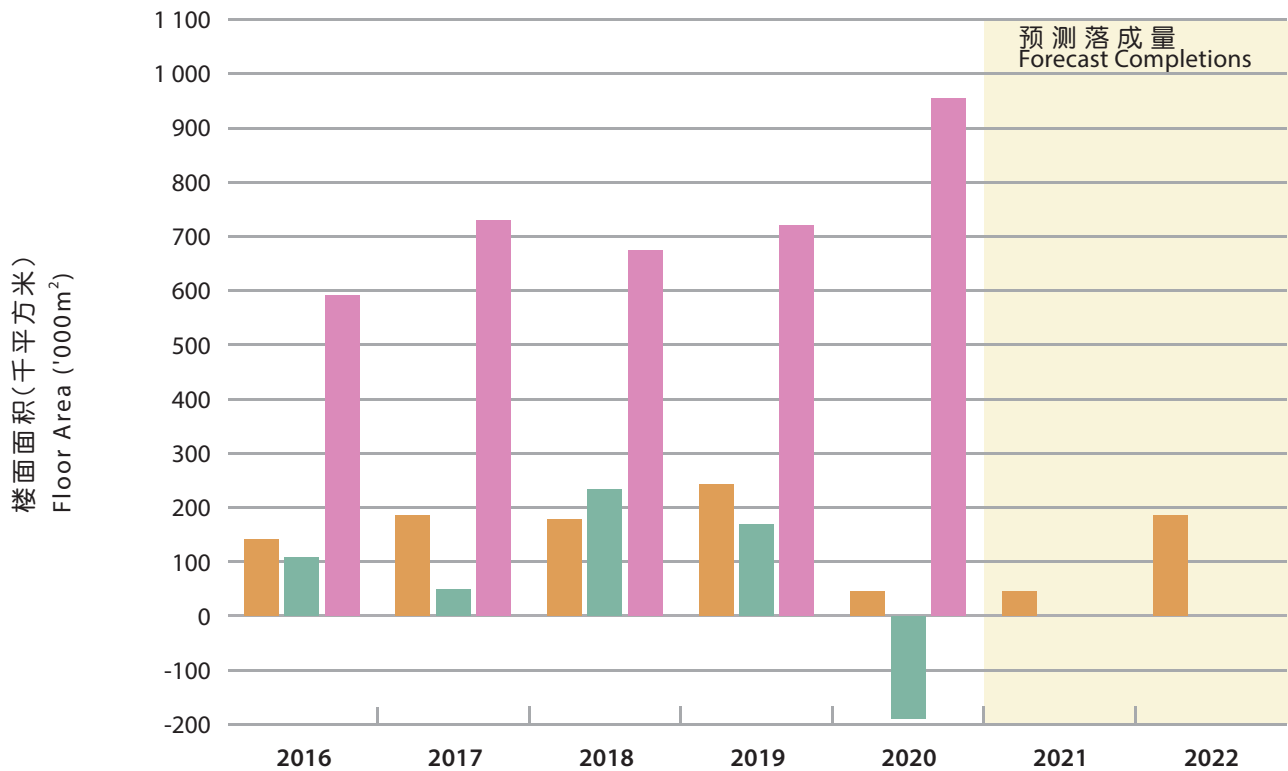
Prices of Grade A offices continued to decline in the first three quarters but rebounded in the last quarter of 2020, with rents registering a decline throughout the year. Overall, prices and rents plummeted by 12.2% and 11.4% respectively in the fourth quarter of 2020 over the same period in 2019.



售价及租金指数 Price and Rental Indices



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



| | 楼面面积(千平方米) Floor Area ('000m ²) | | | | | | |
|--------------------|--|------|------|------|------|-----------------|------------------|
| | 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 | | |

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

预测数字
Forecast figures

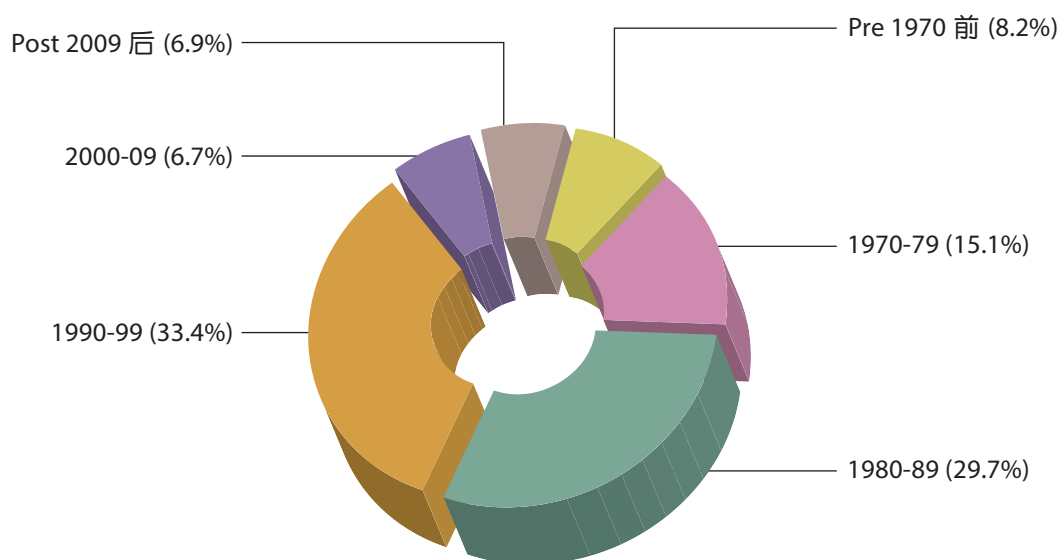
私人写字楼（乙级）

PRIVATE OFFICE (GRADE B)

2020 年年底，乙级写字楼的总存量为 2 849 900 平方米，占写字楼总存量的 23%。图表显示按楼龄划分的乙级写字楼总存量。

Stock of Grade B offices was 2 849 900 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.

按楼龄分类的总存量 Stock Distribution by Age



港岛占总存量的 57%，而九龙与新界则分别占 36% 和 7%。

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

2020 年乙级写字楼落成量为 22 500 平方米，比 2019 年增加 11%。大部分落成量位于沙田和中西区。

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.



私人写字楼（乙级） PRIVATE OFFICE (GRADE B)

乙级写字楼在 2020 年的使用量继续维持负数至 56 800 平方米。年底空置量为 339 600 平方米，增至乙级写字楼总存量的 11.9%，其中 47% 的空置面积位于核心地区。

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.



预计落成量在 2021 年将降至 20 900 平方米，但在 2022 年会攀升至 90 300 平方米。2021 年的主要供应将来自黄大仙和湾仔，分别占预计落成量的 41% 和 40%。2022 年的新供应将集中于元朗和观塘，分别占预计落成量的 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.

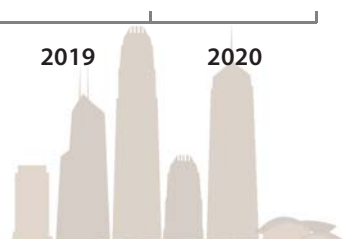
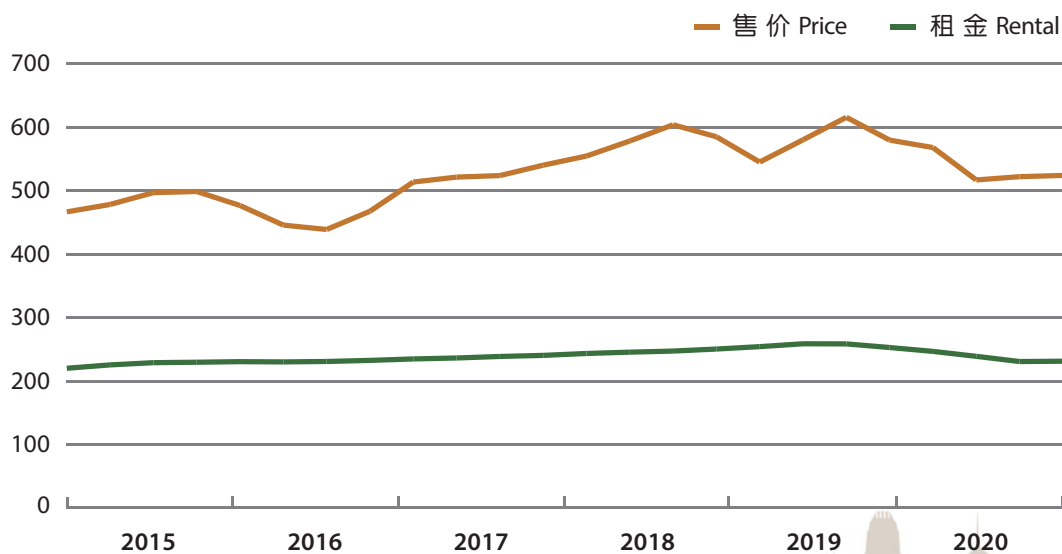
私人写字楼（乙级） PRIVATE OFFICE (GRADE B)

乙级写字楼售价在 2020 年上半年下跌 10.8%，而在下半年回复平稳。租金在 2020 年首三季连续下跌，并在最后一季整固。整体而言，与 2019 年同期相比，售价和租金于 2020 年最后一季分别录得 9.6% 和 8.5% 的跌幅。

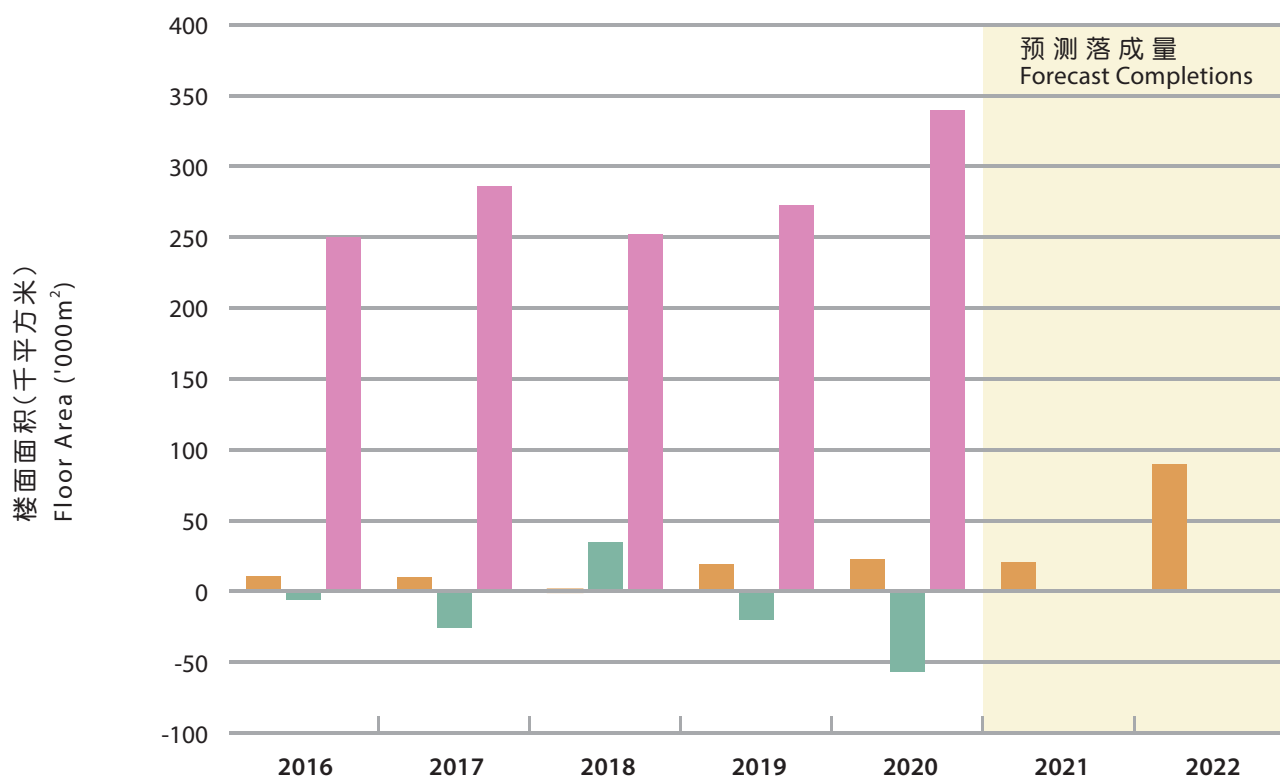
Prices of Grade B offices displayed a decline of 10.8% in the first half of 2020 and stabilised in the second half of the year. Rents dropped consecutively for the first three quarters of 2020 and consolidated in the last quarter. Overall, prices and rents recorded a decline of 9.6% and 8.5% respectively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



售价及租金指数 Price and Rental Indices



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



| | 楼面面积(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 | | |

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

预测数字
Forecast figures

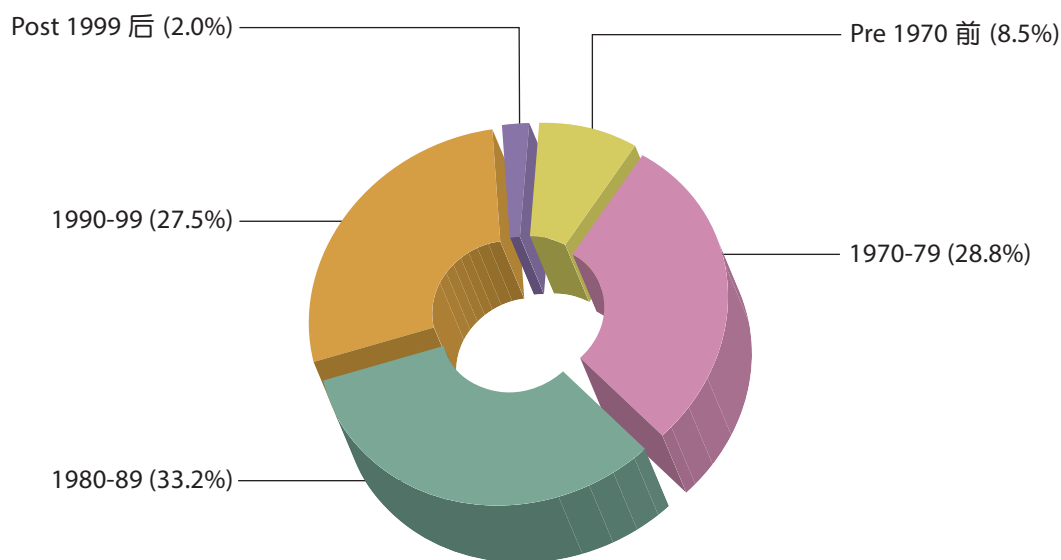
私人写字楼（丙级）

PRIVATE OFFICE (GRADE C)

2020年年底，丙级写字楼的总存量为1 475 700平方米，占写字楼总存量的12%。图表显示按楼龄划分的丙级写字楼总存量。

Stock of Grade C offices was 1 475 700 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.

按楼龄分类的总存量 Stock Distribution by Age



港岛占总存量的65%，而九龙与新界则分别占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，丙级写字楼仅录得来自湾仔的200平方米落成量。

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



私人写字楼（丙级） PRIVATE OFFICE (GRADE C)

与其他写字楼分类相同，丙级写字楼的使用量录得负数 40 200 平方米。年底空置量为 138 500 平方米，相等于丙级写字楼总存量的 9.4%，当中 60% 的空置面积位于核心地区。

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.



预计 2021 和 2022 年分别有 4 800 平方米和 300 平方米的丙级写字楼落成。2021 年的主要供应将位于湾仔，而 2022 年的新供应则全部来自东区。

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.

私人写字楼（丙级）

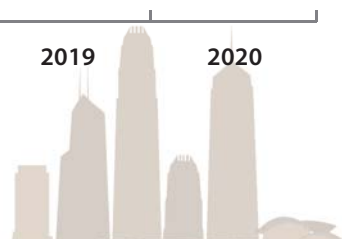
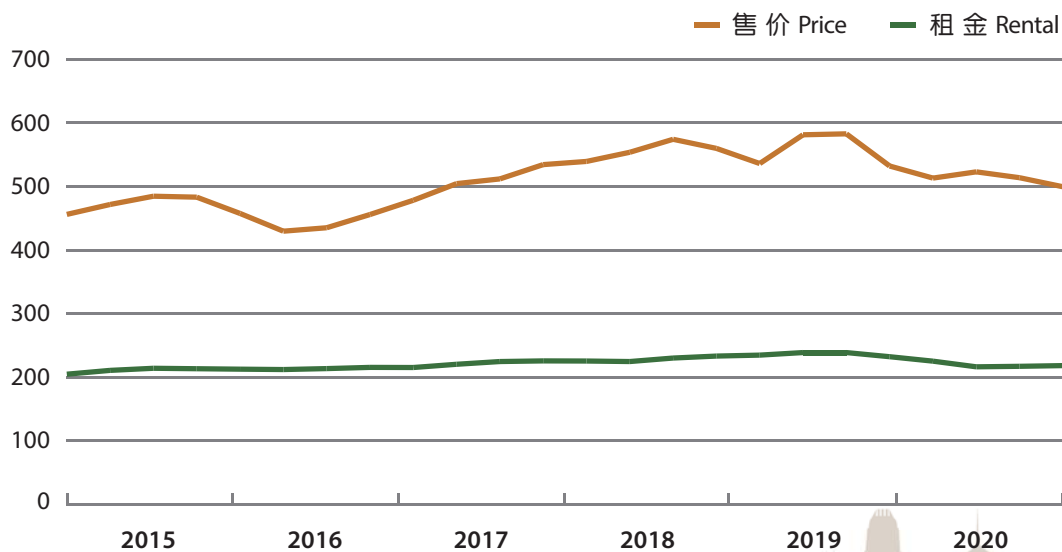
PRIVATE OFFICE (GRADE C)

尽管丙级写字楼售价在 2020 年第二季出现短暂反弹，但全年跌势持续。租金在 2020 年上半年一直下跌，但在下半年稍为反弹。2020 年第四季与 2019 年同期相比，售价和租金分别下跌 6.1% 和 6.0%。

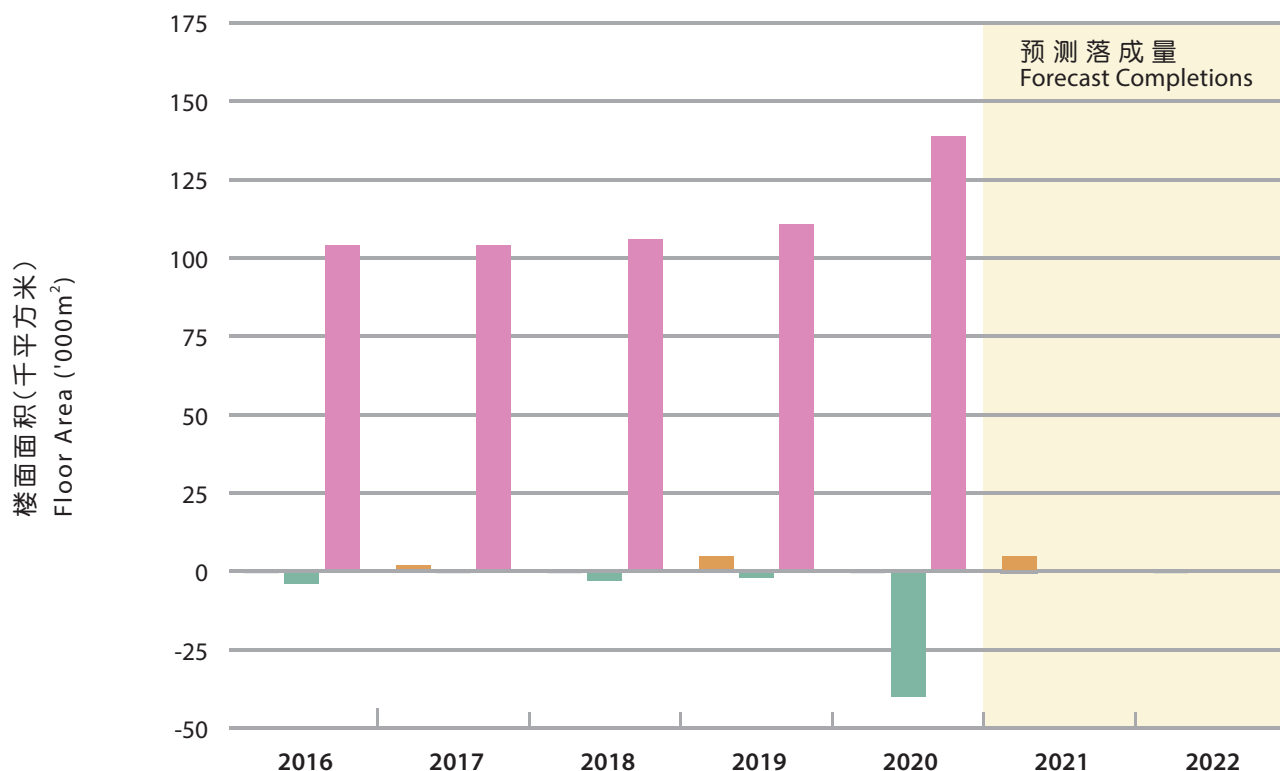
The downward trend in prices of Grade C offices continued throughout 2020, despite a short-lived rebound in the second quarter. Rents continued to drop in the first half of 2020 but slightly rebounded in the second half of the year. Office prices and rents decreased by 6.1% and 6.0% respectively in the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



售价及租金指数 Price and Rental Indices



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



| | 楼面面积(千平方米) Floor Area ('000m ²) | | | | | | |
|--------------------|--|------|------|------|------|----------------|----------------|
| | 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 | | |

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

预测数字
Forecast figures

私人商业楼宇

PRIVATE
COMMERCIAL





私人商业楼宇

PRIVATE COMMERCIAL

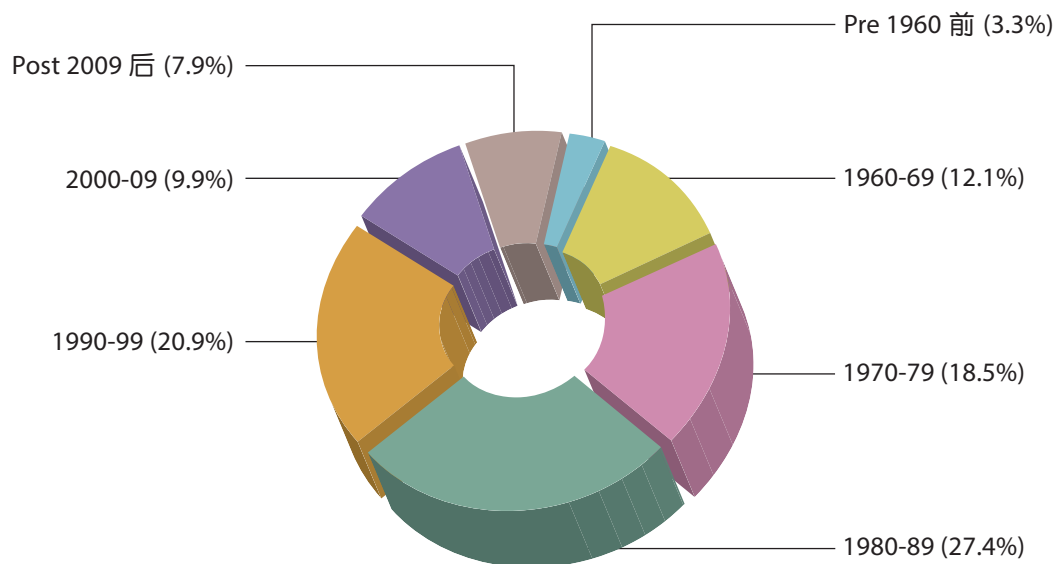
这类别包括零售业楼宇，以及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇。

这类物业在 2020 年年底的总存量为 11 575 300 平方米，其中港岛占 29%，九龙占 40%，新界占 31%。按楼龄划分的总存量详见图表。

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.

按楼龄分类的总存量 Stock Distribution by Age



2020 年的落成量显著下跌至 67 300 平方米，按三大区域划分，港岛和九龙分别占总落成量的 29% 和 23%，其余 48% 则坐落新界。按地区计，荃湾的落成量最多，占 33%，其次为中西区和湾仔，各占 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%.



私人商业楼宇 PRIVATE COMMERCIAL

2020年，商业楼宇的使用量录得负数108 400平方米。年底空置量进一步增加至1 320 500平方米，相当于总存量的11.4%。商场铺位和楼上商业单位占总空置量的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.



预计2021年的落成量将跌至52 900平方米，至2022年大幅回升至173 300平方米。2021年的供应主要来自湾仔和深水埗，分别占总落成量的30%和16%。2022年的供应主要位于九龙城和沙田，分别提供总落成量的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.

私人商业楼宇

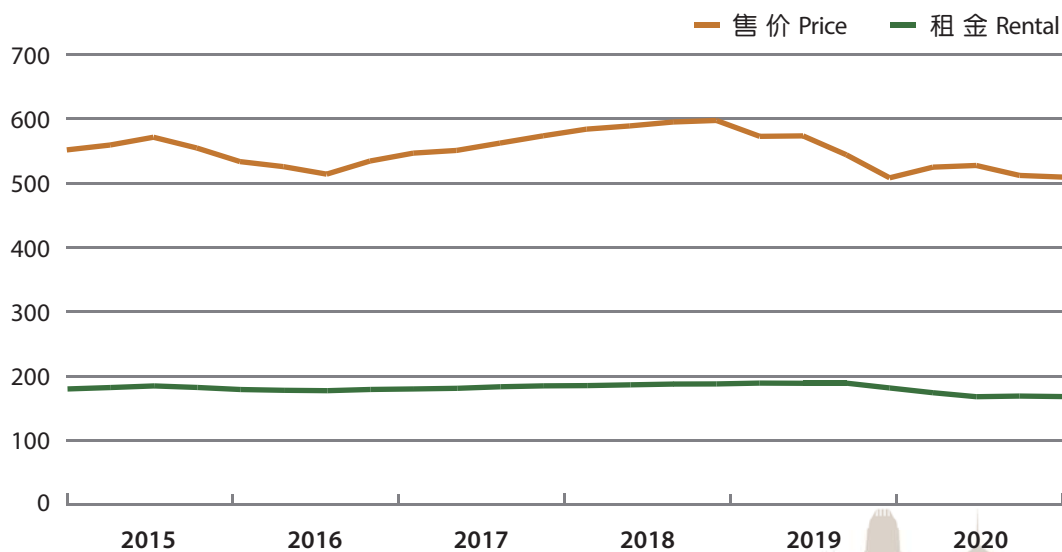
PRIVATE COMMERCIAL

零售业楼宇售价在2020年上半年轻微上升，但至下半年有所回落。2020年第四季的整体售价与2019年同期相比，录得0.2%轻微增长。租金在2020年上半年下跌，但在下半年保持平稳。第四季的租金按年下跌7.4%。

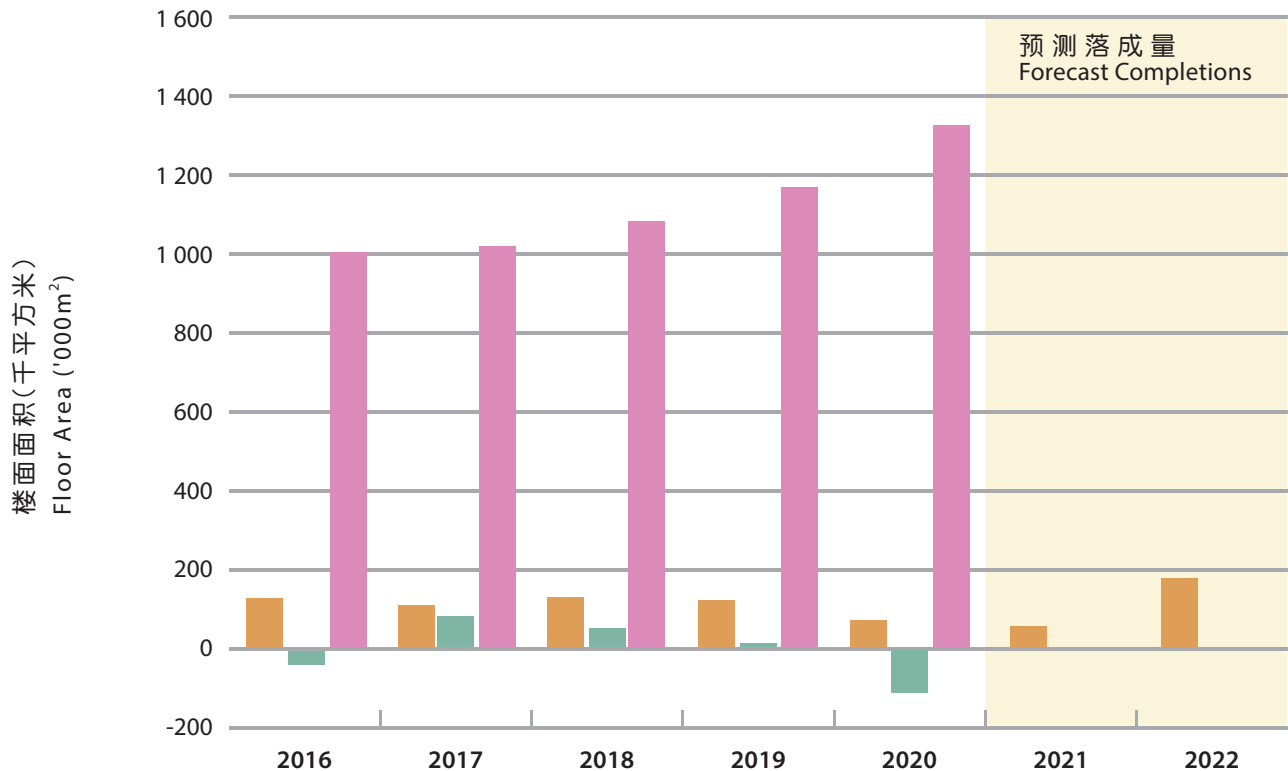
Prices of retail properties increased mildly in the first half of 2020 but retreated in the second half of the year. Overall prices marked an insignificant increase of 0.2% in the fourth quarter of 2020 over the same period in 2019. Rents fell in the first half of 2020 but stabilised in the second half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



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



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



| | 楼面面积(千平方米) Floor Area ('000m ²) | | | | | | |
|--------------------|--|-------|-------|-------|-------|-----------------|------------------|
| | 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 | | |

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

预测数字
Forecast figures

私人工业楼宇

PRIVATE
INDUSTRIAL





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

私人分层工厂大厦

PRIVATE FLATTED FACTORIES

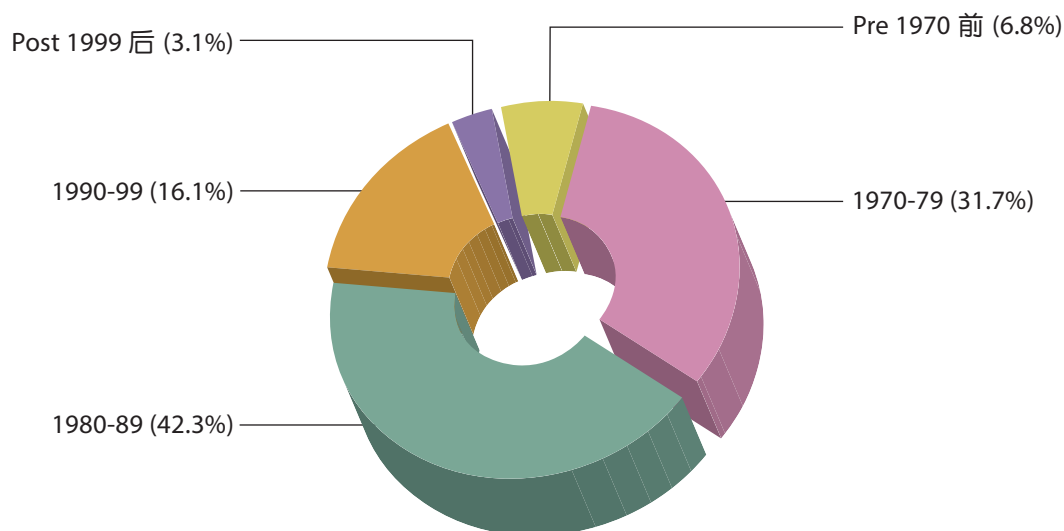
这类别包括分层工厂大厦及其附属写字楼。

这类物业于 2020 年年底的总存量为 16 283 400 平方米，平均分布于市区和新界。按楼龄划分的总存量详见图表。

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.

按楼龄分类的总存量 Stock Distribution by Age



2020 年的落成量为 37 700 平方米。屯门、观塘和南区为主要供应来源，合共占总落成量的 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.



私人分层工厂大厦 PRIVATE FLATTED FACTORIES

2020年的使用量录得负数109 500平方米。年底空置量增加至1 037 600平方米，相当于总存量的6.4%。逾半空置面积位于观塘、葵青和荃湾。

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.



预计2021年的落成量将上升至67 700平方米。单是荃湾便占总落成量的46%，另有22%来自北区。2022年将有172 500平方米的新面积供应，主要来自荃湾和西贡，分别占新落成量的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.

私人分层工厂大厦

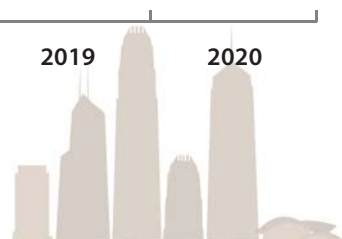
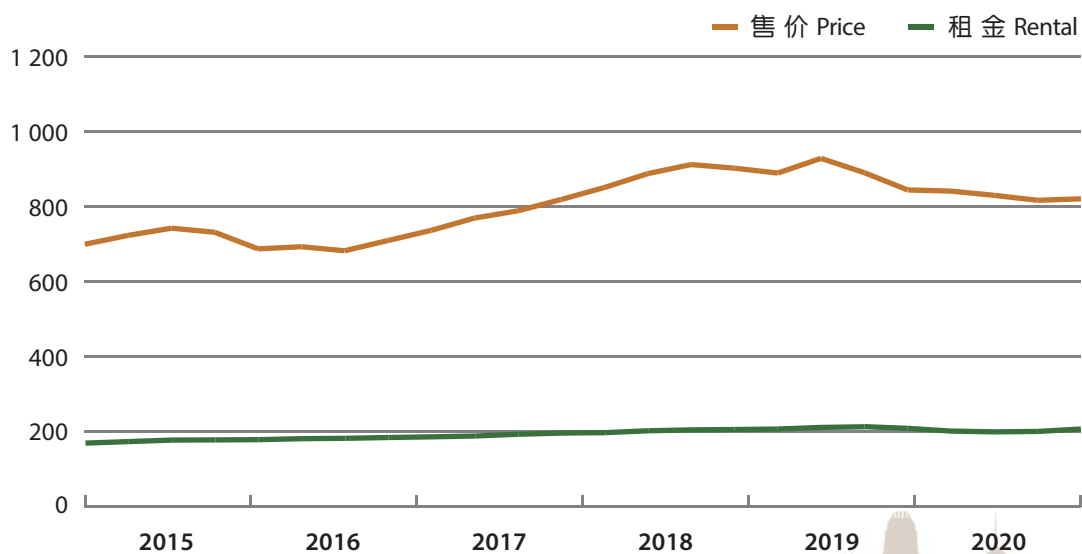
PRIVATE FLATTED FACTORIES

售价在 2020 年首三季继续下跌，并至第四季保持平稳，但于 2020 年第四季及 2019 年同期之间，仍录得 2.8% 跌幅。租金略为回软，2020 年第四季的租金较 2019 年同期录得 0.9% 跌幅。

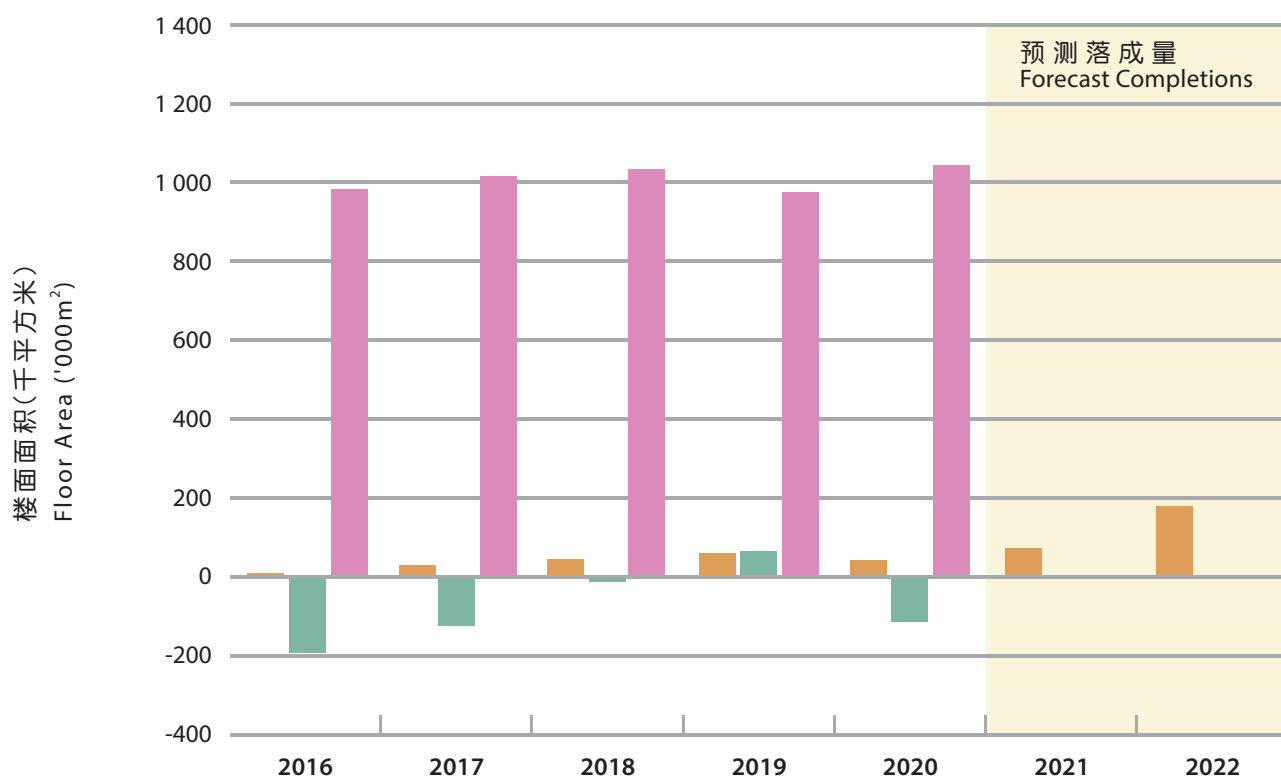
Prices continued to decline in the first three quarters of 2020 and steadied in the fourth quarter, still registering a decrease of 2.8% between the fourth quarters of 2019 and 2020. Rents slightly softened, recording a decline of 0.9% in the fourth quarter of 2020 over the same period in 2019.



售价及租金指数 Price and Rental Indices



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



| | 楼面面积(千平方米) Floor Area ('000m ²) | | | | | | |
|--------------------|--|-------|-------|------|-------|-----------------|------------------|
| | 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 | | |

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

预测数字
Forecast figures

私人工贸大厦

PRIVATE INDUSTRIAL/OFFICE

这类别指设计作工贸用途，并为此取得占用许可证的楼宇。

2020年并无新供应。由于有工贸大厦拆卸，2020年年底的总存量微跌至544 900平方米。大部分面积位于市区，其中观塘和深水埗共占总面积的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.



使用量转为负数12 500平方米。空置率升至年底总存量的10.2%，相当于55 700平方米，一半空置面积位于观塘。

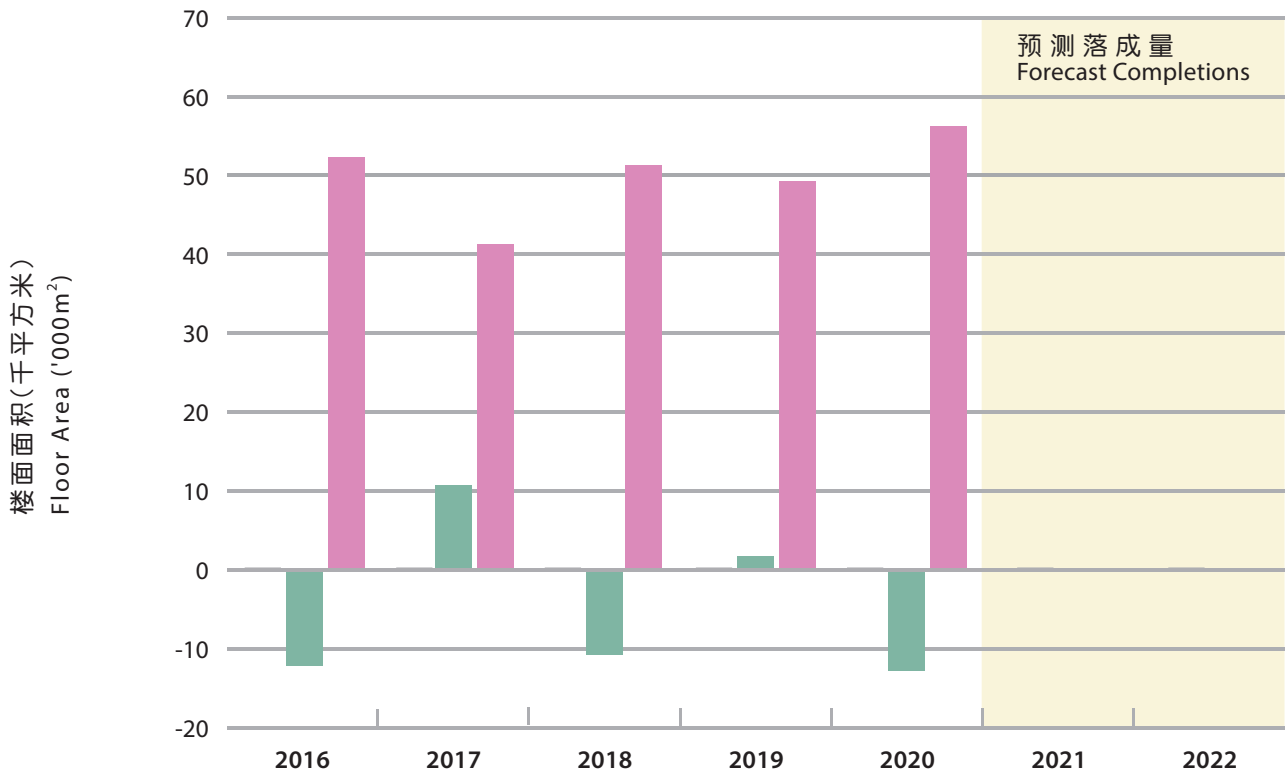
预测此类楼宇在2021和2022年均不会有新供应。

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 | | |

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

预测数字
Forecast figures

私人特殊厂房

PRIVATE SPECIALISED FACTORIES

这类别包括所有其他厂房，主要是专为特殊制造业而建，每间厂房通常由一名厂东使用。

2020年年底，这类物业的总存量为3 188 800平方米，其中90%来自新界。

在2020年，新界是唯一的落成量供应区域，共有40 800平方米的楼面面积落成。当中单是西贡便提供新落成面积的76%，其余24%则来自葵青。

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.



预计2021年新落成面积将有88 600平方米，主要来自西贡。预计此类楼宇在2022年不会有新供应。

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.



这类别包括设计或改建作仓库或冷藏库的楼宇，以及其附属写字楼，货柜码头内的楼宇亦包括在内。

2020年年底的总存量为3 735 100平方米，其中超过80%来自新界，以葵青、沙田和荃湾为主导，合共占总面积的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年并无新供应。年底空置量下降至202 100平方米，相当于总存量的5.4%，使用量则为正数32 600平方米。

预测2021年将有75 800平方米的新面积落成，全部来自屯门。预测2022年不会有新供应。

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.



技术附注

**TECHNICAL
NOTES**



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1. 报告年度

每年出版的《香港物业报告》描述上一个历年本港物业市场活动，并预测随后两年的落成量。

2. 范围

本报告的调查范围涵盖全港私人楼宇。

3. 区域及地区

港岛、九龙及新界区域是按区议会 2019 年的选区分界划分为 18 个地区，详情请见附录及分区图。写字楼类别加插了分区，以便就主要的写字楼区进行更详细分析。

4. 物业类别

4.1 楼宇一般是按占用许可证（俗称入伙纸）上注明的用途分类，除非本署得悉楼宇其后在结构上有所更改。本署没有特别调查楼宇现时的用途，也没有尝试辨别那些住宅楼宇是用作非住宅用途，或那些非住宅楼宇是用作住宅用途。

4.2 私人住宅单位，是指设有专用煮食设施、浴室和厕所的独立居住单位，并按楼面面积分类如下：

- A 类单位 - 实用面积少于 40 平方米
- B 类单位 - 实用面积为 40 至 69.9 平方米
- C 类单位 - 实用面积为 70 至 99.9 平方米
- D 类单位 - 实用面积为 100 至 159.9 平方米
- E 类单位 - 实用面积为 160 平方米或以上

1. Review Period

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

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. Areas and Districts

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

4. Property Types

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

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

- Class A - saleable area less than 40 m²
- Class B - saleable area of 40 m² to 69.9 m²
- Class C - saleable area of 70 m² to 99.9 m²
- Class D - saleable area of 100 m² to 159.9 m²
- Class E - saleable area of 160 m² or above

4.3 统计数字并不包括公共房屋发展项目，即私人机构参建居屋、居者有其屋、可租可买、重建置业、夹心阶层住屋、市区改善和住宅发售等计划兴建的住宅单位。此外，香港房屋委员会与香港房屋协会兴建的出租屋邨、租者置其屋计划下售出的单位，以及政府所拥有的宿舍，亦不包括在内。解放军及医院管理局辖下的宿舍、公用事业机构物业的附设宿舍、私营机构宿舍（包括教育院校的学生宿舍）、酒店和旅舍也不包括在内。自2002年起，楼宇总存量、落成量、拆卸量、入住量及空置量不包括村屋的统计数字。

4.4 表9的洋房包括只包含一个住宅物业的独立式、半独立式或排屋式建筑物。村屋并不包括在内。

4.5 私人写字楼包括商用楼宇内的物业，但不包括综合用途楼宇内的非住宅用途单位。写字楼分为以下各级：

甲级 - 新型及装修上乘；间隔具弹性；整层楼面面积广阔；大堂与通道装潢讲究及宽敞；中央空气调节系统完善；设有良好的载客及载货升降机设备；专业管理；普遍有泊车设施。

乙级 - 设计一般但装修质素良好；间隔具弹性；整层楼面面积中等；大堂面积适中；设有中央或独立空气调节系统；升降机设备足够；管理妥善；不一定有泊车设施。

丙级 - 设计简单及有基本装修；间隔弹性较小；整层楼面面积狭小；大堂只有基本设施；一般并无中央空气调节系统；升降机仅够使用或不敷应用；管理服务属最低至一般水平；并无泊车设施。

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

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

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

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

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

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



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

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

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

4.8 私人工贸大厦包括设计或获证明作工贸用途的物业。

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

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

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

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

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

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

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

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

5. 楼面面积

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

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

6. 楼宇总存量

6.1 私人住宅和非住宅楼宇的总存量，都是以某一指定日期的差饷估价记录为根据。

6.2 各类物业的总存量并不包括上文第4段所述的公营房屋数字。私人商业楼宇的总存量亦包括私人机构参建居屋计划的商业楼宇面积。

7. 落成量

7.1 私人楼宇落成量是指获发占用许可证的楼宇数量。

7.2 各类物业的落成量并不包括上文第4段所述的公营房屋落成量。

5. Floor Areas

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

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

6. Stock

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

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

7. Completions

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

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



8. 拆卸量

这是指在报告年度内因拆卸而从差饷估价册记录中删除的私人楼宇数量。

9. 预测数量

9.1 这是指在报告年度随后两年的每年落成量预测数字。住宅楼宇是以单位数目计算，非住宅楼宇则以内部楼面总面积计算。

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

9.3 上文第4段所述的公营房屋发展项目并不包括在内。

10. 空置量

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

8. Demolition

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

9. Forecast

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

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

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

10. Vacancies

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

10.2 所有楼宇的空置量，都是在年底进行楼宇普查后计算出来的，但在2018年前落成并已评估差饷的住宅楼宇则另有处理方法。空置物业数据是向大厦管理处、业主和占用人搜集，或本署派员视察而获得的。

10.3 在2018年前落成并已评估差饷的住宅楼宇，其空置量是根据抽样调查该等楼宇3%的单位所得结果来推算的。

11. 入住量 / 使用量

11.1 住宅楼宇的入住量，是指在报告年度内入住的单位数目净增长额；非住宅楼宇的使用量，则是年内使用的楼面面积净增长额。

11.2 有关数字的计算方法是将年内落成量和年初的空置量相加，然后减去该年的拆卸量和年底空置量。负数显示入住单位数目 / 使用楼面面积出现减少的情况。

11.3 与空置量一样，入住量 / 使用量与发展商已售出的单位数目或楼面面积（即一手市场交易数字）无关，故不应与新建物业的销售混为一谈。

12. 平均租金和售价

12.1 本署会分析新订租约的租金资料，以计算在租金生效月份的平均租金。就非住宅楼宇而言，分析资料包括续租时议定的租金，而生效日期即为租赁协议的生效日期。不过，租金一般是在较早的日期议定（新订租约是在半至一个月前，续订租约是在一至三个月前）。由2006年年中起，零售业楼宇的租金资料包括由领展所持有的物业（详情可参考上文第4.6段）。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 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 本署从多个不同的来源获得租金资料，包括按照《业主与租客（综合）条例》的规定所递交的新租约通知书、按照《差饷条例》与《地租（评估及征收）条例》的规定而发出的物业详情申报表、业主和租客的来信，以及本署职员进行实地视察时所得的资料。

12.3 分析租金时，是根据净额计算，即不包括差饷、管理费及其他费用。

12.4 计算平均售价时，本署会分析经过审查以厘定印花税的楼宇交易资料。惟下列类别楼宇交易并不会用作分析：不被接纳用作厘定印花税的楼宇买卖、涉及不同类别物业的买卖、未获评估差饷的楼宇、并非交吉出售的住宅楼宇，以及住宅楼宇的首次买卖。买卖日期以签署买卖合约的日期为准。如没有买卖合约，买卖日期则根据转让契约的签署日期。一般而言，买卖合约日期是在达成临时协议后二至三周。

12.5 有关平均租金和售价的分析，只供一般参考用途。该些平均租金和售价并非旨在应用于某特定物业上。某段时期的水平，主要取决于期内出租或出售物业的特点，包括楼宇质素及位置。因此，在不同时期内出现的变化，可能是因为在两个时段所分析的不同物业的质素有所差异，而**不应**一概而论视之为该时段中在价值方面的整体变化。相对而言，租金与售价指数能较准确地反映价值的转变。再者，括号中的数字乃由有限的交易宗数推算而来，使用这些数字时应特别小心。

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

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

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

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

12.6 报告年度内最后数个月的租金与售价数字，均属临时性质，有待本署取得更多资料后再作分析。

12.7 租金和售价的统计数字，包括村屋，以及政府资助房屋单位在业权转让限制期届满及向有关机构缴付补价后，在公开市场的租赁和买卖。这方面与楼宇总存量和落成量所涵盖的物业有所不同。

13. 租金和售价指数

13.1 如上文解释，不同时期的平均租金及售价会有差异，这不单可能因为价值有变，也可能由于楼宇的质素有所改变。不过，制订租金及售价指数，正是用来衡量在楼宇质素不变的情况下，租金及售价的转变。因此，即使在同一时期，指数的转变也可能跟平均租金及售价的转变不同。

13.2 计算租金和售价指数所根据的资料，跟用以计算平均租金和售价的数据相同。以指数衡量价值转变时，是根据租金或售价除以有关物业的应课差饷租值所得的「因数」，而非根据每平方米楼面面积的租金或售价计算。物业的应课差饷租值是假设物业在指定日期空置出租时，估计全年可得的市值租金。实际上，利用应课差饷租值，不但考虑到楼面面积，也顾及到不同物业在质素上的其他差别。

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

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 成分指数（即某类别或级别物业的指数）是从分析所有在某指定期间的交易结果计算出来的。各类楼宇的综合指数，是将成分指数按**加权**平均法计算而得出。制订各类非住宅楼宇综合指数时所使用的权数，是根据该月份及之前 11 个月内有关类型楼宇的总楼面面积计算的。至于住宅楼宇，其租金和售价指数的权数，则是根据该月份及之前 11 个月内进行的交易数目计算出来。

13.5 本报告提供每月、每季和每年指数。每季及每年指数都是有关时期内每月指数的平均数。

13.6 指数（尤其是租金指数）未必能充分显示出市场转变的幅度。虽然所有租金都是按净额分析（参考上文第 12.3 段），但本署无法得知的其他「等同租值」租约条件，是不会相应地调算在内的。例如在租赁市场受压时，业主通常都会给予租客一些优惠，包括整修楼宇或延长免租期等。如果为反映标准租约条件而调算租金，在指数下降时，经调算的租金很可能低于所报的租金。在指数上升时，情况则相反。

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

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

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

14. 较受欢迎屋苑的售价指数

14.1 这指数是根据获选作分析的楼宇单位的买卖合约所载的售价来分析计算。在2020年及之后获选作分析的屋苑与以往所选的略有不同，包括：

港岛 - 碧瑶湾、比华利山、赛西湖大厦、置富花园、会景阁、帝景园、嘉亨湾、杏花邨、阳明山庄、光明台、港运城、蓝湾半岛、康怡花园、逸涛湾、深湾9号、浪琴园、帝后华庭、贝沙湾及贝沙湾南湾、雍景台、深湾轩、海怡半岛、太古城、宝翠园、渣甸山名门、礼顿山、泓都、红山半岛、乐陶苑；

九龙 - 淘大花园、泓景台、半山壹号、星河明居、翔龙湾、君汇港、海滨南岸、维港湾、帝庭园、丽港城、海逸豪园、升悦居、曼克顿山、美孚新邨、港湾豪庭、毕架山一号、又一居、柏景湾、半岛豪庭、汇景花园、擎天半岛、德福花园、帝峯·皇殿、誉·港湾、漾日居、黄埔新邨、黄埔花园；

新界 - 爱琴海岸、星堤、碧堤半岛、丽城花园、映湾园、栢慧豪园、珑门、爵悦庭、沙田第一城、蓝天海岸、涤涛山、牵晴间、愉景湾、愉景新城、粉岭中心、名城、花都广场、金狮花园、香港黄金海岸、康乐园、嘉湖山庄、银湖·天峰、日出康城 - 领都、日出康城 - 首都、匡湖居、新都城、都会駅、维景湾畔、天宇海、加州花园、将军澳中心、珀丽湾、叠茵庭、蓝澄湾、海滨花园、骏景园、御皇庭、加州豪园、浪翠园、太湖花园、新屯门中心、新港城、帝琴湾、大兴花园、大埔中心、峻滢、比华利山别墅、御龙山、采叶庭、尚悦、溱岸8号、豫丰花园、盈翠半岛、荃湾中心、屯门市广场、雅典居、灏景湾、新时代中城、新时代广场。

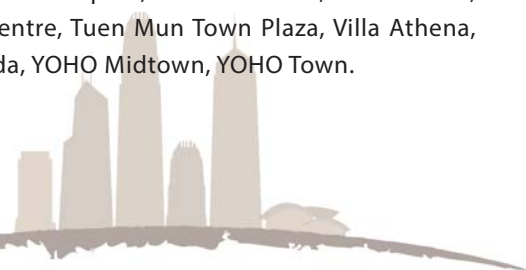
14. Price Indices for Selected Popular Residential Developments

14.1 The indices are based on an analysis of prices paid for units in selected developments as recorded in sale and purchase agreements. Developments selected for analysis from 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 楼宇样本中每个物业组别的成分指数，是根据物业的售价除以有关物业的应课差饷租值所得的结果计算出来。每个物业组别的综合指数是成分指数的加权平均数，而2020年的权重是根据2019年内的交易宗数而厘定。

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

15. 落成后使用方式

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

15. Mode of Occupation after Completion

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

16. 物业市场回报率

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

16. Property Market Yields

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

17. 楼宇买卖

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

17. Sales Transactions

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

18. 四舍五入

由于数字四舍五入，所以表内个别项目的总和与所示的总数可能有些微差别。

18. Rounding of Figures

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

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私人住宅 - 各类单位总存量及空置量
PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

单位数目 No. of units

| 类别 Class | 面积 Size Range [平方米 m ²] | 2020 年年底总存量 Stock at year-end | | 2020 年年底空置数目 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 | | | |
| 所有类别 | ALL CLASSES | 1 225 848 | 1 225 848 | 52 366 | 4.3 |

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

单位数目 No. of units

| 地区 | District | 2019年年底总存量 Stock at year-end | 2020年落成量 Completions | 落成量占2019年总存量的百分率 Completions as a % of 2019 Stock | 2020年年底总存量 Stock at year-end | 2020年年底空置数目 No. Vacant at year-end | 空置百分率 % Vacant |
|-----------|------------------------|---------------------------------|-------------------------|--|---------------------------------|---------------------------------------|-------------------|
| 中西区 | Central and Western | 94 811 | 826 | 0.9 | 95 491 | 3 709 | 3.9 |
| 湾仔 | Wan Chai | 72 342 | 216 | 0.3 | 72 523 | 3 607 | 5.0 |
| 东区 | Eastern | 122 287 | 358 | 0.3 | 122 578 | 3 736 | 3.0 |
| 南区 | Southern | 42 505 | 6 | 0.0 ⁺ | 42 411 | 795 | 1.9 |
| 港岛 | 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 |
| 九龙城 | Kowloon City | 112 031 | 1 179 | 1.1 | 112 970 | 4 624 | 4.1 |
| 黄大仙 | Wong Tai Sin | 19 230 | - | - | 19 240 | 243 | 1.3 |
| 观塘 | Kwun Tong | 47 747 | 2 325 | 4.9 | 50 010 | 2 749 | 5.5 |
| 九龙 | KOWLOON | 371 287 | 3 958 | 1.1 | 374 450 | 13 089 | 3.5 |
| 葵青 | Kwai Tsing | 35 532 | - | - | 35 620 | 234 | 0.7 |
| 荃湾 | Tsuen Wan | 81 475 | 1 043 | 1.3 | 82 518 | 3 031 | 3.7 |
| 屯门 | 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 |
| 北区 | 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 |
| 西贡 | Sai Kung | 68 834 | 2 425 | 3.5 | 71 259 | 4 918 | 6.9 |
| 离岛 | 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 |

+ 少于 0.05%

2020年年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的 2019 年年底总存量计算。

+ 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、落成量及各类单位总存量
PRIVATE DOMESTIC - DEMOLITION, COMPLETIONS AND STOCK BY CLASS

单位数目 No. of units

| 年 Year | 区域 Area | Area | 拆卸量 Demolition | 落成量 Completions | 年底各类单位总存量 Stock by Class at year-end | | | | | 总数 Total |
|--------|-----------|-----------------|-------------------|--------------------|--------------------------------------|----------------|----------------|---------------|---------------|------------------|
| | | | | | A | B | C | D | E | |
| 2016 | 港岛 | Hong Kong | 428 | 2 249 | 106 736 | 137 583 | 39 003 | 27 172 | 16 105 | 326 599 |
| | 九龙 | 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 | 港岛 | Hong Kong | 437 | 1 453 | 107 609 | 137 611 | 38 916 | 27 083 | 16 239 | 327 458 |
| | 九龙 | 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 | 港岛 | Hong Kong | 507 | 3 430 | 108 493 | 138 149 | 39 604 | 27 539 | 16 345 | 330 130 |
| | 九龙 | 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 | 港岛 | Hong Kong | 533 | 2 394 | 110 201 | 137 985 | 39 747 | 27 683 | 16 329 | 331 945 |
| | 九龙 | 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 | 港岛 | Hong Kong | 308 | 1 406 | 111 293 | 138 013 | 39 722 | 27 695 | 16 280 | 333 003 |
| | 九龙 | 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年九龙区落成量包括在年内落成并预计以市价在公开市场发售，但其后于2020年转为资助出售房屋的43个住宅单位。

* 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 - 各类单位拆卸量及落成量
PRIVATE DOMESTIC - DEMOLITION AND COMPLETIONS BY CLASS

单位数目 No. of units

| 年 Year | 区域 Area | Area | 拆卸量 Demolition | | | | | 总数 Total | 落成量 Completions | | | | | 总数 Total |
|--------|-----------|-----------------|----------------|------------|------------|------------|-----------|--------------|-----------------|--------------|--------------|--------------|------------|-----------------|
| | | | A | B | C | D | E | | A | B | C | D | E | |
| 2016 | 港岛 | Hong Kong | 131 | 229 | 49 | 6 | 13 | 428 | 848 | 793 | 262 | 126 | 220 | 2 249 |
| | 九龙 | 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 | 港岛 | Hong Kong | 154 | 80 | 101 | 96 | 6 | 437 | 1 023 | 279 | 22 | 30 | 99 | 1 453 |
| | 九龙 | 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 | 港岛 | Hong Kong | 164 | 293 | 17 | 15 | 18 | 507 | 1 142 | 906 | 804 | 329 | 249 | 3 430 |
| | 九龙 | Kowloon | 22 | 184 | 72 | 47 | 9 | 334 | 3 451 | 1 762 | 410 | 167 | 41 | 5 831 |
| | 新界 | New Territories | - | 6 | - | 12 | 2 | 20 | 2 619 | 5 569 | 2 200 | 1 045 | 274 | 11 707 |
| | 全港 | OVERALL | 186 | 483 | 89 | 74 | 29 | 861 | 7 212 | 8 237 | 3 414 | 1 541 | 564 | 20 968 |
| 2019 | 港岛 | Hong Kong | 181 | 261 | 31 | 28 | 32 | 533 | 1 767 | 194 | 178 | 225 | 30 | 2 394 |
| | 九龙 | Kowloon | 86 | 185 | 52 | 19 | 3 | 345 | 2 848 | 218 | 59 | 135 | 10 | 3 270 |
| | 新界 | New Territories | - | - | - | 20 | 1 | 21 | 2 007 | 3 762 | 1 269 | 665 | 276 | 7 979 |
| | 全港 | OVERALL | 267 | 446 | 83 | 67 | 36 | 899 | 6 622 | 4 174 | 1 506 | 1 025 | 316 | 13 643 * |
| 2020 | 港岛 | Hong Kong | 55 | 148 | 49 | 10 | 46 | 308 | 1 238 | 146 | 8 | 6 | 8 | 1 406 |
| | 九龙 | Kowloon | 136 | 288 | 95 | 10 | 8 | 537 | 1 143 | 1 627 | 790 | 305 | 93 | 3 958 |
| | 新界 | New Territories | - | - | 24 | - | - | 24 | 6 849 | 5 969 | 1 981 | 448 | 277 | 15 524 |
| | 全港 | OVERALL | 191 | 436 | 168 | 20 | 54 | 869 | 9 230 | 7 742 | 2 779 | 759 | 378 | 20 888 |

* 2019年九龙区落成量包括在年内落成并预计以市价在公开市场发售，但其后于2020年转为资助出售房屋的9个A类及34个B类住宅单位，合共43个。

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

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

| 年 Year | A | B | C | D | E | 总数 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 年落成量包括在年内落成并预留为资助出售房屋，但其后于 2017 年以市价在公开市场发售的 16 个 B 类住宅单位。
2019 年落成量包括在年内落成并预计以市价在公开市场发售，但其后于 2020 年转为资助出售房屋的 9 个 A 类及 34 个 B 类住宅单位，合共 43 个。

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

私人住宅 - 不同面积单位落成量
PRIVATE DOMESTIC - COMPLETIONS BY SIZE

单位数目 No. of units

| 类别 Class | 面积 Size Range [平方米 m ²] | 2016 | 2017 | 2018 | 2019 | 2020 | | | 总数 Total |
|-------------|--|---------------|---------------|---------------|-----------------|-----------------|---------------|-----------------------|---------------|
| | | | | | | 港岛 Hong Kong | 九龙 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 |
| 所有类别 | ALL CLASSES | 14 595 | 17 791 | 20 968 | 13 643 * | 1 406 | 3 958 | 15 524 | 20 888 |

* 2019年落成量包括在年内落成并预计以市价在公开市场发售，但其后于2020年转为资助出售房屋的9个A类及34个B类住宅单位，合共43个。

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

私人住宅 - 各区落成量及预测落成量
PRIVATE DOMESTIC - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

单位数目 No. of units

| 地区 | District | 2020年各类单位落成量 Completions by Class | | | | | 总数 Total | 预测落成量 Forecast Completions | |
|-----------|------------------------|-----------------------------------|--------------|--------------|------------|------------|---------------|-------------------------------|---------------|
| | | A | B | C | D | E | | [2021] | [2022] |
| 中西区 | Central and Western | 684 | 125 | 8 | 5 | 4 | 826 | 575 | 898 |
| 湾仔 | Wan Chai | 216 | - | - | - | - | 216 | 24 | 37 |
| 东区 | Eastern | 338 | 20 | - | - | - | 358 | 351 | - |
| 南区 | Southern | - | 1 | - | 1 | 4 | 6 | 1 105 | - |
| 港岛 | 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 |
| 九龙城 | Kowloon City | 698 | 60 | 136 | 258 | 27 | 1 179 | 2 573 | 4 061 |
| 黄大仙 | Wong Tai Sin | - | - | - | - | - | - | - | - |
| 观塘 | Kwun Tong | 93 | 1 529 | 654 | 47 | 2 | 2 325 | 502 | 1 163 |
| 九龙 | KOWLOON | 1 143 | 1 627 | 790 | 305 | 93 | 3 958 | 6 101 | 7 018 |
| 葵青 | Kwai Tsing | - | - | - | - | - | - | 776 | 320 |
| 荃湾 | Tsuen Wan | 493 | 423 | 114 | 8 | 5 | 1 043 | 1 | - |
| 屯门 | 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 |
| 北区 | 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 |
| 西贡 | Sai Kung | 965 | 1 146 | 196 | 97 | 21 | 2 425 | 4 592 | 2 398 |
| 离岛 | 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 - 各区不同类别单位预测落成量
PRIVATE DOMESTIC - FORECAST COMPLETIONS BY CLASS AND DISTRICT

单位数目 No. of units

| 地区 | District | [2021] | | | | | | [2022] | | | | | |
|-----------|------------------------|--------------|--------------|--------------|------------|------------|---------------|--------------|--------------|--------------|------------|------------|---------------|
| | | A | B | C | D | E | 总数 Total | A | B | C | D | E | 总数 Total |
| 中西区 | Central and Western | 441 | 25 | 2 | 3 | 104 | 575 | 839 | 45 | 14 | - | - | 898 |
| 湾仔 | Wan Chai | - | - | - | - | 24 | 24 | - | 29 | 7 | 1 | - | 37 |
| 东区 | Eastern | 221 | 44 | 2 | 78 | 6 | 351 | - | - | - | - | - | - |
| 南区 | Southern | 202 | 378 | 145 | 179 | 201 | 1 105 | - | - | - | - | - | - |
| 港岛 | 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 |
| 九龙城 | Kowloon City | 1 131 | 1 030 | 326 | 53 | 33 | 2 573 | 1 732 | 1 775 | 417 | 19 | 118 | 4 061 |
| 黄大仙 | Wong Tai Sin | - | - | - | - | - | - | - | - | - | - | - | - |
| 观塘 | Kwun Tong | 56 | 320 | 91 | 27 | 8 | 502 | 231 | 498 | 311 | 114 | 9 | 1 163 |
| 九龙 | 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 |
| 荃湾 | Tsuen Wan | - | - | - | - | 1 | 1 | - | - | - | - | - | - |
| 屯门 | 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 |
| 北区 | 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 |
| 西贡 | Sai Kung | 385 | 2 987 | 1 094 | 96 | 30 | 4 592 | 1 646 | 453 | 299 | - | - | 2 398 |
| 离岛 | 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 - 各区洋房总存量及落成量
PRIVATE DOMESTIC - STOCK AND COMPLETIONS OF HOUSES BY DISTRICT

单位数目 No. of units

| 地区 | District | 2019 年年底总存量 Stock at year-end | 2020 年落成量 Completions | 落成量占 2019 年总存量的百分率 Completions as a % of 2019 Stock | 2020 年年底总存量 Stock at year-end |
|-----------|------------------------|----------------------------------|--------------------------|--|----------------------------------|
| 中西区 | Central and Western | 530 | 3 | 0.6 | 532 |
| 湾仔 | Wan Chai | 332 | - | - | 332 |
| 东区 | Eastern | - | - | - | - |
| 南区 | Southern | 1 774 | 1 | 0.1 | 1 772 |
| 港岛 | 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 |
| 九龙城 | Kowloon City | 499 | 6 | 1.2 | 504 |
| 黄大仙 | Wong Tai Sin | 1 | - | - | 1 |
| 观塘 | Kwun Tong | - | - | - | - |
| 九龙 | KOWLOON | 645 | 9 | 1.4 | 653 |
| 葵青 | Kwai Tsing | 2 | - | - | 2 |
| 荃湾 | Tsuen Wan | 127 | 5 | 3.9 | 132 |
| 屯门 | Tuen Mun | 593 | 76 | 12.8 | 668 |
| 元朗 | Yuen Long | 8 120 | 39 | 0.5 | 8 159 |
| 北区 | North | 886 | - | - | 870 |
| 大埔 | Tai Po | 2 446 | - | - | 2 448 |
| 沙田 | Sha Tin | 947 | 13 | 1.4 | 960 |
| 西贡 | Sai Kung | 2 015 | 7 | 0.3 | 2 022 |
| 离岛 | 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 |

村屋并不包括在内。以上数字均已包括在私人住宅的其他有关列表内。
2020 年年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的 2019 年年底总存量计算。

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 - 整体空置趋势
PRIVATE DOMESTIC - OVERALL VACANCY TRENDS

| 年 Year | 年内落成楼宇 In Buildings Completed during the Year | | | 其余所有楼宇 In All Other Buildings | | | 整体空置量 Overall Vacancy | |
|-----------|--|--------------------|-------------------|----------------------------------|--------------------|-------------------|--------------------------|------------------------------|
| | 单位总数 Total No. of Units | 空置数目 No. Vacant | 空置百分率 % Vacant | 单位总数 Total No. of Units | 空置数目 No. Vacant | 空置百分率 % Vacant | 空置数目 No. Vacant | 占总存量的百分率 % of Total Stock |
| 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 年落成量包括在年内落成并预计以市价在公开市场发售，但其后于 2020 年转为资助出售房屋的 43 个住宅单位。

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

私人住宅 - 各类单位落成后使用方式
PRIVATE DOMESTIC - MODE OF OCCUPATION AFTER COMPLETION BY CLASS

| 类别 | Class | 区域 | Area | 于 2020 年评估差饷时申报为已入住的单位数目 | 业主自住 Owner Occupied | | 出租 Let | |
|-------------|-------|-----------|-----------------|---|----------------------|-------------|----------------------|-------------|
| | | | | No. of Units Valued in 2020 and Reported as Wholly Occupied | 单位数目 No. of Units | 百分率 % | 单位数目 No. of Units | 百分率 % |
| A | | 港岛 | Hong Kong | 779 | 254 | 32.6 | 525 | 67.4 |
| | | 九龙 | 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 | | 港岛 | Hong Kong | 311 | 98 | 31.5 | 213 | 68.5 |
| | | 九龙 | 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 | | 港岛 | Hong Kong | 343 | 200 | 58.3 | 143 | 41.7 |
| | | 九龙 | 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 | | 港岛 | Hong Kong | 142 | 102 | 71.8 | 40 | 28.2 |
| | | 九龙 | 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 | | 港岛 | Hong Kong | 28 | 3 | 10.7 | 25 | 89.3 |
| | | 九龙 | 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 |
| 所有类别 | | 港岛 | Hong Kong | 1 603 | 657 | 41.0 | 946 | 59.0 |
| All Classes | | 九龙 | 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 - 各类单位平均租金
PRIVATE DOMESTIC - AVERAGE RENTS BY CLASS

每平方米月租 \$ / m² per month

| 类别 Class | A | | | B | | | C | | | D | | | E | | |
|-----------------------|--------------------|---------------|--------------------------|--------------------|---------------|--------------------------|--------------------|---------------|--------------------------|--------------------|---------------|--------------------------|--------------------|---------------|--------------------------|
| | 港岛 Hong Kong | 九龙 Kowloon | 新界 New Territories | 港岛 Hong Kong | 九龙 Kowloon | 新界 New Territories | 港岛 Hong Kong | 九龙 Kowloon | 新界 New Territories | 港岛 Hong Kong | 九龙 Kowloon | 新界 New Territories | 港岛 Hong Kong | 九龙 Kowloon | 新界 New Territories |
| 年 / 月 Year / Month | | | | | | | | | | | | | | | |
| 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) |

* 临时数字
() 表示少于 20 宗交易。
- 本署没有收到成交个案。

* Provisional figures
() Indicates fewer than 20 transactions.
- No transaction record received by this Department.

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

每平方米售价 \$/m²

| 类别 Class | | A | | | B | | | C | | | D | | | E | | |
|-----------------------|------|--------------------|---------------|--------------------------|--------------------|---------------|--------------------------|--------------------|---------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---------------|--------------------------|
| 年 / 月 Year / Month | | 港岛 Hong Kong | 九龙 Kowloon | 新界 New Territories | 港岛 Hong Kong | 九龙 Kowloon | 新界 New Territories | 港岛 Hong Kong | 九龙 Kowloon | 新界 New Territories | 港岛 Hong Kong | 九龙 Kowloon | 新界 New Territories | 港岛 Hong Kong | 九龙 Kowloon | 新界 New Territories |
| 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 | | |

* 临时数字

() 表示少于 20 宗交易。

- 本署没有收到成交个案。

住宅楼宇的首次买卖并不会用作分析。

香港物业报告 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 - 各类单位租金指数 (全港)
PRIVATE DOMESTIC - RENTAL INDICES BY CLASS (TERRITORY-WIDE)
(1999 = 100)

| 年 / 月 Year / Month | A | B | C | D | E | A, B & C | D & E | 所有类别 All Classes | |
|-----------------------|-----------|-------|-------|-------|-------|----------|-------|---------------------|-------|
| 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 |

* 临时数字

* Provisional figures

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

| 年 / 月 Year / Month | A | B | C | D | E | A, B & C | D & E | 所有类别 All Classes |
|-----------------------|-------|-------|-------|-------|-----------|----------|-------|---------------------|
| 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 |

* 临时数字
() 表示少于 20 宗交易。
住宅楼宇的首次买卖并不会用作分析。

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

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

| 年 / 月 Year / Month | A, B & C | | | D & E | | | 所有类别 Overall | | | |
|-----------------------|----------|---------|--------|----------|---------|--------|--------------|---------|--------|-------|
| | 市区 Urban | 新界 N.T. | 合计 All | 市区 Urban | 新界 N.T. | 合计 All | 市区 Urban | 新界 N.T. | 合计 All | |
| 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 |

* 临时数字

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

* Provisional figures

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

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

平方米 m²

| 地区 | District | 2020年年底总存量 Stock at year-end | | | | 2020年年底空置量 Amount Vacant at year-end | | | | 空置百分率 % Vacant | | | |
|-----------|--------------------------|------------------------------|------------------|------------------|-------------------|--------------------------------------|----------------|----------------|------------------|----------------|-------------|-------------|-------------|
| | | 甲级 A | 乙级 B | 丙级 C | 总数 Total | 甲级 A | 乙级 B | 丙级 C | 总数 Total | 甲级 A | 乙级 B | 丙级 C | 总数 Total |
| 中西区 | Central and Western | 1 900 000 | 772 200 | 568 200 | 3 240 400 | 151 100 | 70 400 | 45 700 | 267 200 | 8.0 | 9.1 | 8.0 | 8.2 |
| 湾仔 | 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 |
| 东区 | 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 |
| 南区 | 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 |
| 港岛 | 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 |
| 九龙城 | 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 |
| 黄大仙 | 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 |
| 观塘 | 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 |
| 九龙 | 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 |
| 荃湾 | Tsuen Wan | 137 000 | 64 300 | 800 | 202 100 | 31 300 | 10 400 | - | 41 700 | 22.8 | 16.2 | - | 20.6 |
| 屯门 | 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 |
| 北区 | 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 |
| 西贡 | Sai Kung | 25 000 | 3 400 | - | 28 400 | 25 000 | - | - | 25 000 | 100.0 | - | - | 88.0 |
| 离岛 | 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 |
| 分区 | Sub-districts | | | | | | | | | | | | |
| 上环 | 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 |
| 中区 | 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 |
| 湾仔 / 铜锣湾 | 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 / 鲗鱼涌 | 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 |

分区数字已包括在地区数字内。

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

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

| | | 平方米 m ² | | | | | |
|-----------|--------------------------|---------------------------------|-------------------------|--|---------------------------------|---|-------------------|
| 地区 | District | 2019年年底总存量 Stock at year-end | 2020年落成量 Completions | 落成量占2019年总存量的百分率 Completions as a % of 2019 Stock | 2020年年底总存量 Stock at year-end | 2020年年底空置量 Amount Vacant at year-end | 空置百分率 % Vacant |
| 中西区 | Central and Western | 3 251 300 | 4 900 | 0.2 | 3 240 400 | 267 200 | 8.2 |
| 湾仔 | Wan Chai | 1 904 600 | 2 500 | 0.1 | 1 902 800 | 192 400 | 10.1 |
| 东区 | Eastern | 1 044 100 | - | - | 1 052 800 | 86 600 | 8.2 |
| 南区 | Southern | 314 700 | - | - | 315 400 | 33 100 | 10.5 |
| 港岛 | 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 |
| 九龙城 | Kowloon City | 218 100 | - | - | 217 600 | 18 600 | 8.5 |
| 黄大仙 | Wong Tai Sin | 82 000 | - | - | 81 900 | 16 900 | 20.6 |
| 观塘 | Kwun Tong | 1 786 900 | 500 | 0.0 ⁺ | 1 792 600 | 308 000 | 17.2 |
| 九龙 | 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 |
| 荃湾 | Tsuen Wan | 178 300 | 23 800 | 13.3 | 202 100 | 41 700 | 20.6 |
| 屯门 | Tuen Mun | 49 700 | - | - | 52 500 | 13 800 | 26.3 |
| 元朗 | Yuen Long | 37 000 | - | - | 41 200 | 2 500 | 6.1 |
| 北区 | 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 |
| 西贡 | Sai Kung | 12 400 | 16 000 | 129.0 | 28 400 | 25 000 | 88.0 |
| 离岛 | 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 |
| 分区 | Sub-districts | | | | | | |
| 上环 | Sheung Wan | 977 200 | 3 200 | 0.3 | 965 600 | 91 200 | 9.4 |
| 中区 | Central | 2 165 000 | 1 700 | 0.1 | 2 165 900 | 172 300 | 8.0 |
| 湾仔 / 铜锣湾 | Wan Chai / Causeway Bay | 1 806 900 | 2 500 | 0.1 | 1 805 100 | 185 300 | 10.3 |
| 北角 / 鲗鱼涌 | 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 |

+ 少于0.05%

2020年年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的2019年年底总存量计算。分区数字已包括在地区数字内。

+ 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.

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

平方米 m²

| 年 Year | 区域 Area | Area | 拆卸量 Demolition | | | | 落成量 Completions | | | | 年底总存量 Stock at year-end | | | |
|--------|-----------|-----------------|----------------|---------------|---------------|---------------|-----------------|---------------|--------------|----------------|-------------------------|------------------|------------------|-------------------|
| | | | 甲级 A | 乙级 B | 丙级 C | 总数 Total | 甲级 A | 乙级 B | 丙级 C | 总数 Total | 甲级 A | 乙级 B | 丙级 C | 总数 Total |
| 2016 | 港岛 | Hong Kong | - | - | 7 200 | 7 200 | - | 10 700 | 200 | 10 900 | 3 743 600 | 1 619 800 | 964 000 | 6 327 400 |
| | 九龙 | 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 | 港岛 | 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 |
| | 九龙 | 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 | 港岛 | Hong Kong | - | - | 800 | 800 | 97 200 | - | - | 97 200 | 3 903 900 | 1 622 500 | 968 200 | 6 494 600 |
| | 九龙 | Kowloon | - | - | - | - | 81 300 | - | - | 81 300 | 2 939 000 | 1 010 600 | 475 800 | 4 425 400 |
| | 新界 | New Territories | - | - | - | - | - | 700 | - | 700 | 932 400 | 164 200 | 36 700 | 1 133 300 |
| | 全港 | OVERALL | - | - | 800 | 800 | 178 500 | 700 | - | 179 200 | 7 775 300 | 2 797 300 | 1 480 700 | 12 053 300 |
| 2019 | 港岛 | Hong Kong | 26 400 | 19 800 | 1 900 | 48 100 | 54 600 | 12 700 | 4 700 | 72 000 | 3 931 400 | 1 616 900 | 966 400 | 6 514 700 |
| | 九龙 | Kowloon | - | - | - | - | 130 700 | - | 100 | 130 800 | 3 100 000 | 1 018 500 | 477 300 | 4 595 800 |
| | 新界 | New Territories | - | - | - | - | 56 600 | 7 500 | - | 64 100 | 987 900 | 178 700 | 36 700 | 1 203 300 |
| | 全港 | OVERALL | 26 400 | 19 800 | 1 900 | 48 100 | 241 900 | 20 200 | 4 800 | 266 900 | 8 019 300 | 2 814 100 | 1 480 400 | 12 313 800 |
| 2020 | 港岛 | Hong Kong | - | 10 800 | 12 700 | 23 500 | - | 7 200 | 200 | 7 400 | 3 939 400 | 1 618 100 | 953 900 | 6 511 400 |
| | 九龙 | Kowloon | - | 1 600 | - | 1 600 | 6 500 | 1 600 | - | 8 100 | 3 133 600 | 1 021 400 | 476 900 | 4 631 900 |
| | 新界 | New Territories | - | - | - | - | 39 800 | 13 700 | - | 53 500 | 1 028 200 | 210 400 | 44 900 | 1 283 500 |
| | 全港 | OVERALL | - | 12 400 | 12 700 | 25 100 | 46 300 | 22 500 | 200 | 69 000 | 8 101 200 | 2 849 900 | 1 475 700 | 12 426 800 |

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

平方米 m²

| 地区 | District | 2020年落成量 Completions | | | 总数 Total | 预测落成量 Forecast Completions | |
|-----------|--------------------------|----------------------|---------------|------------|---------------|-------------------------------|----------------|
| | | 甲级 A | 乙级 B | 丙级 C | | [2021] | [2022] |
| 中西区 | Central and Western | - | 4 900 | - | 4 900 | - | 2 200 |
| 湾仔 | Wan Chai | - | 2 300 | 200 | 2 500 | 13 000 | 8 800 |
| 东区 | Eastern | - | - | - | - | - | 63 200 |
| 南区 | Southern | - | - | - | - | 4 000 | 22 200 |
| 港岛 | 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 | - |
| 九龙城 | Kowloon City | - | - | - | - | - | 9 700 |
| 黄大仙 | Wong Tai Sin | - | - | - | - | 8 500 | - |
| 观塘 | Kwun Tong | - | 500 | - | 500 | - | 84 300 |
| 九龙 | KOWLOON | 6 500 | 1 600 | - | 8 100 | 42 700 | 107 800 |
| 葵青 | Kwai Tsing | - | 3 000 | - | 3 000 | - | - |
| 荃湾 | Tsuen Wan | 23 800 | - | - | 23 800 | 11 200 | 40 800 |
| 屯门 | Tuen Mun | - | - | - | - | - | - |
| 元朗 | Yuen Long | - | - | - | - | - | 30 300 |
| 北区 | North | - | - | - | - | - | - |
| 大埔 | Tai Po | - | - | - | - | - | - |
| 沙田 | Sha Tin | - | 10 700 | - | 10 700 | - | - |
| 西贡 | Sai Kung | 16 000 | - | - | 16 000 | - | - |
| 离岛 | 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 |
| 分区 | Sub-districts | | | | | | |
| 上环 | Sheung Wan | - | 3 200 | - | 3 200 | - | 2 200 |
| 中区 | Central | - | 1 700 | - | 1 700 | - | - |
| 湾仔 / 铜锣湾 | Wan Chai / Causeway Bay | - | 2 300 | 200 | 2 500 | 13 000 | 8 800 |
| 北角 / 鲗鱼涌 | 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 |

分区数字已包括在地区数字内。

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

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

平方米 m²

| 地区 | District | [2021] | | | | [2022] | | | |
|-----------|--------------------------|---------------|---------------|--------------|---------------|----------------|---------------|------------|----------------|
| | | 甲级 A | 乙级 B | 丙级 C | 总数 Total | 甲级 A | 乙级 B | 丙级 C | 总数 Total |
| 中西区 | Central and Western | - | - | - | - | - | 2 200 | - | 2 200 |
| 湾仔 | Wan Chai | - | 8 400 | 4 600 | 13 000 | - | 8 800 | - | 8 800 |
| 东区 | Eastern | - | - | - | - | 59 800 | 3 100 | 300 | 63 200 |
| 南区 | Southern | - | 4 000 | - | 4 000 | 15 500 | 6 700 | - | 22 200 |
| 港岛 | 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 | - | - | - | - |
| 九龙城 | Kowloon City | - | - | - | - | 9 700 | - | - | 9 700 |
| 黄大仙 | Wong Tai Sin | - | 8 500 | - | 8 500 | - | - | - | - |
| 观塘 | Kwun Tong | - | - | - | - | 67 900 | 16 400 | - | 84 300 |
| 九龙 | KOWLOON | 34 000 | 8 500 | 200 | 42 700 | 77 600 | 30 200 | - | 107 800 |
| 葵青 | Kwai Tsing | - | - | - | - | - | - | - | - |
| 荃湾 | Tsuen Wan | 11 200 | - | - | 11 200 | 31 800 | 9 000 | - | 40 800 |
| 屯门 | Tuen Mun | - | - | - | - | - | - | - | - |
| 元朗 | Yuen Long | - | - | - | - | - | 30 300 | - | 30 300 |
| 北区 | North | - | - | - | - | - | - | - | - |
| 大埔 | Tai Po | - | - | - | - | - | - | - | - |
| 沙田 | Sha Tin | - | - | - | - | - | - | - | - |
| 西贡 | Sai Kung | - | - | - | - | - | - | - | - |
| 离岛 | 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 |
| 分区 | Sub-districts | | | | | | | | |
| 上环 | Sheung Wan | - | - | - | - | - | 2 200 | - | 2 200 |
| 中区 | Central | - | - | - | - | - | - | - | - |
| 湾仔 / 铜锣湾 | Wan Chai / Causeway Bay | - | 8 400 | 4 600 | 13 000 | - | 8 800 | - | 8 800 |
| 北角 / 鲗鱼涌 | 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 |

分区数字已包括在地区数字内。

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

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

平方米 m²

| 年 Year | 年内落成楼宇 In Buildings Completed during the Year | | | 其余所有楼宇 In All Other Buildings | | | 整体空置量 Overall Vacancy | |
|-----------|--|----------------------|-------------------|----------------------------------|----------------------|-------------------|--------------------------|------------------------------|
| | 总楼面面积 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 总楼面面积 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 空置量 Amount Vacant | 占总存量的百分率 % of Total Stock |
| 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 |

私人写字楼 - 各区不同级别平均租金
PRIVATE OFFICES - AVERAGE RENTS BY GRADE AND DISTRICT

每平方米月租 \$ / m² per month

| [平均面积] | | 甲级 Grade A | | | | | | | 乙级 Grade B | | | | | | | 丙级 Grade C | | | | | | |
|-----------------------|--------------|---|--|---------------------------|---|---|---------------------|---------------|---|--|---------------------------|---|---|---------------------|---------------|---|--|---------------------------|---|---|-------------|---------------|
| [Average size] | | [280 平方米 m ²] | | | | | | | [96 平方米 m ²] | | | | | | | [47 平方米 m ²] | | | | | | |
| | | 湾仔/ 铜锣湾 Wan Chai/ Causeway Bay | 北角/ 鲗鱼涌 North Point/ Quarry Bay | 尖沙咀 Tsim Sha Tsu | 油麻地/ 旺角 Yau Ma Tei/ Mong Kok | 九龙湾/ 观塘# Kowloon Bay/ Kwun Tong# | 上环 Sheung Wan | 中区 Central | 湾仔/ 铜锣湾 Wan Chai/ Causeway Bay | 北角/ 鲗鱼涌 North Point/ Quarry Bay | 尖沙咀 Tsim Sha Tsu | 油麻地/ 旺角 Yau Ma Tei/ Mong Kok | 九龙湾/ 观塘# Kowloon Bay/ Kwun Tong# | 上环 Sheung Wan | 中区 Central | 湾仔/ 铜锣湾 Wan Chai/ Causeway Bay | 北角/ 鲗鱼涌 North Point/ Quarry Bay | 尖沙咀 Tsim Sha Tsu | 油麻地/ 旺角 Yau Ma Tei/ Mong Kok | 九龙湾/ 观塘# Kowloon Bay/ Kwun Tong# | | |
| 年 / 月 Year / Month | | Sheung Wan | Central | Bay | Quarry Bay | Tsim Sha Tsu | Mong Kok | Kwun Tong# | Sheung Wan | Central | Bay | Quarry Bay | Tsim Sha Tsu | Mong Kok | Kwun Tong# | Sheung Wan | Central | Bay | Quarry Bay | Tsim Sha Tsu | Mong Kok | 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 | - | |

* 临时数字

() 表示少于5宗交易。

[] 表示2020年内所分析单位的平均面积。

- 本署没有收到成交个案。

九龙湾/观塘的分界等同18区议会选区中的观塘区。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 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.

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

每平方米售价 \$/m²

| [平均面积] [Average size] | | 甲级 Grade A [139 平方米 m ²] | | | | | | 乙级 Grade B [47 平方米 m ²] | | | | | | 丙级 Grade C [37 平方米 m ²] | | | | | | | |
|------------------------------|---------------|--|----------------------------------|---------------------|---|---------------|-------------|---|----------------------------------|---------------------|---|--------------------------|---------------|---|---------------------------------|----------------------------------|---------------------|---|--------------------------|-------------|-------|
| | | 湾仔/ 铜锣湾 | 北角/ 鰂鱼涌 | 尖沙咀 | 油麻地/ 旺角 | 九龙湾/ 观塘# | 上环 | 中区 | 湾仔/ 铜锣湾 | 北角/ 鰂鱼涌 | 尖沙咀 | 油麻地/ 旺角 | 九龙湾/ 观塘# | 上环 | 中区 | 湾仔/ 铜锣湾 | 北角/ 鰂鱼涌 | 尖沙咀 | 油麻地/ 旺角 | 九龙湾/ 观塘# | |
| | | Wan Chai/ Causeway Bay | North Point/ Quarry Bay | Tsim Sha Tong | Yau Ma Tei/ Mong Kwun Tong# | Sheung Wan | Central | Wan Chai/ Causeway Bay | North Point/ Quarry Bay | Tsim Sha Tong | Yau Ma Tei/ Mong Kwun Tong# | Kowloon Bay/ Tong# | Sheung Wan | Central | Wan Chai/ Causeway Bay | North Point/ Quarry Bay | Tsim Sha Tong | Yau Ma Tei/ Mong Kwun Tong# | Kowloon Bay/ Tong# | | |
| 年 / 月 Year / Month | Sheung Wan | Central | Bay | Bay | Tsui | Kok | Tong# | Sheung Wan | Central | Bay | Bay | Tsui | Kok | Tong# | Sheung Wan | Central | Bay | Bay | Tsui | Kok | 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 | - | - |

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2020 年内所分析单位的平均面积。

- 本署没有收到成交个案。

九龙湾/观塘的分界等同 18 区议会选区中的观塘区。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 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.

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

| 年 / 月 Year / Month | 租金 Rents | | | | 售价 Prices | | | | |
|-----------------------|---------------|---------------|---------------|-----------------|---------------|---------------|---------------|-----------------|-----------|
| | 甲级 Grade A | 乙级 Grade B | 丙级 Grade C | 所有级别 Overall | 甲级 Grade A | 乙级 Grade B | 丙级 Grade C | 所有级别 Overall | |
| 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 |

* 临时数字
() 表示少于 20 宗交易。

* Provisional figures
() Indicates fewer than 20 transactions.

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

| 年 / 月 Year / Month | 租金 Rents | | | 售价 Prices |
|-----------------------|---------------------------------|-------------------------------------|----------------------|----------------------------|
| | 上环 / 中区 Sheung Wan / Central | 湾仔 / 铜锣湾 Wan Chai / Causeway Bay | 尖沙咀 Tsim Sha Tsui | 核心地区 # Core Districts # |
| 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) |

核心地区：上环 / 中区、湾仔 / 铜锣湾及尖沙咀

* 临时数字

() 表示少于 10 宗交易。

- 本署没有收到成交个案。

@ 2019 年及 2019 年 7-9 季度的售价指数不包括 2019 年 9 月；
2020 年的售价指数不包括 2020 年 2、3 及 4 月；
2020 年 1-3 季度的售价指数不包括 2020 年 2 及 3 月；
2020 年 4-6 季度的售价指数不包括 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.

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

平方米 m²

| 地区 | District | 2019年年底总存量 Stock at year-end | 2020年落成量 Completions | 落成量占2019年总存量的百分率 Completions as a % of 2019 Stock | 2020年年底总存量 Stock at year-end | 2020年年底空置量 Amount Vacant at year-end | 空置百分率 % Vacant |
|-----------|------------------------|---------------------------------|-------------------------|--|---------------------------------|---|-------------------|
| 中西区 | Central and Western | 1 133 000 | 9 000 | 0.8 | 1 142 900 | 132 500 | 11.6 |
| 湾仔 | Wan Chai | 1 184 100 | 8 700 | 0.7 | 1 188 600 | 164 800 | 13.9 |
| 东区 | Eastern | 727 300 | 1 600 | 0.2 | 726 900 | 63 500 | 8.7 |
| 南区 | Southern | 252 100 | - | - | 251 700 | 32 600 | 13.0 |
| 港岛 | 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 |
| 九龙城 | Kowloon City | 743 300 | 2 400 | 0.3 | 740 000 | 98 400 | 13.3 |
| 黄大仙 | Wong Tai Sin | 325 800 | - | - | 326 800 | 36 600 | 11.2 |
| 观塘 | Kwun Tong | 711 700 | 5 700 | 0.8 | 720 500 | 104 800 | 14.5 |
| 九龙 | 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 |
| 荃湾 | Tsuen Wan | 548 000 | 22 300 | 4.1 | 569 400 | 90 800 | 15.9 |
| 屯门 | 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 |
| 北区 | 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 |
| 西贡 | Sai Kung | 375 100 | 2 800 | 0.7 | 374 900 | 57 800 | 15.4 |
| 离岛 | 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 |

+ 少于 0.05%

2020年年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2019年年底总存量计算。

+ 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.

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

平方米 m²

| 年 Year | 区域 Area | 拆卸量 Demolition | 落成量 Completions | 年底总存量 Stock at year-end |
|--------|--------------------|----------------|-----------------|-------------------------|
| 2016 | 港岛 Hong Kong | 8 200 | 25 700 | 3 238 900 |
| | 九龙 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 | 港岛 Hong Kong | 3 500 | 30 500 | 3 279 800 |
| | 九龙 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 | 港岛 Hong Kong | 14 000 | 17 000 | 3 291 100 |
| | 九龙 Kowloon | 2 700 | 47 300 | 4 681 100 |
| | 新界 New Territories | 300 | 60 700 | 3 461 100 |
| | 全港 OVERALL | 17 000 | 125 000 | 11 433 300 |
| 2019 | 港岛 Hong Kong | 14 000 | 22 800 | 3 296 500 |
| | 九龙 Kowloon | 7 800 | 38 900 | 4 706 200 |
| | 新界 New Territories | 100 | 55 800 | 3 517 000 |
| | 全港 OVERALL | 21 900 | 117 500 | 11 519 700 |
| 2020 | 港岛 Hong Kong | 7 200 | 19 300 | 3 310 100 |
| | 九龙 Kowloon | 11 700 | 15 700 | 4 707 800 |
| | 新界 New Territories | 300 | 32 300 | 3 557 400 |
| | 全港 OVERALL | 19 200 | 67 300 | 11 575 300 |

私人商业楼宇 - 各区落成量及预测落成量
PRIVATE COMMERCIAL - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

| 地区 | District | 2020 年落成量 | 预测落成量 Forecast Completions | |
|-----------|------------------------|---------------|----------------------------|----------------|
| | | Completions | [2021] | [2022] |
| 中西区 | Central and Western | 9 000 | 7 600 | 5 100 |
| 湾仔 | Wan Chai | 8 700 | 15 800 | 8 800 |
| 东区 | Eastern | 1 600 | 300 | 11 500 |
| 南区 | Southern | - | 4 000 | 3 000 |
| 港岛 | 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 |
| 九龙城 | Kowloon City | 2 400 | 4 300 | 66 100 |
| 黄大仙 | Wong Tai Sin | - | 1 800 | - |
| 观塘 | Kwun Tong | 5 700 | 100 | 19 200 |
| 九龙 | KOWLOON | 15 700 | 18 700 | 89 800 |
| 葵青 | Kwai Tsing | 500 | - | - |
| 荃湾 | Tsuen Wan | 22 300 | 600 | 6 400 |
| 屯门 | Tuen Mun | 3 000 | - | - |
| 元朗 | Yuen Long | 1 400 | 5 900 | 17 500 |
| 北区 | North | 200 | - | - |
| 大埔 | Tai Po | - | - | - |
| 沙田 | Sha Tin | 100 | - | 31 200 |
| 西贡 | Sai Kung | 2 800 | - | - |
| 离岛 | Islands | 2 000 | - | - |
| 新界 | NEW TERRITORIES | 32 300 | 6 500 | 55 100 |
| 全港 | OVERALL | 67 300 | 52 900 | 173 300 |

私人商业楼宇 - 整体空置趋势
PRIVATE COMMERCIAL - OVERALL VACANCY TRENDS

平方米 m²

| 年 Year | 年内落成楼宇 In Buildings Completed during the Year | | | 其余所有楼宇 In All Other Buildings | | | 整体空置量 Overall Vacancy | |
|-----------|--|----------------------|-------------------|----------------------------------|----------------------|-------------------|--------------------------|------------------------------|
| | 总楼面面积 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 总楼面面积 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 空置量 Amount Vacant | 占总存量的百分率 % of Total Stock |
| 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 |

私人零售业楼宇 - 平均租金及售价
PRIVATE RETAIL - AVERAGE RENTS AND PRICES

| 区域 Area | 租金 Rents (每平方米月租 \$/m ² per month) | | | 售价 Prices (每平方米售价 \$/m ²) | | |
|------------------------------|---|---------------------------|---------------------------|---------------------------------------|---------------------------|---------------------------|
| | 港岛 Hong Kong | 九龙 Kowloon | 新界 New Territories | 港岛 Hong Kong | 九龙 Kowloon | 新界 New Territories |
| [平均面积] [Average size] | [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) | (500 095) |
| | 8 | 1 537 | 1 453 | 1 387 | (649 855) | (652 198) |
| | 9 | 1 438 | 1 448 | 1 338 | (348 148) | (394 418) |
| | 10 | 1 391 | 1 418 | 1 324 | (709 924) | (395 364) |
| | 11 | 1 421 | 1 297 | 1 264 | (611 661) | 356 524 |
| | 12 | 1 221 | 1 318 | 1 273 | (333 695) | (339 384) |
| 2020 | 1 | 1 182 | 1 210 | 1 053 | (593 236) | (245 277) |
| | 2 | 1 280 | 1 169 | 1 166 | (426 119) | (306 259) |
| | 3 | 1 322 | 1 129 | 1 279 | (446 465) | (377 091) |
| | 4 | 1 144 | 1 085 | 1 076 | (404 816) | (444 133) |
| | 5 | 1 036 | 1 176 | 1 164 | (512 103) | 405 860 |
| | 6 | 1 249 | 1 124 | 1 252 | (614 544) | 436 605 |
| | 7 | 1 173 | 1 117 | 1 208 | (402 504) | 296 271 |
| | 8 | 1 137 | 1 069 | 1 129 | (405 735) | 310 403 |
| | 9 | 1 318 | 1 121 | 1 213 | 299 516 | 374 617 |
| | 10 * | 1 130 | 998 | 1 189 | (418 228) | 319 320 |
| | 11 * | 1 241 | 1 205 | 1 241 | (469 377) | 376 718 |
| | 12 * | 1 261 | 1 170 | 1 408 | 411 706 | 378 554 |

* 临时数字
() 表示少于 20 宗交易。
[] 表示 2020 年内所分析单位的平均面积。

* Provisional figures
() Indicates fewer than 20 transactions.
[] Indicates average size of the units analysed during 2020.

私人零售业楼宇 - 租金及售价指数
PRIVATE RETAIL - RENTAL AND PRICE INDICES
(1999 = 100)

| 年 / 月 Year / Month | 租金 Rents | 售价 Prices |
|-----------------------|-------------|--------------|
| 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 |

* 临时数字

* Provisional figures

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

平方米 m²

| 地区 | District | 2019年年底总存量 Stock at year-end | 2020年落成量 Completions | 落成量占2019年总存量的百分率 Completions as a % of 2019 Stock | 2020年年底总存量 Stock at year-end | 2020年年底空置量 Amount Vacant at year-end | 空置百分率 % Vacant |
|-----------|------------------------|---------------------------------|-------------------------|--|---------------------------------|---|-------------------|
| 中西区 | Central and Western | 61 900 | - | - | 62 000 | 3 000 | 4.8 |
| 湾仔 | Wan Chai | - | - | - | - | - | - |
| 东区 | Eastern | 1 186 100 | - | - | 1 184 200 | 121 800 | 10.3 |
| 南区 | Southern | 653 800 | 11 400 | 1.7 | 654 300 | 85 400 | 13.1 |
| 港岛 | 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 |
| 九龙城 | Kowloon City | 847 600 | - | - | 821 600 | 32 400 | 3.9 |
| 黄大仙 | Wong Tai Sin | 735 100 | - | - | 739 400 | 24 500 | 3.3 |
| 观塘 | Kwun Tong | 2 989 100 | 11 500 | 0.4 | 2 961 200 | 224 000 | 7.6 |
| 九龙 | 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 |
| 荃湾 | Tsuen Wan | 2 225 300 | - | - | 2 227 100 | 124 800 | 5.6 |
| 屯门 | 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 |
| 北区 | 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 |
| 西贡 | Sai Kung | - | - | - | - | - | - |
| 离岛 | 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年年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的2019年年底总存量计算。

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

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

平方米 m²

| 年 Year | 区域 Area | 拆卸量 Demolition | 落成量 Completions | 年底总存量 Stock at year-end |
|--------|--------------------|----------------|-----------------|-------------------------|
| 2016 | 港岛 Hong Kong | 17 500 | - | 1 998 300 |
| | 九龙 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 | 港岛 Hong Kong | 71 600 | - | 1 926 800 |
| | 九龙 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 | 港岛 Hong Kong | - | 7 000 | 1 908 400 |
| | 九龙 Kowloon | 30 300 | 32 200 | 5 917 500 |
| | 新界 New Territories | 1 500 | 1 900 | 8 580 100 |
| | 全港 OVERALL | 31 800 | 41 100 | 16 406 000 |
| 2019 | 港岛 Hong Kong | 5 000 | - | 1 901 800 |
| | 九龙 Kowloon | 45 400 | 3 300 | 5 851 000 |
| | 新界 New Territories | 2 700 | 52 900 | 8 589 500 |
| | 全港 OVERALL | 53 100 | 56 200 | 16 342 300 |
| 2020 | 港岛 Hong Kong | 11 000 | 11 400 | 1 900 500 |
| | 九龙 Kowloon | 70 500 | 11 500 | 5 783 300 |
| | 新界 New Territories | - | 14 800 | 8 599 600 |
| | 全港 OVERALL | 81 500 | 37 700 | 16 283 400 |

私人分层工厂大厦 - 各区落成量及预测落成量
PRIVATE FLATTED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

| 地区 | District | 2020年落成量 | 预测落成量 Forecast Completions | |
|-----------|------------------------|---------------|----------------------------|----------------|
| | | Completions | [2021] | [2022] |
| 中西区 | Central and Western | - | - | - |
| 湾仔 | Wan Chai | - | - | - |
| 东区 | Eastern | - | - | - |
| 南区 | Southern | 11 400 | - | - |
| 港岛 | HONG KONG | 11 400 | - | - |
| 油尖旺 | Yau Tsim Mong | - | 3 300 | - |
| 深水埗 | Sham Shui Po | - | - | 11 500 |
| 九龙城 | Kowloon City | - | - | - |
| 黄大仙 | Wong Tai Sin | - | 8 300 | 15 300 |
| 观塘 | Kwun Tong | 11 500 | 9 600 | - |
| 九龙 | KOWLOON | 11 500 | 21 200 | 26 800 |
| 葵青 | Kwai Tsing | - | - | 24 300 |
| 荃湾 | Tsuen Wan | - | 31 400 | 74 800 |
| 屯门 | Tuen Mun | 12 400 | - | - |
| 元朗 | Yuen Long | - | - | - |
| 北区 | North | 2 400 | 15 100 | - |
| 大埔 | Tai Po | - | - | - |
| 沙田 | Sha Tin | - | - | - |
| 西贡 | Sai Kung | - | - | 46 600 |
| 离岛 | Islands | - | - | - |
| 新界 | NEW TERRITORIES | 14 800 | 46 500 | 145 700 |
| 全港 | OVERALL | 37 700 | 67 700 | 172 500 |

私人分层工厂大厦 - 整体空置趋势
PRIVATE FLATTED FACTORIES - OVERALL VACANCY TRENDS

平方米 m²

| 年 Year | 年内落成楼宇 In Buildings Completed during the Year | | | 其余所有楼宇 In All Other Buildings | | | 整体空置量 Overall Vacancy | |
|-----------|--|----------------------|-------------------|----------------------------------|----------------------|-------------------|--------------------------|------------------------------|
| | 总楼面面积 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 总楼面面积 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 空置量 Amount Vacant | 占总存量的百分率 % of Total Stock |
| 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 |

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

| 区域 Area | 租金 Rents (每平方米月租 \$/m ² per month) | | | 售价 Prices (每平方米售价 \$/m ²) | | |
|------------------------------|---|--|--|--|--|---|
| | 港岛 Hong Kong [155 平方米 m ²] | 九龙 Kowloon [125 平方米 m ²] | 新界 New Territories [139 平方米 m ²] | 港岛 Hong Kong [126 平方米 m ²] | 九龙 Kowloon [102 平方米 m ²] | 新界 New Territories [99 平方米 m ²] |
| [平均面积] [Average size] | | | | | | |
| 年 / 月 Year / Month | | | | | | |
| 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 |

* 临时数字

() 表示少于 20 宗交易。

[] 表示 2020 年内所分析单位的平均面积。

平均租金及售价只以楼上单位的租金及售价计算。

* Provisional figures

() Indicates fewer than 20 transactions.

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

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

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

| 年 / 月 Year / Month | 租金 Rents | 售价 Prices |
|-----------------------|-------------|--------------|
| 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 |

* 临时数字
上述指数只就楼上单位计算。

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

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

| | | 每平方米售价 \$/m ² | | | | | |
|------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|--|
| 地区 District | 东区 Eastern | 深水埗 Sham Shui Po | 观塘 Kwun Tong | 葵青 Kwai Tsing | 荃湾 Tsuen Wan | 沙田 Sha Tin | |
| [平均面积] [Average size] | [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) | |

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2020 年内所分析单位的平均面积。

- 本署没有收到成交个案。

所分析的楼宇是于 1992 年或之后建成。

平均售价只以楼上单位的售价计算。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 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.

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

平方米 m²

| 地区 | District | 2019年年底总存量 Stock at year-end | 2020年落成量 Completions | 落成量占2019年总存量的百分率 Completions as a % of 2019 Stock | 2020年年底总存量 Stock at year-end | 2020年年底空置量 Amount Vacant at year-end | 空置百分率 % Vacant |
|-----------|------------------------|---------------------------------|-------------------------|--|---------------------------------|---|-------------------|
| 东区 | Eastern | 46 900 | - | - | 47 100 | 5 600 | 11.9 |
| 南区 | Southern | 5 900 | - | - | 5 900 | 300 | 5.1 |
| 港岛 | 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 |
| 九龙城 | Kowloon City | 5 200 | - | - | 5 200 | 800 | 15.4 |
| 黄大仙 | Wong Tai Sin | 28 300 | - | - | 28 300 | 1 700 | 6.0 |
| 观塘 | Kwun Tong | 197 900 | - | - | 191 700 | 27 900 | 14.6 |
| 九龙 | KOWLOON | 360 800 | - | - | 354 600 | 38 200 | 10.8 |
| 葵青 | Kwai Tsing | 92 500 | - | - | 92 800 | 10 500 | 11.3 |
| 荃湾 | Tsuen Wan | 21 300 | - | - | 21 300 | 100 | 0.5 |
| 北区 | 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年年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的2019年年底总存量计算。

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

私人工贸大厦 - 整体空置趋势
PRIVATE INDUSTRIAL / OFFICE - OVERALL VACANCY TRENDS

平方米 m²

| 年 Year | 年内落成楼宇 In Buildings Completed during the Year | | | 其余所有楼宇 In All Other Buildings | | | 整体空置量 Overall Vacancy | |
|-----------|--|----------------------|-------------------|----------------------------------|----------------------|-------------------|--------------------------|------------------------------|
| | 总楼面面积 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 总楼面面积 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 空置量 Amount Vacant | 占总存量的百分率 % of Total Stock |
| 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 |

私人特殊厂房 - 各区总存量及落成量
PRIVATE SPECIALISED FACTORIES - STOCK AND COMPLETIONS BY DISTRICT

平方米 m²

| 地区 | District | 2019年年底总存量 Stock at year-end | 2020年落成量 Completions | 落成量占2019年总存量的百分率 Completions as a % of 2019 Stock | 2020年年底总存量 Stock at year-end |
|-----------|------------------------|---------------------------------|-------------------------|--|---------------------------------|
| 中西区 | Central and Western | - | - | - | - |
| 湾仔 | Wan Chai | - | - | - | - |
| 东区 | Eastern | 500 | - | - | 500 |
| 南区 | Southern | 74 800 | - | - | 74 800 |
| 港岛 | HONG KONG | 75 300 | - | - | 75 300 |
| 油尖旺 | Yau Tsim Mong | - | - | - | - |
| 深水埗 | Sham Shui Po | 21 600 | - | - | 11 700 |
| 九龙城 | Kowloon City | 30 500 | - | - | 30 500 |
| 黄大仙 | Wong Tai Sin | 44 100 | - | - | 44 100 |
| 观塘 | Kwun Tong | 180 300 | - | - | 171 800 |
| 九龙 | KOWLOON | 276 500 | - | - | 258 100 |
| 葵青 | Kwai Tsing | 123 700 | 9 700 | 7.8 | 131 800 |
| 荃湾 | Tsuen Wan | 140 600 | - | - | 126 200 |
| 屯门 | Tuen Mun | 175 800 | - | - | 175 800 |
| 元朗 | Yuen Long | 669 900 | - | - | 615 400 |
| 北区 | North | 136 600 | - | - | 136 600 |
| 大埔 | Tai Po | 756 200 | - | - | 756 600 |
| 沙田 | Sha Tin | 137 200 | - | - | 137 200 |
| 西贡 | Sai Kung | 650 900 | 31 100 | 4.8 | 682 000 |
| 离岛 | 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年年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的2019年年底总存量计算。

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

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

平方米 m²

| 地区 | District | 2020 年落成量 | 预测落成量 Forecast Completions | |
|-----------|------------------------|---------------|----------------------------|----------|
| | | Completions | [2021] | [2022] |
| 中西区 | Central and Western | - | - | - |
| 湾仔 | Wan Chai | - | - | - |
| 东区 | Eastern | - | - | - |
| 南区 | Southern | - | - | - |
| 港岛 | HONG KONG | - | - | - |
| 油尖旺 | Yau Tsim Mong | - | - | - |
| 深水埗 | Sham Shui Po | - | - | - |
| 九龙城 | Kowloon City | - | - | - |
| 黄大仙 | Wong Tai Sin | - | - | - |
| 观塘 | Kwun Tong | - | - | - |
| 九龙 | KOWLOON | - | - | - |
| 葵青 | Kwai Tsing | 9 700 | - | - |
| 荃湾 | Tsuen Wan | - | - | - |
| 屯门 | Tuen Mun | - | - | - |
| 元朗 | Yuen Long | - | 1 100 | - |
| 北区 | North | - | - | - |
| 大埔 | Tai Po | - | - | - |
| 沙田 | Sha Tin | - | - | - |
| 西贡 | Sai Kung | 31 100 | 87 500 | - |
| 离岛 | Islands | - | - | - |
| 新界 | NEW TERRITORIES | 40 800 | 88 600 | - |
| 全港 | OVERALL | 40 800 | 88 600 | - |

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

平方米 m²

| 地区 | District | 2019年年底总存量 Stock at year-end | 2020年落成量 Completions | 落成量占2019年总存量的百分率 Completions as a % of 2019 Stock | 2020年年底总存量 Stock at year-end | 2020年年底空置量 Amount Vacant at year-end | 空置百分率 % Vacant |
|-----------|------------------------|---------------------------------|-------------------------|--|---------------------------------|---|-------------------|
| 中西区 | Central and Western | 43 700 | - | - | 43 700 | - | - |
| 湾仔 | Wan Chai | - | - | - | - | - | - |
| 东区 | Eastern | 94 600 | - | - | 92 200 | - | - |
| 南区 | Southern | 28 600 | - | - | 28 600 | 500 | 1.7 |
| 港岛 | 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 |
| 九龙城 | Kowloon City | 103 600 | - | - | 89 300 | 400 | 0.4 |
| 黄大仙 | Wong Tai Sin | 1 500 | - | - | 1 500 | - | - |
| 观塘 | Kwun Tong | 256 800 | - | - | 252 300 | 13 700 | 5.4 |
| 九龙 | KOWLOON | 504 100 | - | - | 485 300 | 33 700 | 6.9 |
| 葵青 | Kwai Tsing | 1 754 200 | - | - | 1 751 100 | 76 000 | 4.3 |
| 荃湾 | Tsuen Wan | 395 000 | - | - | 395 000 | 31 500 | 8.0 |
| 屯门 | Tuen Mun | 142 400 | - | - | 142 400 | 10 700 | 7.5 |
| 元朗 | Yuen Long | 126 000 | - | - | 126 000 | 4 400 | 3.5 |
| 北区 | 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 |
| 西贡 | Sai Kung | 7 400 | - | - | 7 400 | - | - |
| 离岛 | 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年年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的2019年年底总存量计算。

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

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

平方米 m²

| 地区 | District | 2020 年落成量 | 预测落成量 Forecast Completions | |
|-----------|------------------------|-------------|----------------------------|----------|
| | | Completions | [2021] | [2022] |
| 中西区 | Central and Western | - | - | - |
| 湾仔 | Wan Chai | - | - | - |
| 东区 | Eastern | - | - | - |
| 南区 | Southern | - | - | - |
| 港岛 | HONG KONG | - | - | - |
| 油尖旺 | Yau Tsim Mong | - | - | - |
| 深水埗 | Sham Shui Po | - | - | - |
| 九龙城 | Kowloon City | - | - | - |
| 黄大仙 | Wong Tai Sin | - | - | - |
| 观塘 | Kwun Tong | - | - | - |
| 九龙 | KOWLOON | - | - | - |
| 葵青 | Kwai Tsing | - | - | - |
| 荃湾 | Tsuen Wan | - | - | - |
| 屯门 | Tuen Mun | - | 75 800 | - |
| 元朗 | Yuen Long | - | - | - |
| 北区 | North | - | - | - |
| 大埔 | Tai Po | - | - | - |
| 沙田 | Sha Tin | - | - | - |
| 西贡 | Sai Kung | - | - | - |
| 离岛 | Islands | - | - | - |
| 新界 | NEW TERRITORIES | - | 75 800 | - |
| 全港 | OVERALL | - | 75 800 | - |

私人货仓 - 整体空置趋势
PRIVATE STORAGE - OVERALL VACANCY TRENDS

平方米 m²

| 年 Year | 年内落成楼宇 In Buildings Completed during the Year | | | 其余所有楼宇 In All Other Buildings | | | 整体空置量 Overall Vacancy | |
|-----------|--|----------------------|-------------------|----------------------------------|----------------------|-------------------|--------------------------|------------------------------|
| | 总楼面面积 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 总楼面面积 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 空置量 Amount Vacant | 占总存量的百分率 % of Total Stock |
| 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 |

私人物业市场回报率 - 住宅楼宇
PRIVATE PROPERTY MARKET YIELDS - DOMESTIC

回报百分率 % return

| 年 / 月 Year / Month | | 类别 Class | | | | |
|-----------------------|-----------|----------|-----|-----|-----|-----|
| | | A | B | C | D | E |
| 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 |

* 临时数字

* Provisional figures

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

回报百分率 % return

| 年 / 月 Year / Month | 写字楼 Offices | | 分层工厂大厦 Flatted Factories ** | 零售业楼宇 Retail |
|-----------------------|---------------|---------------|-----------------------------|--------------|
| | 甲级 Grade A | 乙级 Grade B | | |
| 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 |

* 临时数字

** 此栏数字只就楼上单位计算。

* Provisional figures

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

住宅买卖 - 楼宇买卖合同数目及总值
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

| 年 / 月 Year / Month | 数目 No. | 总值 (百万元) Consideration (\$ million) |
|-----------------------|-----------|--|
| 2018 | 57 247 | 559 293 |
| 2019 | 59 797 | 548 795 |
| 2020 | 59 880 | 548 233 |
| 2019 | 13 863 | 126 873 |
| | 20 657 | 193 878 |
| | 12 336 | 108 314 |
| | 12 941 | 119 730 |
| 2020 | 10 204 | 86 944 |
| | 17 073 | 151 273 |
| | 15 515 | 143 107 |
| | 17 088 | 166 909 |
| 2020 | 2 762 | 24 778 |
| | 3 572 | 30 407 |
| | 3 870 | 31 759 |
| | 4 102 | 33 733 |
| | 5 984 | 52 745 |
| | 6 987 | 64 795 |
| | 6 133 | 59 494 |
| | 4 358 | 40 207 |
| | 5 024 | 43 406 |
| | 4 951 | 50 053 |
| | 6 070 | 58 110 |
| | 6 067 | 58 746 |

资料来源：土地注册处

数字源自有关期间送交土地注册处注册的住宅楼宇买卖合同。这些数字一般显示送交注册前约四个星期内签立的交易。住宅买卖是指已缴付印花税的楼宇买卖合同。统计数字并不包括居者有其屋、私人机构参建居屋及租者置其屋等计划的住宅买卖，除非有关单位转售限制期届满并已缴付补价。

Source : The Land Registry

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

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

买卖合同数目 No. of Agreements

| 年 / 月 Year / Month | | 成交金额 (百万元) Range of Consideration (\$ million) | | | | | | | | | | 总数 Total |
|-----------------------|---------|---|---|-----------------------------|---|-----------------------------|----|-------------------------------|----|----------------------|----|-------------|
| | | 少于 2 Less than 2 | | 2 至少于 3 2 to less than 3 | | 3 至少于 5 3 to less than 5 | | 5 至少于 10 5 to less than 10 | | 10 或以上 10 or over | | |
| | | 数目 No. | % | 数目 No. | % | 数目 No. | % | 数目 No. | % | 数目 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 |

资料来源：土地注册处
有关数字来自图表 49。

由于四舍五入关系，个别项目的百分率数字加起来可能不等于百分之一百。

Source: The Land Registry

Figures are derived from Table 49.

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

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

| 年 / 月 Year / Month | 数目 No. | 一手买卖 Primary Sales | | 二手买卖 Secondary Sales | | 总数 Total No. |
|-----------------------|-----------|-----------------------|--|-------------------------|--|-----------------|
| | | % | 总值 (百万元) Consideration (\$ million) | % | 总值 (百万元) Consideration (\$ million) | |
| 2018 | 15 633 | 27 | 219 505 | 73 | 339 788 | 57 247 |
| 2019 | 21 108 | 35 | 227 603 | 65 | 321 190 | 59 797 |
| 2020 | 15 317 | 26 | 169 774 | 74 | 378 459 | 59 880 |
| 2019 | 1 - 3 | 38 | 61 163 | 62 | 65 711 | 13 863 |
| | 4 - 6 | 35 | 75 794 | 65 | 118 083 | 20 657 |
| | 7 - 9 | 36 | 42 704 | 64 | 65 609 | 12 336 |
| | 10 - 12 | 32 | 47 942 | 68 | 71 787 | 12 941 |
| 2020 | 1 - 3 | 22 | 24 891 | 78 | 62 053 | 10 204 |
| | 4 - 6 | 24 | 44 638 | 76 | 106 635 | 17 073 |
| | 7 - 9 | 23 | 43 740 | 77 | 99 367 | 15 515 |
| | 10 - 12 | 31 | 56 505 | 69 | 110 404 | 17 088 |
| 2020 | 1 | 23 | 7 468 | 77 | 17 310 | 2 762 |
| | 2 | 28 | 9 868 | 72 | 20 539 | 3 572 |
| | 3 | 16 | 7 555 | 84 | 24 204 | 3 870 |
| | 4 | 19 | 8 161 | 81 | 25 572 | 4 102 |
| | 5 | 20 | 15 015 | 80 | 37 730 | 5 984 |
| | 6 | 31 | 21 462 | 69 | 43 333 | 6 987 |
| | 7 | 27 | 22 184 | 73 | 37 310 | 6 133 |
| | 8 | 25 | 11 955 | 75 | 28 252 | 4 358 |
| | 9 | 16 | 9 601 | 84 | 33 805 | 5 024 |
| | 10 | 21 | 9 961 | 79 | 40 092 | 4 951 |
| | 11 | 36 | 23 413 | 64 | 34 697 | 6 070 |
| | 12 | 35 | 23 131 | 65 | 35 615 | 6 067 |

资料来源：土地注册处

有关数字来自图表 49。请参阅该图表有关「住宅买卖」的定义。一手买卖一般指由发展商出售的单位，二手买卖指非由发展商出售的单位。

由于四舍五入关系，一手和二手买卖的总值加起来可能不等于图表 49 的总值。

Source : The Land Registry

Figures are derived from Table 49. Please refer to the table for the definition of 'domestic sales'. Primary sales generally refer to sales from developers. Secondary sales refer to sales from parties other than developers.

Due to rounding, figures of consideration for primary sales and secondary sales may not add up to consideration in Table 49.

非住宅买卖 - 主要类别物业买卖宗数及总值
NON-DOMESTIC SALES - NUMBER OF TRANSACTIONS AND CONSIDERATION BY PROPERTY TYPE

| 年 / 月 Year / Month | 写字楼 Offices | | 商业楼宇 Commercial | | 分层工厂大厦 Flatted Factories | |
|-----------------------|----------------|--|--------------------|--|-----------------------------|--|
| | 宗数 No. | 总值 (百万元) Consideration (\$ million) | 宗数 No. | 总值 (百万元) Consideration (\$ million) | 宗数 No. | 总值 (百万元) Consideration (\$ million) |
| 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 |

* 临时数字

这些数字是根据买卖合约的签署日期 (如没有买卖合约, 则根据转让契约签署日期), 而并非送交土地注册处登记的日期, 应与土地注册处编制的住宅买卖数据有所区别。

数字并不反映所有非住宅买卖。其他类别如工贸大厦、货仓、车位等并不包括在内。整座楼宇的买卖, 或包含超过一种物业类别的买卖, 亦未有包括在内。故此, 列表的数字, 特别是总值方面, 可能会较实际的数字为低。

* Provisional figures

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

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

各区域及地区
AREAS AND DISTRICTS

| 区域 Area | 地区 District | 地区内的分区名称 | Names of Sub-districts within District Boundaries | 小规划统计区 Tertiary Planning Units |
|-----------------|-------------------------------|--|---|---|
| 港岛 HONG KONG | 中西区 Central and Western | 坚尼地城、石塘咀、 | Kennedy Town, Shek Tong Tsui, | 111, 112, 113, 114, 115, 116, |
| | | 西营盘、上环、 | Sai Ying Pun, Sheung Wan, | 121, 122, 123, 124(p), 141, 142, |
| | | 中环、金钟、 | Central, Admiralty, | 143, 181, 182 |
| | | 半山区、山顶 | Mid-levels, Peak | |
| | 湾仔 Wan Chai | 湾仔、铜锣湾、 天后、跑马地、大坑、 扫杆埔、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 |
| | 东区 Eastern | 宝马山、北角、 鰂鱼涌、西湾河、 筲箕湾、柴湾、 小西湾 | 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 |
| | 南区 Southern | 薄扶林、香港仔、 鸭脷洲、黄竹坑、 寿臣山、浅水湾、 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

各区域及地区
AREAS AND DISTRICTS

| 区域 Area | 地区 District | 地区内的分区名称 | Names of Sub-districts within District Boundaries | 小规划统计区 Tertiary Planning Units |
|--------------------------|-------------------------|------------------------|--|---|
| 九 龙 KOWLOON | 油尖旺 Yau Tsim Mong | 尖沙咀、油麻地、 | Tsim Sha Tsui, Yau Ma Tei, | 211, 212, 214, 215, 216, 217, |
| | | 西九文化区、 | West Kowloon Cultural District, | 220, 221, 222, 225, 226, 227, |
| | | 京士柏、旺角、 | King's Park, Mong Kok, | 228, 229, 251, 252, 253, 254, |
| | | 大角咀 | Tai Kok Tsui | 256 |
| | | 深水埗 Sham Shui Po | 美孚、荔枝角、 长沙湾、 深水埗、石硤尾、 又一村、大窝坪、 昂船洲 | Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island |
| 九 龙 城 Kowloon City | | 红磡、土瓜湾、 | Hung Hom, To Kwa Wan, | 213, 231, 232, 233, 234, 235, |
| | | 马头角、马头围、 | Ma Tau Kok, Ma Tau Wai, | 236, 237, 241, 242, 243, 244, |
| | | 启德、九龙城、 | Kai Tak, Kowloon City, | 245, 246, 247, 271, 272, 285, |
| | | 何文田、九龙塘、 笔架山 | Ho Man Tin, Kowloon Tong, Beacon Hill | 286(p) |
| 黄 大 仙 Wong Tai Sin | | 新蒲岗、黄大仙、 | San Po Kong, Wong Tai Sin, | 281, 282, 283, 284, 287, 288, |
| | | 东头、横头磡、 | Tung Tau, Wang Tau Hom, | 289 |
| | | 乐富、钻石山、 | Lok Fu, Diamond Hill, | |
| | | 慈云山、牛池湾 | Tsz Wan Shan, Ngau Chi Wan | |
| 观 塘 Kwun Tong | | 坪石、九龙湾、 | Ping Shek, Kowloon Bay, | 280, 286(p), 290, 291, 292, 293, |
| | | 牛头角、佐敦谷、 | Ngau Tau Kok, Jordan Valley, | 294, 295, 297, 298 |
| | | 观塘、秀茂坪、 | Kwun Tong, Sau Mau Ping, | |
| | | 蓝田、油塘 | Lam Tin, Yau Tong | |

(p) = part 部分

各区域及地区
AREAS AND DISTRICTS

| 区域 Area | 地区 District | 地区内的分区名称 | Names of Sub-districts within District Boundaries | 小规划统计区 Tertiary Planning Units |
|--------------------------|---------------------|---|--|---|
| 新界 NEW TERRITORIES | 葵青 Kwai Tsing | 葵涌、青衣 | Kwai Chung, Tsing Yi | 320, 326, 327, 328, 329, 350, 351 |
| | 荃湾 Tsuen Wan | 荃湾、上葵涌、 汀九、深井、 青龙头、马湾、 欣澳 | Tsuen Wan, Sheung Kwai Chung, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay | 310, 321, 322, 323, 324, 325, 331, 332, 333, 334, 335, 336, 340, 731, 973(p), 974, 975 |
| | 屯门 Tuen Mun | 大榄涌、 扫管笏、 屯门、蓝地 | Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei | 411, 412, 413, 414, 415, 416, 421, 422, 423, 424, 425, 426, 427, 428, 431, 432, 433, 434, 441, 442 |
| | 元朗 Yuen Long | 洪水桥、厦村、 流浮山、 天水围、元朗、 新田、落马洲、 锦田、石岗、 八乡 | Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung | 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531, 532, 533, 541, 542, 543, 544, 610 |
| | 北区 North | 粉岭、联和墟、 上水、 石湖墟、 沙头角、鹿颈、 乌蛟腾 | Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang | 545, 546, 547, 548, 621, 622, 623, 624, 625, 626, 627, 628, 629, 632, 634, 641, 642, 651, 652, 653, 711(p), 712(p) |

(p) = part 部分

各区域及地区
AREAS AND DISTRICTS

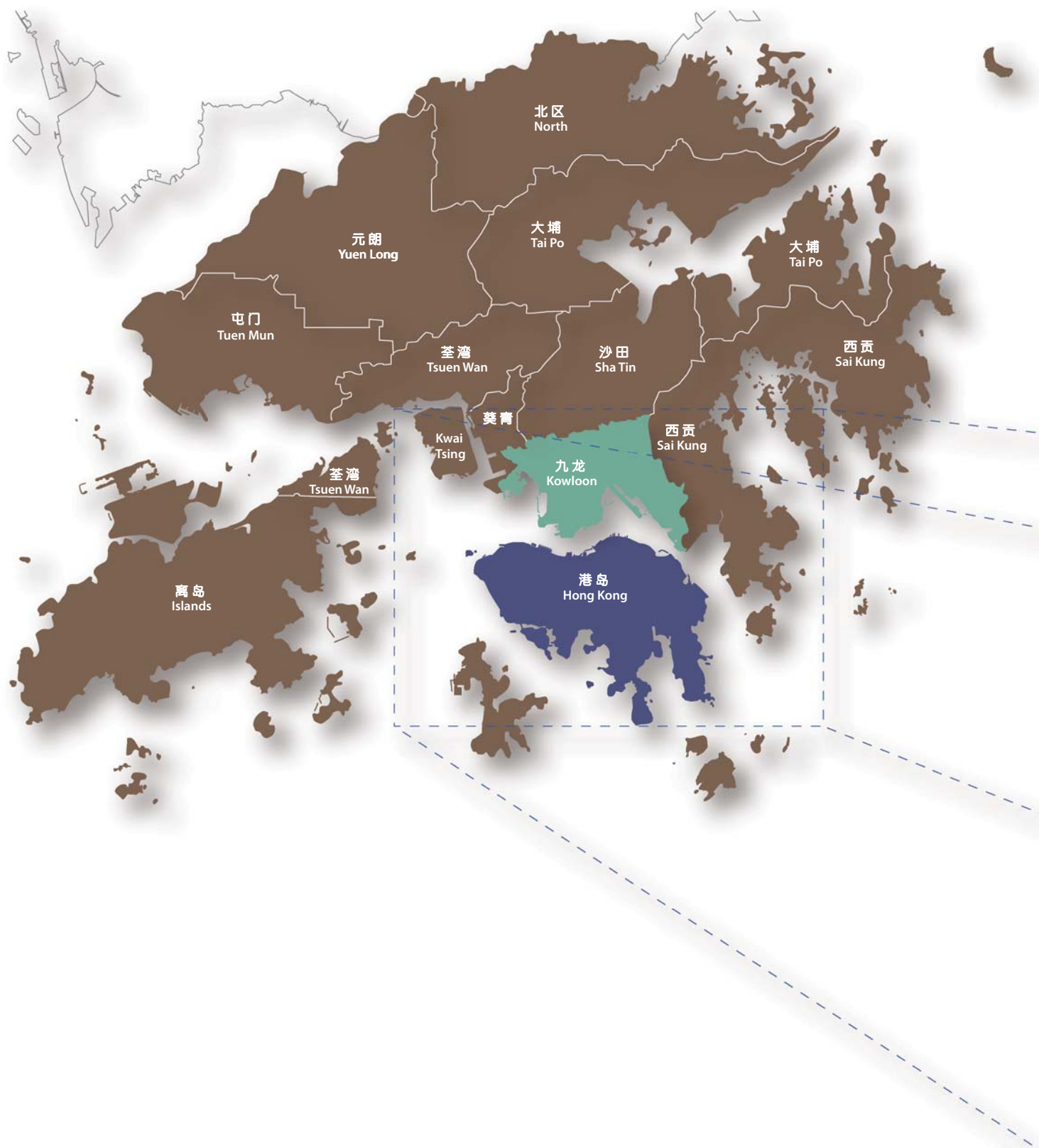
| 区域 Area | 地区 District | 地区内的分区名称 | Names of Sub-districts within District Boundaries | 小规划统计区 Tertiary Planning Units |
|--------------------------|----------------|---|---|---|
| 新界 NEW TERRITORIES | 大埔 Tai Po | 大埔墟、大埔、 | Tai Po Market, Tai Po, | 631, 633, 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 741, 742, 743, 744, 751 |
| | | 大埔滘、大美督、 | Tai Po Kau, Tai Mei Tuk, | |
| | | 船湾、 | Shuen Wan, | |
| | | 樟木头、 | Cheung Muk Tau, | |
| | | 企岭下 | Kei Ling Ha | |
| | 沙田 Sha Tin | 大围、沙田、 火炭、马料水、 乌溪沙、 马鞍山 | Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan | 732, 733, 753, 754, 755, 756, 757, 758, 759, 761, 762 |
| | 西贡 Sai Kung | 清水湾、西贡、 大网仔、 将军澳、 坑口、调景岭、 马游塘 | Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong | 296, 811, 812, 813, 814, 815, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839 |
| | 离岛 Islands | 长洲、坪洲、 大屿山 (包括东涌、 愉景湾)、南丫岛 | Cheung Chau, Peng Chau, Lantau Island, (including Tung Chung, Discovery Bay), Lamma Island | 911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951, 961, 962, 963, 971, 972, 973(p), 976 |

(p) = part 部分

写字楼分区
OFFICE SUB-DISTRICTS

| 写字楼的分区 | Sub-districts for Offices | 小规划统计区 Tertiary Planning Units |
|----------|---------------------------|--|
| 上环 | Sheung Wan | 113, 114, 115 |
| 中区 | Central | 121, 122, 123, 124 |
| 湾仔 / 铜锣湾 | Wan Chai/Causeway Bay | 131, 132, 133, 134, 135, 144, 145, 146, 147, 149 |
| 北角 / 鰂鱼涌 | North Point/Quarry Bay | 151, 152, 153, 154, 155, 156, 157 |
| 尖沙咀 | Tsim Sha Tsui | 211, 212, 213, 214, 215, 216, 217 |
| 油麻地 / 旺角 | Yau Ma Tei/Mong Kok | 220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 256 |

新界地区 NEW TERRITORIES DISTRICTS



分区图
PLANS



差餉物業估價署
Rating and Valuation Department

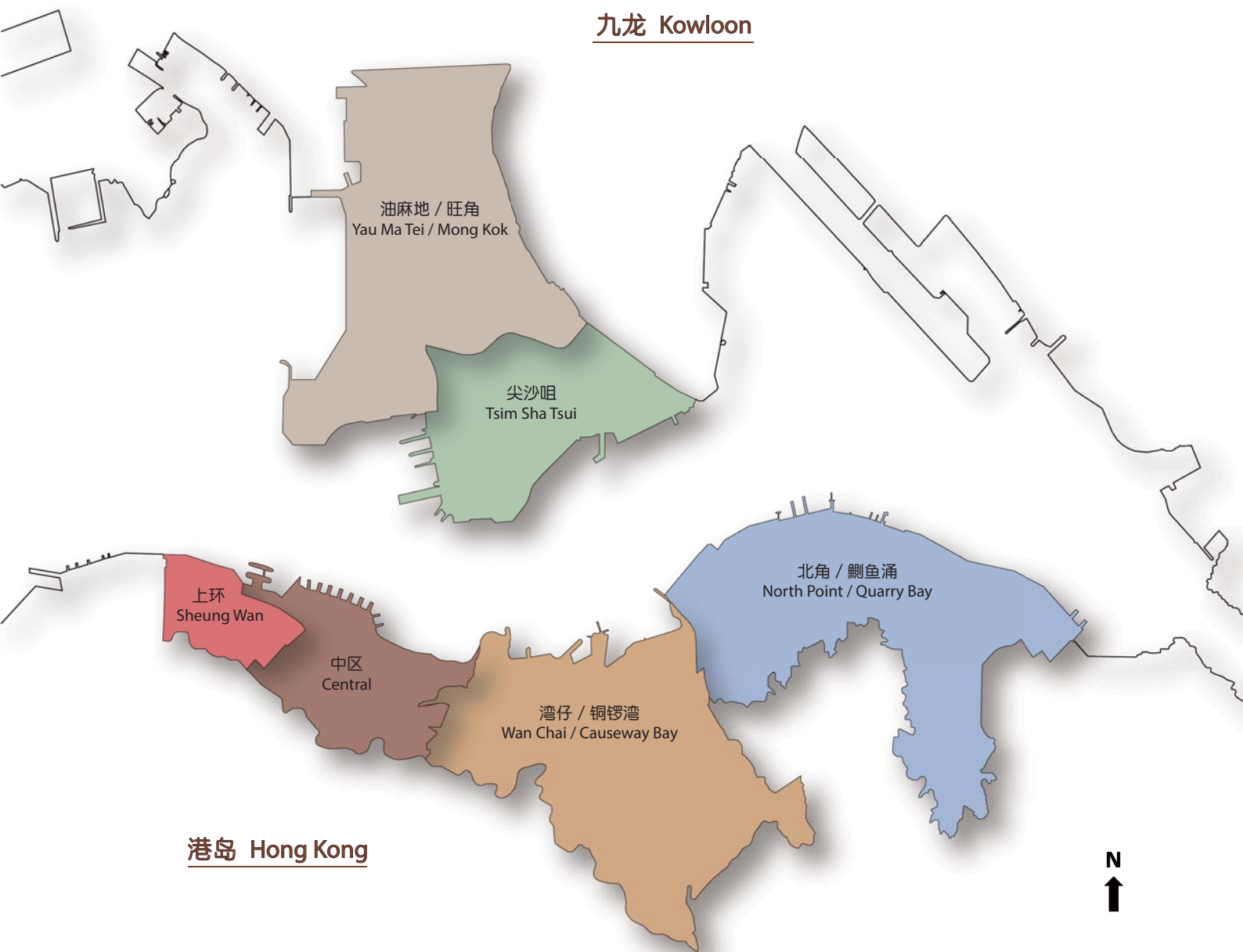
港島及九龍地區
HONG KONG AND KOWLOON DISTRICTS



分区图
PLANS



差餉物業估價署
Rating and Valuation Department



写字楼分区图
OFFICE SUB-DISTRICTS PLAN

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