

香港統計月刊

Hong Kong

Monthly Digest of Statistics

節錄
Extract

第 8 節 房屋及物業
Section 8 Housing and Property

2019 年 12 月
December 2019



香港特別行政區 政府統計處
Census and Statistics Department
Hong Kong Special Administrative Region



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《香港統計月刊》和《香港統計年刊》是政府統計處編製的綜合性統計刊物。這兩本綜合性刊物輯錄的統計數據，主題範圍十分廣泛，涵蓋香港社會、經濟和工商業。它們各具特色，出版頻次、所載數列的統計期、詳細程度及形式各有不同，相輔相成，組成一個全面的參考系列。

《香港統計年刊》旨在提供有關香港社會及經濟發展各範疇的詳細按年統計數列。大部分發表的數列涵蓋最近 10 年的情況，有助讀者比較近期的發展。

本刊，即《香港統計月刊》，分為 11 節，載有約 140 個統計表，匯集各項官方統計數字。月刊收錄本港各項最新社會及經濟統計數列，並在可行的情況下將備妥的最近 15 個月份的按月或按季統計數字，連同最近 3 個完整年份的按年統計數字一起刊載。此外，本月刊亦載有超過 20 個統計圖，展示選定主要統計項目在過去 10 年的按年趨勢及最近兩年的按季或按月趨勢。

本月刊內統計數據的範圍和性質說明，以及各用語的定義，均載於每節的「概念及方法」部分內。而每節亦列出與所述課題有關的主題性報告供讀者作進一步參考。

除載列最新的統計數字外，本月刊每期也刊登數篇專題文章，主要作用是 (i) 進行更深入的分析，以補充定期出版的統計報告，(ii) 摘錄特別出版的專題統計報告主要結果，(iii) 提供一個詳盡闡釋相關統計方法的機會，或發布一些未能以其他方式公布的統計數字，以及 (iv) 用統計角度陳述大眾關注的課題。

The *Hong Kong Monthly Digest of Statistics* and *Hong Kong Annual Digest of Statistics* are the general statistical digests compiled by the Census and Statistics Department (C&SD). These two digests bring together statistical data which cover a wide range of topics relating to the society, economy and businesses of Hong Kong. The digests are each featured in its own way. They are published at different frequencies with statistical data series presented in various lengths, depths and formats. Complementing each other, together they form a comprehensive series for reference.

The *Hong Kong Annual Digest of Statistics* aims to provide detailed annual statistical series on various aspects of the social and economic developments of Hong Kong. Most of the data series presented reflect the latest situation covering a time span of the recent 10 years, facilitating readers to compare the developments in recent time periods.

This publication, i.e. *Hong Kong Monthly Digest of Statistics*, is a compact volume of official statistics containing about 140 tables in 11 sections. It collects up-to-date statistical series on various aspects of the social and economic situation of Hong Kong. Statistical data are presented wherever possible in the form of monthly or quarterly figures for the latest 15 months for which data are available, together with annual figures for the latest 3 complete years. For selected key statistical items, over 20 charts depicting the annual trend in the past decade and quarterly or monthly trend in the recent 2 years are also available.

Descriptions of the scope and nature of the statistical data and definitions of the terms used in this *Monthly Digest* are provided in the “Concepts and methods” part in each section. Further references to thematic reports relating to the topics covered in each section are also listed.

Apart from providing up-to-date statistics, this *Monthly Digest* also contains several feature articles in each issue. These articles mainly serve to (i) supplement routine statistical reports by providing more in-depth analysis, (ii) provide a synopsis of ad hoc statistical reports, (iii) provide a forum for elaboration of relevant methodological details or for release of statistics which may not be published elsewhere, and (iv) present topics of current interest in a statistical perspective.

本月刊所載統計數據是由政府統計處及其他政府部門和機構編製，政府統計處非常感謝有關部門和機構提供資料。資料來源會在統計表下加以說明。

除非另有註明外，每節的「其他有關刊物」所述的刊物是由政府統計處編製。本刊末載有政府統計處刊物一覽表。

代號

月刊內各代號的含意如下：

Q1, Q2, Q3, Q4	第 1、第 2、第 3、第 4 季
#	臨時數字
@	數字將於日後修訂
*	經修訂的數字
-	不適用
N.A.	暫時沒有數字
§	數字少於單位的一半
***	為使個別機構單位所提供的資料得以保密，數據不予公布

計量單位

1 太焦耳	=	2.778 x 10 ⁵	千瓦小時
	=	9.478 x 10 ³	撒姆
1 公噸	=	2 204.623	磅
	=	0.984	噸
1 公斤	=	2.205	磅
	=	1.653	斤
1 平方米	=	10.764	平方呎
1 立方米	=	219.969	英加侖
1 百帕斯卡	=	1	毫巴
1 公里／小時	=	0.540	海里／小時

財政年度

除非另有註明外，跨年的統計數據是指有關的財政年度的數字。例如「2018-19 年」是指由 2018 年 4 月 1 日至 2019 年 3 月 31 日的財政年度。

Statistical data contained in this *Monthly Digest* are compiled by C&SD and other government departments and organisations. C&SD gratefully acknowledges such contributions. Data sources are given under each table.

Unless otherwise specified, the publications in “Further references” part of each section are produced by C&SD. Lists of publications of C&SD are available at the end of this publication.

Symbols

The following symbols are used throughout the *Digest* :

Q1, Q2, Q3, Q4	First, second, third, fourth quarter
#	Provisional figures
@	Figures are subject to revision later on
*	Revised figures
-	Not applicable
N.A.	Not yet available
§	Magnitude less than half of the unit employed
***	Data are not released in order to safeguard confidentiality of information provided by individual establishments

Units of measurement

1 terajoule (TJ)	=	2.778 x 10 ⁵	kilowatt hours
	=	9.478 x 10 ³	therms
1 tonne (t)	=	2 204.623	pounds
	=	0.984	ton
1 kilogram (kg)	=	2.205	pounds
	=	1.653	catties
1 square metre (sq.m.)	=	10.764	square feet
1 cubic metre (cu.m.)	=	219.969	imperial gallons
1 hectopascal	=	1	millibar
1 km/h	=	0.540	knot

Financial year

Unless otherwise specified, the symbol “-” represents financial year. For instance, “2018-19” means the financial year starting on 1 April 2018 and ending on 31 March 2019.

貨幣數字

月刊內所有引述的貨幣數字，除特別註明外，均以港元為單位。港元是香港特別行政區的法定貨幣。

匯率

自 1983 年 10 月 17 日起，政府透過一項有關發行紙幣的措施，將港元與美元聯繫，由發鈔銀行以 7.8 港元兌 1.0 美元的固定匯率發行紙幣。自此，港元兌美元的匯率在外匯市場僅有窄幅變動。有關匯率的統計數字載於第 9 節。

數字的進位

由於四捨五入關係，統計表內個別項目的數字加起來可能與總數略有出入。

Monetary figures

All monetary figures quoted are in Hong Kong dollars unless otherwise specified. Hong Kong dollar is the legal tender in the Hong Kong Special Administrative Region.

Exchange rate

As from 17 October 1983, the Hong Kong dollar has been linked to the US dollar through an arrangement in the note issuing mechanism permitting note issuing banks to issue Hong Kong dollar notes at a fixed rate of HK\$7.8=US\$1.0. Since then, the exchange rate of Hong Kong dollar against the US dollar in the foreign exchange market has moved only within a narrow range. Statistics on exchange rates are presented in Section 9.

Rounding of figures

There may be a slight discrepancy between the sum of individual items and the total as shown in the tables due to rounding.

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8

房屋及物業 Housing and Property

概念及方法

永久性居住屋宇單位

(表 8.1)

8.1 表 8.1 所載永久性居住屋宇單位總數根據「屋宇單位框」的資料編製，包括所有住宅屋宇單位及非住宅樓宇（例如商業大廈及工業大廈）內已知作居所用用途的屋宇單位，但不包括非住宅用途、酒店及院舍內供住院或在囚人士居住的屋宇單位。

8.2 永久性居住屋宇單位絕大部分為家庭住戶所佔用，但小部分單位為非香港居民所佔用，或並非用作常住居所。因此，有關永久性居住屋宇單位數目的統計數字不應該與從人口普查／中期人口統計或綜合住戶統計調查所得的家庭住戶數目的統計數字作直接比較，以評估本港住宅單位的空置情況，主要原因是成員只有非香港居民或流動居民的住戶並不會被界定為家庭住戶。至於有關住宅單位空置情況的統計數字，差餉物業估價署定期就私人住宅單位編製空置率，並刊載於《香港物業報告》(www.rvd.gov.hk/tc/publications/hkpr.html)。

公共租住房屋

(表 8.2 - 8.3)

8.3 表 8.2 及 8.3 所載的數字指香港房屋委員會（房委會）轄下的公共租住房屋（公屋）單位及香港房屋協會（房協）轄下的出租屋邨單位和郊區公共房屋單位。

8.4 認可居民人數指在房屋署（房署）及房協租住記錄上登記的人數。

Concepts and methods

Permanent living quarters

(Table 8.1)

8.1 The stock of permanent living quarters in Table 8.1 is compiled based on the information of the “Frame of Quarters”, and includes all quarters used for residential purpose as well as quarters known to be used for residential purpose in non-residential buildings (such as commercial buildings and industrial buildings). Quarters known to be used for non-residential purpose and those in hotels and accommodation used for inmates of institutions are excluded.

8.2 While the vast majority of permanent living quarters are occupied by domestic households, a small proportion of the quarters are occupied by non-Hong Kong residents, or are not used as usual accommodation. Accordingly, statistics on the number of permanent living quarters should not be directly compared to statistics on the number of domestic households derived from the population censuses/by-censuses or the General Household Survey for assessing the vacancy situation of housing units in Hong Kong. The main reason is that households comprising only non-Hong Kong residents or Mobile Residents are not classified as domestic households. As regards statistics related to vacancy situation of housing units, the Rating and Valuation Department (RVD) compiles vacancy rate of private domestic units regularly and publishes the statistics in the Hong Kong Property Review (www.rvd.gov.hk/en/publications/hkpr.html).

Public rental housing

(Tables 8.2 - 8.3)

8.3 Figures in Tables 8.2 and 8.3 refer to public rental housing (PRH) flats of the Hong Kong Housing Authority (HKHA) as well as the rental estate flats and rural public housing flats of the Hong Kong Housing Society (HKHS).

8.4 Authorised population refers to the persons registered on the tenancy records kept by the Housing Department (HD) and HKHS.

新落成樓宇／單位；獲批准可動工興建樓宇

(表 8.4 - 8.9)

8.5 房委會的租住屋邨大廈及居者有其屋計劃（居屋）下興建的樓宇，須待房署總建築師證明樓宇大致上已竣工後，始視作落成。房協樓宇或私人樓宇則獲屋宇署簽發「佔用許可證」（亦稱入伙紙）後，才算「落成」。

8.6 就房委會租住單位和居屋居住單位而言，獲批准可動工興建指房委會批出建築合約予承建商。

8.7 獲批准可動工興建的樓宇是指獲屋宇署簽發「同意書」動工興建的樓宇。這種「同意書」是發給私人發展計劃（包括房協的計劃）。新界區小型屋宇則不需此項「同意書」；但該類新界區小型屋宇須獲地政總署簽發三張豁免證明書，包括地盤平整，建築工程及渠務工程，才可動工興建。

8.8 表 8.4 及 8.5 所載樓宇統計數字，只包括私營機構的建築活動以及按房協的市區改善計劃及市區重建項目建造的單位（不包括新界小型屋宇），商業樓宇指辦公室大廈及多用途商業樓宇。工業樓宇指分層工廠大廈、特別用途工廠大廈及貯物用途樓宇。其他用途樓宇指酒店及旅店，以及作教育、醫務衛生、社會福利、宗教、文化、康樂等用途的樓宇。

8.9 表 8.4 及 8.5 所載私人樓宇／樓宇單位「實用樓面面積」指各層樓面面積總和，但不包括樓梯、公共通道空間、升降機等候處、盥洗室、廁所、廚房，及為該樓宇提供升降機、空調系統，或類似設施而安裝的機械所佔用的空間。

Buildings/flats newly completed; buildings with consent to commence work

(Tables 8.4 - 8.9)

8.5 An HKHA estate block and a Home Ownership Scheme (HOS) building are completed when they have been certified as substantially completed by the Chief Architects of HD. A building is said to be “completed” upon the issuance of an “Occupation Permit” by the Buildings Department (BD) in the case of a HKHS building or a private building.

8.6 Consents to commence work for HKHA rental flats and HOS residential flats refers to the award of contracts to contractor(s) by HKHA.

8.7 Buildings with consents to commence work refer to buildings with “consents” to commence building works issued by BD. Such “consents” are issued to private development projects (including HKHS’s projects). For small houses in the New Territories, such “consents” are not necessary but three certificates of exemption in respect of site formation works, building works and drainage works respectively for these small houses in the New Territories have to be obtained from the Lands Department prior to commencement of construction work.

8.8 Building statistics in Tables 8.4 and 8.5 include only building activities in the private sector and those built under the Urban Improvement Scheme (UIS) and Urban Renewal Project of HKHS (excluding small houses in the New Territories). Commercial buildings refer to office buildings and multi-purpose commercial premises. Industrial buildings refer to flatted factories, specialised factory buildings and storage premises. Other buildings refer to hotels and boarding houses, and premises for education, medical and health, social welfare, religion, culture, recreation, etc.

8.9 The “usable floor area” for private buildings/flats in Tables 8.4 and 8.5 is defined as the aggregate of the areas of the floor or floors in a storey or a building excluding any staircases, public circulation space, lift landings, lavatories, water-closets, kitchens and any space occupied by machinery for any lift, air-conditioning system or similar service provided for the building.

8.10 表 8.5、8.7 及 8.9 所載「初次呈交圖則」是指就一項建築工程初次呈交建築事務監督要求批准的圖則。「重大修改」是指經過大規模修改的建築圖則，而這些圖則必須從根本上接受重新評估。

8.11 表 8.6 及 8.8 所載資助出售單位包括房委會的居屋、私人機構參建居屋計劃（私人參建計劃）、可租可買計劃／重建置業計劃、中等入息家庭房屋計劃及綠表置居計劃（綠置居）下興建的居住單位，以及房協的住宅發售計劃、夾心階層住屋計劃及資助出售房屋項目下興建的居住單位。

8.12 房委會的租住房屋建屋量包括公屋、中轉房屋單位和那些由居屋轉作公屋項目的單位。那些由公屋轉作出售用途的可租可買計劃／重建置業計劃的單位，則不包括在內。

8.13 房委會的資助出售單位建屋量包括居屋、私人參建計劃、可租可買計劃／重建置業計劃和綠置居的單位。就那些於 2002 年至 2004 年期間落成，並於 2007 年起才分批發售的居屋／私人參建計劃的單位而言，表內所指的「年份」為其首次推售時間。

8.14 表 8.6、8.7 及 8.9 的私人居住單位數字並不包括新界小型屋宇。

8.15 表 8.8 所載公共租住單位及資助出售單位的樓面面積分別以「室內樓面面積」及「實用面積」計算。「室內樓面面積」指單位內計至外牆及／或間隔牆向內一面的總面積，而「實用面積」指由單位外牆外部計至兩個單位之間間隔牆中間的總面積，即是單位內每一部分都包括在內（例如廚房、浴室、露台等），但不包括樓宇內任何公用地方。

物業交易

(圖 8.1 - 8.2，表 8.10 - 8.14)

8.16 表 8.10 及 8.12 所載私人住宅單位是指設有專用煮食設施、浴室和廁所的獨立居住單位，並按樓面面積分類如下：

A 類單位：實用面積少於 40 平方米；

8.10 “First submission” in Tables 8.5, 8.7 and 8.9 refers to plans for a building project which are first submitted to the Building Authority for approval. “Major revision” refers to building plans which have been so extensively revised that they must be fundamentally re-assessed.

8.11 Subsidised sale flats in Tables 8.6 and 8.8 include flats built under HOS, Private Sector Participation Scheme (PSPS), Buy or Rent Option Scheme/ Mortgage Subsidy Scheme (BRO/MSS), Middle Income Housing Scheme (MIHS) and Green Form Subsidised Home Ownership Scheme (GSH) of HKHA; and those built under the Flat-for-Sale Scheme (FFSS), Sandwich Class Housing Scheme (SCHS) and Subsidised Sale Flats Projects of HKHS.

8.12 Production of HKHA rental flats includes PRH flats, interim housing flats and flats of projects transferred from HOS to PRH. Flats under projects built as rental housing but subsequently transferred to the BRO/MSS housing are not included.

8.13 Production of HKHA subsidised sale flats includes the flats under HOS, PSPS, BRO/MSS and GSH. For those HOS/PSPS flats completed during 2002 to 2004 and subsequently put up for sale by phase as from 2007, the first time when they were put up for sale was taken as the time of production.

8.14 Statistics on private residential flats for Tables 8.6, 8.7 and 8.9 do not cover small houses in the New Territories.

8.15 Floor areas for public rental flats and subsidised sale flats in Table 8.8 are measured based on “internal floor area” and “saleable area” respectively. “Internal floor area” refers to the total area inside the flat measured to the internal face of external and/or party walls, while “saleable area” refers to the total area inside the flat measured to the outside of external walls and to the centre line of party walls, i.e. including all parts of the flat (e.g. kitchen, bathroom, balcony, etc.) but excluding any common areas of the building.

Property transactions

(Charts 8.1 - 8.2, Tables 8.10 - 8.14)

8.16 Private domestic units in Tables 8.10 and 8.12 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 40m²;

B類單位：實用面積為 40 至 69.9 平方米；
C類單位：實用面積為 70 至 99.9 平方米；
D類單位：實用面積為 100 至 159.9 平方米；
及
E類單位：實用面積 160 平方米或以上。

Class B : saleable area of 40m² to 69.9m²;
Class C : saleable area of 70m² to 99.9m²;
Class D : saleable area of 100m² to 159.9m²; and
Class E : saleable area of 160m² or above.

8.17 公共房屋發展項目，即私人機構參建居屋、居屋、可租可買、重建置業、夾心階層住屋、市區改善和住宅發售等計劃興建的住宅單位，並不包括在表 8.10 及 8.12 私人樓宇的統計數字內。此外，房委會與房協興建的出租屋邨、租者置其屋計劃下售出的單位，以及政府所擁有的宿舍，亦不包括在內。解放軍及醫院管理局轄下的宿舍、公用事業機構物業的附設宿舍、私營機構宿舍（包括教育院校的學生宿舍）、酒店和旅舍也不包括在內。但政府資助房屋單位在業權轉讓限制期屆滿及向有關機構繳付補價後，在公開市場的租賃和買賣卻包括在內。

8.17 Public sector developments, including domestic units built under PSPS, HOS, BRO, MSS, SCHS, UIS and FFSS, etc. are not included in the statistical figures in Tables 8.10 and 8.12. Besides, rental estates built by HKHA and HKHS, 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. However, 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 are included.

8.18 私人寫字樓包括商用樓宇內的物業，但不包括綜合用途樓宇內的非住宅用途單位。

8.18 Private office premises comprise premises situated in buildings designed for commercial/business purposes, but excluding non-domestic floors in composite buildings.

8.19 寫字樓分為以下各級：

8.19 Offices are graded as follows :

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

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.

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

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.

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

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.

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

8.20 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.

8.21 表 8.10 及 8.11 所載樓宇平均售價及樓宇售價指數，是根據差餉物業估價署分析經過審查以釐定印花稅的樓宇交易資料所得。惟下列類別樓宇交易並不會用作分析：不被接納用作釐定印花稅的樓宇買賣；涉及不同類別物業的買賣；未獲評估差餉的樓宇；並非交吉出售的住宅樓宇；以及住宅樓宇的首次買賣。買賣日期以簽署買賣合約的日期為準。如沒有買賣合約，買賣日期則根據轉讓契約的簽署日期。一般而言，買賣合約日期是在達成臨時協議後 2 至 3 周。

8.22 表 8.12 及 8.13 所載平均租金及租金指數，是根據差餉物業估價署記錄的租金資料加以分析後所得。住宅樓宇的分析資料（載於表 8.12）是根據每個月內生效的新訂租約之租金計算。非住宅樓宇的分析資料（載於表 8.13）是根據新訂租約及續租時議定的租金。而生效日期即為租賃協議的生效日期。不過，租金一般是在較早的日期議定（新訂租約是在半至 1 個月前，續訂租約是在 1 至 3 個月前）。分析租金時，是根據淨額計算，即不包括差餉、管理費及其他費用。由 2006 年年中起，零售業樓宇的租金資料包括由領展所持有的物業。

8.23 有關平均租金和售價的分析，只供一般參考用途。該些平均租金和售價並非旨在應用於某特定物業上。某段時期的水平，主要取決於期內出租或出售物業的特點，包括樓宇質素及位置。因此，在不同時期內出現的變化，可能是因為在兩個時段所分析的不同物業的質素有所差異，而不應一概而論視之為該時段中在價值方面的整體變化。相對而言，租金與售價指數能較準確地反映價值的轉變。再者，附有 +/+ 註釋的數字乃由有限的交易宗數推算而來，使用這些數字時應特別小心。

8.24 計算售價和租金指數所根據的資料，跟用以計算平均售價和租金的數據相同。以指數衡量價值轉變時，是根據租金或售價除以有關物業的應課差餉租值所得的「因數」，而非根據每平方米樓面面積的租金或售價計算。物業的應課差餉租值是假設物業在指定日期空置出租時，估計全年可得的市值租金。實際上，利

8.21 Statistics on average property price and property prices indices in Tables 8.10 and 8.11 are based on an analysis of transactions scrutinised by RVD 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 to 3 weeks earlier than an Agreement for Sale and Purchase.

8.22 Average rents and rental indices in Tables 8.12 and 8.13 are based on an analysis of rental information recorded by RVD. For domestic premises, the figures in Table 8.12 are analysed on the basis of fresh lettings effective in the month being analysed. For non-domestic premises, the figures in Table 8.13 are analysed on the basis of fresh lettings and renewal lettings. The effective date is the commencement date of a tenancy agreement. However, rents are normally agreed earlier (half to 1 month earlier for fresh lettings, and 1 to 3 months for lease renewals). Rents are analysed on a net basis, i.e. exclusive of rates, management and other charges. Rental statistics of retail premises from mid-2006 onwards include properties owned by Link REIT.

8.23 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 with notation +/+ are derived from limited number of transactions, and should be used with caution.

8.24 Price and rental indices are derived from the same data that are used to compile average prices and rents. 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

用應課差餉租值，不但考慮到樓面面積，也顧及到不同物業在質素上的其他差別。如應課差餉租值在全面重估後有所變更，新應課差餉租值會調算至舊應課差餉租值的水平，以便指數數列得以連貫。

8.25 樓宇買賣合約指就將來出售或購買物業所訂的合約，該物業可以是一幢正在興建的樓宇或已落成的樓宇。

8.26 樓宇轉讓契約指訂明不可分割業權（即樓宇單位）轉讓的文件。

8.27 撤銷按揭／抵押指償還貸款後解除物業抵押的文件，包括收回按揭樓宇的地契，和還清債款證明書。

8.28 租約指批租人和承租人之間有關物業租用方面的協議。

8.29 戰前樓宇重建豁免管制令從前適用於擬重建物業的戰前樓宇業主。該等業主在當時必須按照《業主與租客（綜合）條例》（第 7 章）第 I 部的規定，申請戰前樓宇重建豁免管制令以保障現有租客的權益。該條例的第 I 部已於 1998 年 12 月 31 日期滿失效。

政府土地拍賣及批租

(表 8.15)

8.30 通過拍賣或公開投標而取得的已徵收地價即為該幅土地的拍賣／投標價。

8.31 用作特別低價房屋計劃、居屋，以及作公用事業、學校、教堂、廟宇、診所、福利及某種慈善用途的土地，通常以私人協約方式批租。在這些情況下，所收取的地價，由向非牟利性質機構收取象徵式地價，以至向公用事業收取十足市價不等。

其他有關刊物

香港物業報告，差餉物業估價署編製

資料月報，刊載於屋宇署的網站
(www.bd.gov.hk)

let. In effect, by utilising rateable value, allowance is made not only for floor area but also other qualitative differences between properties. 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.

8.25 Agreements for Sale and Purchase of building units refer to agreements for future sale or purchase of property which may be a building under construction or a completed building.

8.26 Assignments of building units refer to documents which effect the transfer of ownership of property of undivided shares of a lot (i.e. building units).

8.27 Receipts/Discharges/Releases refer to documents which effect the release of a property from a charge upon repayment of loan and include re-assignments and certificates of satisfaction.

8.28 Leases/Tenancy agreements refer to agreements between a lessor and lessee concerning property letting.

8.29 Exclusion orders used to apply to landlords of pre-war buildings who wanted to re-develop the property. They previously have to apply for an Exclusion Order with respect to Part I of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) which mainly protects the interests of the existing tenants. This Part of the Ordinance expired on 31 December 1998.

Disposals of government land

(Table 8.15)

8.30 The realised premium of land acquired through auction or public tender is the auctioned/tendered price of the land.

8.31 Land for special low cost housing projects and HOS as well as for public utilities, schools, churches, temples, clinics, welfare and certain charitable purposes is usually granted by private treaty, and in such cases, the premium charged varies from nominal for non-profit-making purposes up to the full market value for public utilities.

Further references

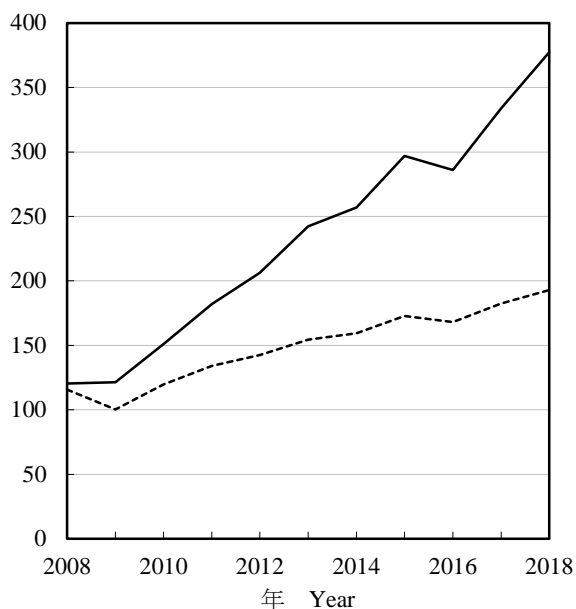
Hong Kong Property Review, published by the Rating and Valuation Department

Monthly Digest, published on the website of the Buildings Department (www.bd.gov.hk)

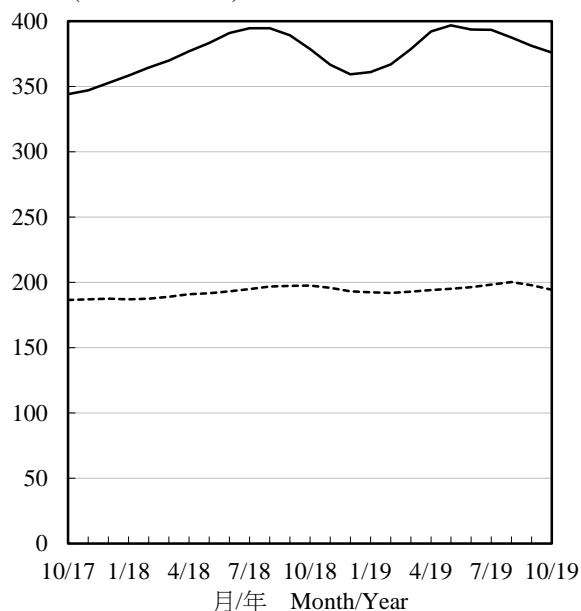
圖 8.1 私人住宅單位的售價及租金指數

Chart 8.1 Price and rental indices of private domestic units

指數 (1999年=100)
Index (Year 1999=100)



指數 (1999年=100)
Index (Year 1999=100)



—— 售價指數
Price index

----- 租金指數(新訂租約)
Rental index (fresh lettings)

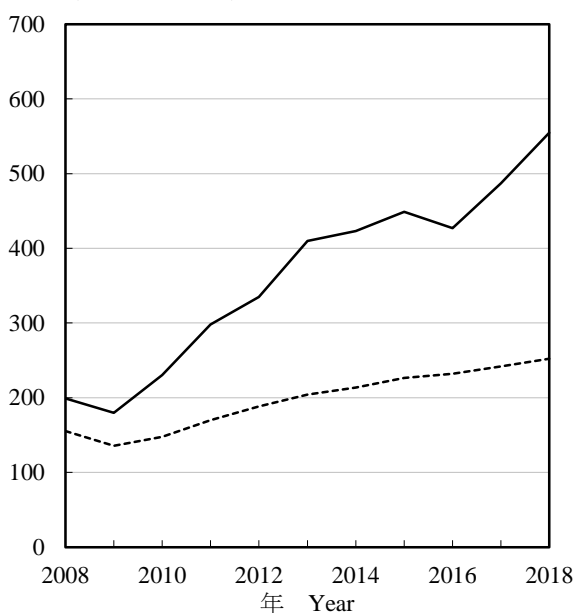
註釋：2019年8月至10月的按月數字為臨時數字。

Note: Monthly figures for August to October 2019 are provisional.

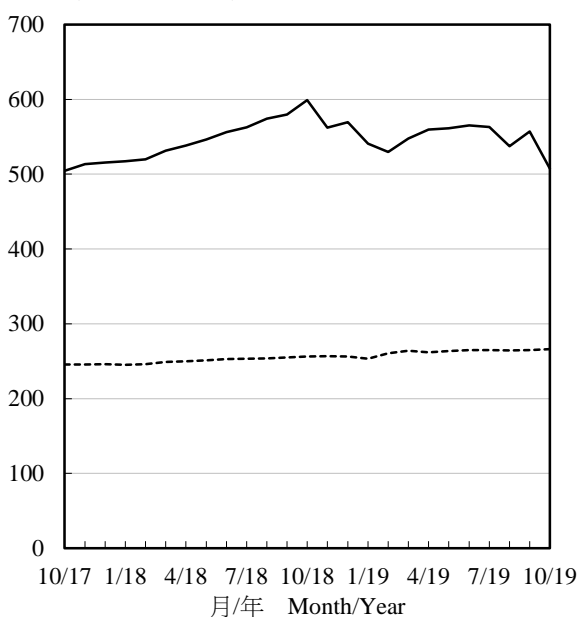
圖 8.2 私人寫字樓的售價及租金指數

Chart 8.2 Price and rental indices of private offices

指數 (1999年=100)
Index (Year 1999=100)



指數 (1999年=100)
Index (Year 1999=100)



—— 售價指數
Price index

----- 租金指數(新訂及續租租約)
Rental index (fresh and renewal lettings)

註釋：2019年5月至10月的按月數字為臨時數字。

Note: Monthly figures for May to October 2019 are provisional.

表 8.1 按區議會分區劃分的永久性居住屋宇單位總數
Table 8.1 Stock of permanent living quarters by District Council district

年 (期末數字) Year	季 As at end of Quarter	中西區 Central & Western	灣仔 Wan Chai	東區 Eastern	南區 Southern	油尖旺 Yau Tsim Mong	深水埗 Sham Shui Po	九龍城 Kowloon City	黃大仙 Wong Tai Sin	觀塘 Kwun Tong
2017	3	108 700	79 600	199 200	94 800	138 100	156 400	161 200	151 600	245 900
2018	1	108 800	79 800	199 400	94 800	137 500	159 100	161 000	151 600	247 300
	3	109 300	79 700	201 300	94 800	137 600	162 100	162 900	151 800	253 600
2019	1	109 400	79 700	202 400	94 800	137 600	170 000	166 100	152 000	255 400
	3	109 600	79 500	202 700	94 900	138 100	173 500	166 500	152 100	256 900

年 (期末數字) Year	季 As at end of Quarter	葵青 Kwai Tsing	荃灣 Tsuen Wan	屯門 Tuen Mun	元朗 Yuen Long	北區 North	大埔 Tai Po	沙田 Sha Tin	西貢 Sai Kung	離島 Islands	總計 Total
2017	3	181 100	114 200	189 600	245 500	115 500	113 700	252 000	168 700	69 600	2 785 400
2018	1	181 100	114 200	194 900	248 500	115 400	113 800	253 400	169 900	73 900	2 804 400
	3	182 100	117 100	195 800	249 100	115 700	114 000	253 500	172 400	74 000	2 826 700
2019	1	182 100	118 600	196 400	249 800	116 200	114 400	257 300	172 500	77 900	2 852 500
	3	182 700	119 300	197 000	251 700	118 500	116 700	257 700	174 800	78 100	2 870 300

註釋：地區分類是根據選舉事務處所界定的區議會分區而劃分，表內所有統計數字均是根據這地區分類編製而成的。

數字進位至最接近的百位數。

資料來源：政府統計處普查策劃組

Notes: The geographical classification is by District Council districts as defined by the Registration and Electoral Office. All the statistics in the table are compiled based on this geographical classification.

Figures are rounded to the nearest hundred.

Source: Census Planning Section, Census and Statistics Department

表 8.2 按區議會分區劃分的公共租住房屋單位總數
Table 8.2 Stock of public rental housing flats by District Council district

年 As at end of Year	季 Quarter	中西區 Central & Western	灣仔 Wan Chai	東區 Eastern	南區 Southern	油尖旺 Yau Tsim Mong	深水埗 Sham Shui Po	九龍城 Kowloon City	黃大仙 Wong Tai Sin	觀塘 Kwun Tong
香港房屋委員會 ⁽¹⁾ Hong Kong Housing Authority ⁽¹⁾										
2016		636	0	35 217	26 052	2 820	56 727	29 609	76 187	137 988
2017		636	0	35 171	25 881	2 820	56 604	29 609	75 800	140 535
2018		636	0	35 414	25 692	2 820	58 193	29 609	75 441	145 951
2018	3	636	0	35 423	25 749	2 820	56 893	29 609	75 522	146 006
	4	636	0	35 414	25 692	2 820	58 193	29 609	75 441	145 951
2019	1	636	0	35 405	25 649	2 820	62 364	29 609	75 371	146 438
	2	636	0	35 380	25 628	2 820	62 340	29 609	75 302	146 360
	3	636	0	35 370	25 601	2 820	63 621	29 609	75 246	146 634
香港房屋協會 ⁽²⁾ Hong Kong Housing Society ⁽²⁾										
2016		2 334	2 675	3 705	1 144	665	0	6 377	0	4 921
2017		2 337	2 675	3 705	1 144	665	0	6 377	0	4 922
2018		2 341	2 675	3 705	1 144	664	0	6 377	0	4 922
2018	3	2 341	2 675	3 705	1 144	665	0	6 377	0	4 922
	4	2 341	2 675	3 705	1 144	664	0	6 377	0	4 922
2019	1	2 341	2 675	3 705	1 144	664	0	6 377	0	4 922
	2	2 341	2 675	3 705	1 144	664	0	6 377	0	4 922
	3	2 341	2 675	3 705	1 144	663	0	6 377	0	4 922
單位總數 ⁽¹⁾⁽²⁾ Total stock ⁽¹⁾⁽²⁾										
2016		2 970	2 675	38 922	27 196	3 485	56 727	35 986	76 187	142 909
2017		2 973	2 675	38 876	27 025	3 485	56 604	35 986	75 800	145 457
2018		2 977	2 675	39 119	26 836	3 484	58 193	35 986	75 441	150 873
2018	3	2 977	2 675	39 128	26 893	3 485	56 893	35 986	75 522	150 928
	4	2 977	2 675	39 119	26 836	3 484	58 193	35 986	75 441	150 873
2019	1	2 977	2 675	39 110	26 793	3 484	62 364	35 986	75 371	151 360
	2	2 977	2 675	39 085	26 772	3 484	62 340	35 986	75 302	151 282
	3	2 977	2 675	39 075	26 745	3 483	63 621	35 986	75 246	151 556

表 8.2 (續) 按區議會分區劃分的公共租住房屋單位總數
Table 8.2 (cont'd) Stock of public rental housing flats by District Council district

年 (期末數字) Year	季 As at end of Quarter	葵青 Kwai Tsing	荃灣 Tsuen Wan	屯門 Tuen Mun	元朗 Yuen Long	北區 North	大埔 Tai Po	沙田 Sha Tin	西貢 Sai Kung	離島 Islands	總計 Total
香港房屋委員會(1) Hong Kong Housing Authority(1)											
2016		101 165	21 729	55 093	67 501	23 117	17 573	68 188	29 636	15 682	764 920
2017		100 909	21 729	54 526	68 433	22 781	17 103	71 930	29 356	15 682	769 505
2018		101 522	21 729	58 323	68 057	22 449	16 776	71 570	28 953	23 128	786 263
2018	3	101 578	21 729	58 496	68 098	22 483	16 829	71 648	29 044	19 262	781 825
	4	101 522	21 729	58 323	68 057	22 449	16 776	71 570	28 953	23 128	786 263
2019	1	101 492	21 729	58 204	68 031	22 397	16 725	74 545	28 885	23 128	793 428
	2	101 447	21 729	58 096	68 000	22 321	16 668	74 474	28 847	23 128	792 785
	3	101 398	21 729	57 968	67 953	23 421	16 590	74 416	28 788	23 128	794 928
香港房屋協會(2) Hong Kong Housing Society(2)											
2016		2 981	1 767	0	0	662	0	3 747	1 507	0	32 485
2017		2 981	1 767	0	0	802	0	3 747	1 507	0	32 629
2018		2 989	1 767	0	0	802	0	3 747	1 507	0	32 640
2018	3	2 989	1 767	0	0	802	0	3 747	1 507	0	32 641
	4	2 989	1 767	0	0	802	0	3 747	1 507	0	32 640
2019	1	2 989	1 767	0	0	802	0	3 747	1 507	0	32 640
	2	2 990	1 767	0	0	802	0	3 747	1 507	0	32 641
	3	2 991	1 767	0	0	802	0	3 747	1 507	0	32 641
單位總數(1)(2) Total stock(1)(2)											
2016		104 146	23 496	55 093	67 501	23 779	17 573	71 935	31 143	15 682	797 405
2017		103 890	23 496	54 526	68 433	23 583	17 103	75 677	30 863	15 682	802 134
2018		104 511	23 496	58 323	68 057	23 251	16 776	75 317	30 460	23 128	818 903
2018	3	104 567	23 496	58 496	68 098	23 285	16 829	75 395	30 551	19 262	814 466
	4	104 511	23 496	58 323	68 057	23 251	16 776	75 317	30 460	23 128	818 903
2019	1	104 481	23 496	58 204	68 031	23 199	16 725	78 292	30 392	23 128	826 068
	2	104 437	23 496	58 096	68 000	23 123	16 668	78 221	30 354	23 128	825 426
	3	104 389	23 496	57 968	67 953	24 223	16 590	78 163	30 295	23 128	827 569

註釋：地區分類是根據選舉事務處所界定的區議會分區而劃分，表內所有統計數字均是根據這地區分類編製而成的。

(1) 數字不包括中轉房屋單位及租者置其屋計劃的已售單位。

(2) 不包括長者安居樂住屋計劃。

資料來源：房屋署；
香港房屋協會

Notes: The geographical classification is by District Council (DC) districts as defined by the Registration and Electoral Office. All the statistics in the table are compiled based on this geographical classification.

(1) Figures exclude Interim Housing units and Tenants Purchase Scheme sold flats.

(2) Projects under Senior Citizen Residences Scheme are excluded.

Sources: Housing Department;
Hong Kong Housing Society

表 8.3 按區議會分區劃分的公共租住房屋單位認可居民人數
Table 8.3 Authorised population of public rental housing flats
by District Council district

年 (期末數字) Year	季 As at end of Quarter	中西區 Central & Western	灣仔 Wan Chai	東區 Eastern	南區 Southern	油尖旺 Yau Tsim Mong	深水埗 Sham Shui Po	九龍城 Kowloon City	黃大仙 Wong Tai Sin	觀塘 Kwun Tong
香港房屋委員會(1) Hong Kong Housing Authority(1)										
2016		2 074	0	98 987	73 051	8 102	142 878	75 480	208 265	359 440
2017		2 077	0	98 376	71 967	8 030	142 543	75 065	205 422	365 812
2018		2 051	0	98 001	70 924	7 929	145 424	74 455	202 625	379 332
2018	3	2 055	0	98 033	71 205	7 950	142 732	74 519	203 176	378 141
	4	2 051	0	98 001	70 924	7 929	145 424	74 455	202 625	379 332
2019	1	2 051	0	97 966	70 656	7 947	156 702	74 400	202 313	380 516
	2	2 030	0	97 293	70 223	7 883	155 092	74 018	200 718	378 256
	3	2 025	0	97 086	70 040	7 871	158 621	74 001	200 042	378 415
香港房屋協會(2) Hong Kong Housing Society(2)										
2016		6 380	6 910	8 676	2 397	1 600	0	16 289	0	12 969
2017		6 348	6 866	8 495	2 341	1 583	0	16 015	0	12 759
2018		6 374	6 766	8 332	2 432	1 582	0	15 755	0	12 592
2018	3	6 349	6 801	8 369	2 276	1 584	0	15 820	0	12 629
	4	6 374	6 766	8 332	2 432	1 582	0	15 755	0	12 592
2019	1	6 360	6 741	8 302	2 592	1 576	0	15 752	0	12 573
	2	6 352	6 714	8 255	2 719	1 570	0	15 681	0	12 517
	3	6 335	6 691	8 190	2 704	1 575	0	15 647	0	12 471
總認可居民人數(1)(2) Total authorised population(1)(2)										
2016		8 454	6 910	107 663	75 448	9 702	142 878	91 769	208 265	372 409
2017		8 425	6 866	106 871	74 308	9 613	142 543	91 080	205 422	378 571
2018		8 425	6 766	106 333	73 356	9 511	145 424	90 210	202 625	391 924
2018	3	8 404	6 801	106 402	73 481	9 534	142 732	90 339	203 176	390 770
	4	8 425	6 766	106 333	73 356	9 511	145 424	90 210	202 625	391 924
2019	1	8 411	6 741	106 268	73 248	9 523	156 702	90 152	202 313	393 089
	2	8 382	6 714	105 548	72 942	9 453	155 092	89 699	200 718	390 773
	3	8 360	6 691	105 276	72 744	9 446	158 621	89 648	200 042	390 886

表 8.3 (續) 按區議會分區劃分的公共租住房屋單位認可居民人數
Table 8.3 (cont'd) Authorised population of public rental housing flats
by District Council district

年 (期末數字) Year	季 As at end of Quarter	葵青 Kwai Tsing	荃灣 Tsuen Wan	屯門 Tuen Mun	元朗 Yuen Long	北區 North	大埔 Tai Po	沙田 Sha Tin	西貢 Sai Kung	離島 Islands	總計 Total
香港房屋委員會(1) Hong Kong Housing Authority(1)											
2016		281 476	58 656	139 777	200 985	64 464	47 687	184 274	85 951	52 316	2 083 863
2017		277 434	57 894	137 078	202 110	62 916	46 119	192 060	84 325	51 784	2 081 012
2018		276 642	57 482	146 128	198 624	61 329	44 695	189 871	82 181	64 848	2 102 541
2018	3	277 182	57 589	146 632	199 434	61 578	44 883	190 439	82 692	60 084	2 098 324
	4	276 642	57 482	146 128	198 624	61 329	44 695	189 871	82 181	64 848	2 102 541
2019	1	276 656	57 360	145 875	198 314	61 133	44 535	197 617	81 943	70 127	2 126 111
	2	275 086	56 966	145 093	197 584	60 528	44 077	196 523	81 406	71 110	2 113 886
	3	275 331	56 985	144 787	197 592	62 675	43 819	196 607	81 224	71 314	2 118 435
香港房屋協會(2) Hong Kong Housing Society(2)											
2016		8 535	4 455	0	0	2 925	0	10 492	3 294	0	84 922
2017		8 380	4 414	0	0	3 191	0	10 327	3 244	0	83 963
2018		8 244	4 365	0	0	3 156	0	10 252	3 175	0	83 025
2018	3	8 281	4 381	0	0	3 152	0	10 292	3 189	0	83 123
	4	8 244	4 365	0	0	3 156	0	10 252	3 175	0	83 025
2019	1	8 255	4 344	0	0	3 168	0	10 215	3 219	0	83 097
	2	8 243	4 330	0	0	3 163	0	10 198	3 215	0	82 957
	3	8 222	4 335	0	0	3 150	0	10 155	3 209	0	82 684
總認可居民人數(1)(2) Total authorised population(1)(2)											
2016		290 011	63 111	139 777	200 985	67 389	47 687	194 766	89 245	52 316	2 168 785
2017		285 814	62 308	137 078	202 110	66 107	46 119	202 387	87 569	51 784	2 164 975
2018		284 886	61 847	146 128	198 624	64 485	44 695	200 123	85 356	64 848	2 185 566
2018	3	285 463	61 970	146 632	199 434	64 730	44 883	200 731	85 881	60 084	2 181 447
	4	284 886	61 847	146 128	198 624	64 485	44 695	200 123	85 356	64 848	2 185 566
2019	1	284 911	61 704	145 875	198 314	64 301	44 535	207 832	85 162	70 127	2 209 208
	2	283 329	61 296	145 093	197 584	63 691	44 077	206 721	84 621	71 110	2 196 843
	3	283 553	61 320	144 787	197 592	65 825	43 819	206 762	84 433	71 314	2 201 119

註釋：地區分類是根據選舉事務處所界定的區議會分區而劃分，表內所有統計數字均是根據這地區分類編製而成的。

(1) 數字不包括中轉房屋單位及租者置其屋計劃已售單位內的人口。

(2) 不包括長者安居樂住屋計劃。

資料來源：房屋署；
香港房屋協會

Notes: The geographical classification is by District Council (DC) districts as defined by the Registration and Electoral Office. All the statistics in the table are compiled based on this geographical classification.

(1) Figures exclude population in Interim Housing units and Tenants Purchase Scheme sold flats.

(2) Projects under Senior Citizen Residences Scheme are excluded.

Sources: Housing Department;
Hong Kong Housing Society

表 8.4 按樓宇種類劃分的新落成私人樓宇
Table 8.4 Newly completed private buildings by type of building

年 Year	月 Month	住宅 Residential		商住兩用 Residential/commercial		商業 Commercial		工業 Industrial		
		實用樓面面積(1) (千平方米)		實用樓面面積(千平方米) Usable floor area (thousand sq.m.)		實用樓面面積 (千平方米)		實用樓面面積 (千平方米)		
		樓宇數目 No. of blocks	Usable floor area(1) (thousand sq. m.)	樓宇數目 No. of blocks	住宅 Residential	非住宅 Non- residential	樓宇數目 No. of blocks	Usable floor area (thousand sq. m.)	樓宇數目 No. of blocks	Usable floor area (thousand sq. m.)
2016		262	330.4	67	283.5	68.1	21	193.4	13	91.4
2017		355	394.7	128	231.3	34.1	24	239.4	22	195.2
2018		308	467.4	140	314.2	92.1	21	199.2	12	68.4
2018	7	28	31.0	19	74.7	36.7	0	0.0	1	7.0
	8	9	31.2	9	33.8	7.2	5	37.5	1	5.0
	9	51	52.9	6	9.5	0.8	1	68.6	1	10.3
	10	22	13.6	3	4.6	1.6	2	0.0	1	1.6
	11	12	96.3	1	3.3	0.6	0	0.0	3	30.8
	12	15	99.2	14	46.5	3.9	0	0.0	0	0.0
2019	1	77	23.9	0	0.0	0.0	0	0.0	2	11.6
	2	0	0.0	1	1.5	0.3	7	72.7	0	0.0
	3	13	2.4	2	4.3	4.5	3	6.1	3	0.2
	4	24	20.6	4	15.8	9.0	4	94.8	0	0.0
	5	58	69.8	1	1.4	0.4	6	76.5	5	14.1
	6	57	48.8	6	36.0	0.2	2	34.6	0	0.0
	7	6	4.4	2	6.1	1.2	2	21.4	0	0.0
	8	1	§	1	3.3	0.7	0	0.0	0	0.0
	9	63	117.6	4	16.0	2.9	3	16.2	5	26.5

年 Year	月 Month	其他用途 Others			所有種類 All types			總計 Total
		實用樓面面積(千平方米) Usable floor area (thousand sq.m.)			實用樓面面積(千平方米) Usable floor area (thousand sq.m.)			
		樓宇數目 No. of blocks	住宅 Residential	非住宅 Non- residential	樓宇數目 No. of blocks	住宅(1) Residential(1)	非住宅 Non- residential	
2016		193	23.1	238.6	556	637.0	591.6	1 228.6
2017		174	5.5	272.7	703	631.5	741.3	1 372.9
2018		251	11.0	257.3	732	792.6	616.9	1 409.5
2018	7	16	0.3	6.4	64	106.0	50.1	156.1
	8	34	0.0	15.0	58	65.1	64.6	129.7
	9	12	0.0	15.6	71	62.4	95.3	157.7
	10	16	2.0	84.2	44	20.2	87.4	107.6
	11	13	7.1	1.0	29	106.7	32.4	139.1
	12	13	0.0	21.2	42	145.8	25.1	170.8
2019	1	18	0.3	10.5	97	24.2	22.1	46.3
	2	9	0.0	37.0	17	1.5	110.0	111.5
	3	15	0.0	37.2	36	6.8	47.9	54.6
	4	19	0.0	22.1	51	36.3	125.8	162.2
	5	14	0.1	13.8	84	71.4	104.8	176.2
	6	17	0.0	15.1	82	84.8	49.9	134.7
	7	18	§	1.5	28	10.5	24.0	34.5
	8	13	0.0	11.5	15	3.3	12.2	15.5
	9	18	0.0	1.2	93	133.6	46.9	180.6

註釋： (1) 包括住宅樓宇內用作非住宅用途的實用樓面面積，例如：會所／康樂設施、管理員辦事處／宿舍、電機房等。

§ 少於 0.05。

資料來源：屋宇署；
房屋署

Notes: (1) Including usable floor area in residential buildings for non-domestic use, such as club house/recreational facilities, caretakers' office/quarters, transformer room, etc.

§ Less than 0.05.

Sources: Buildings Department;
Housing Department

表 8.5 按樓宇種類劃分的獲批准可動工興建私人樓宇

Table 8.5 Private buildings with consent to commence work by type of building

		住宅 Residential				商住兩用 Residential/commercial					
		樓宇數目 No. of blocks		實用樓面面積(1)(千平方米) Usable floor area(1)(thousand sq.m.)		樓宇數目 No. of blocks		實用樓面面積(千平方米) Usable floor area (thousand sq.m.)			
								住宅 Residential		非住宅 Non-residential	
年	月	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision
Year	Month										
2016		262	110	317.3	187.8	53	36	96.2	40.3	53.1	12.7
2017		165	151	296.3	117.8	35	28	112.8	336.0	113.5	120.9
2018		85	178	300.8	117.6	99	6	226.2	50.9	23.8	38.6
2018	7	17	0	60.5	0.0	0	0	0.0	0.0	0.0	0.0
	8	16	0	43.2	0.0	0	0	0.0	0.0	0.0	0.0
	9	5	0	1.0	0.0	1	1	1.3	8.2	0.3	2.5
	10	25	13	14.7	20.4	38	1	73.8	3.0	4.4	0.9
	11	0	3	0.0	0.8	10	0	29.4	0.0	1.1	0.0
	12	3	0	2.1	0.0	0	0	0.0	0.0	0.0	0.0
2019	1	18	0	35.0	0.0	3	0	11.2	0.0	1.9	0.0
	2	8	8	36.6	41.8	0	1	0.0	3.4	0.0	0.9
	3	15	5	62.3	23.0	0	0	0.0	0.0	0.0	0.0
	4	8	12	1.3	3.3	2	11	6.6	34.1	2.1	1.4
	5	0	1	0.0	2.4	6	0	29.3	0.0	9.2	0.0
	6	10	0	6.1	0.0	0	0	0.0	0.0	0.0	0.0
	7	2	17	1.2	62.2	0	0	0.0	0.0	0.0	0.0
	8	2	40	6.2	21.8	0	4	0.0	43.0	0.0	4.3
	9	9	9	29.6	37.1	14	0	114.7	0.0	3.2	0.0

		商業 Commercial				工業 Industrial			
		樓宇數目 No. of blocks		實用樓面面積(千平方米) Usable floor area (thousand sq.m.)		樓宇數目 No. of blocks		實用樓面面積(千平方米) Usable floor area (thousand sq.m.)	
年	月	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision
Year	Month								
2016		9	6	187.4	59.2	12	3	63.3	12.8
2017		14	3	244.3	9.9	9	1	54.2	8.4
2018		12	3	44.9	1.9	7	3	74.6	23.8
2018	7	2	0	11.9	0.0	1	0	1.6	0.0
	8	0	0	0.0	0.0	2	2	20.2	22.3
	9	1	1	4.4	0.0	0	0	0.0	0.0
	10	1	0	3.0	0.0	0	0	0.0	0.0
	11	1	0	1.8	0.0	1	0	12.4	0.0
	12	1	0	1.3	0.0	0	0	0.0	0.0
2019	1	0	0	0.0	0.0	0	0	0.0	0.0
	2	1	0	4.1	0.0	1	0	7.8	0.0
	3	1	0	5.2	0.0	1	0	6.8	0.0
	4	2	1	87.2	8.2	0	0	0.0	0.0
	5	3	5	131.3	88.3	0	0	0.0	0.0
	6	1	0	0.9	0.0	0	0	0.0	0.0
	7	7	1	274.1	11.7	2	0	79.6	0.0
	8	3	1	27.9	6.8	0	0	0.0	0.0
	9	1	2	0.1	70.1	0	0	0.0	0.0

表 8.5 (續) 按樓宇種類劃分的獲批准可動工興建私人樓宇
Table 8.5 (cont'd) Private buildings with consent to commence work by type of building

		其他用途 Others					
		樓宇數目 No. of blocks		實用樓面面積(千平方米) Usable floor area (thousand sq.m.)			
				住宅 Residential		非住宅 Non-residential	
年 Year	月 Month	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision
2016		47	8	4.2	0.0	163.5	71.5
2017		46	9	9.5	0.3	184.8	42.3
2018		35	9	5.7	1.8	60.8	31.1
2018	7	1	0	0.0	0.0	1.1	0.0
	8	3	2	0.0	0.6	1.0	15.6
	9	1	0	0.0	0.0	0.2	0.0
	10	1	1	0.0	0.0	0.5	0.5
	11	6	2	0.1	0.0	6.8	1.0
	12	3	0	5.2	0.0	3.4	0.0
2019	1	5	0	0.8	0.0	18.8	0.0
	2	3	0	0.0	0.0	18.1	0.0
	3	1	0	0.0	0.0	0.5	0.0
	4	3	2	0.0	0.0	3.3	18.7
	5	1	1	0.0	0.4	13.7	0.2
	6	1	2	0.0	0.8	0.1	5.9
	7	16	1	0.2	0.0	3.5	54.5
	8	6	0	0.0	0.0	89.5	0.0
	9	1	0	0.0	0.0	0.1	0.0

		所有種類 All types							
		樓宇數目 No. of blocks		實用樓面面積(千平方米) Usable floor area (thousand sq.m.)					
				住宅 ⁽¹⁾ Residential ⁽¹⁾		非住宅 Non-residential		總計 Total	
年 Year	月 Month	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision
2016		383	163	417.7	228.1	467.4	156.3	885.1	384.4
2017		269	192	418.7	454.1	596.8	181.5	1 015.5	635.6
2018		238	199	532.7	170.3	204.1	95.4	736.8	265.7
2018	7	21	0	60.5	0.0	14.6	0.0	75.1	0.0
	8	21	4	43.2	0.6	21.2	37.9	64.4	38.5
	9	8	2	2.2	8.2	4.9	2.5	7.1	10.7
	10	65	15	88.5	23.4	7.9	1.4	96.4	24.8
	11	18	5	29.5	0.8	22.0	1.0	51.5	1.8
	12	7	0	7.3	0.0	4.6	0.0	12.0	0.0
2019	1	26	0	47.0	0.0	20.6	0.0	67.7	0.0
	2	13	9	36.6	45.1	30.0	0.9	66.7	46.0
	3	18	5	62.3	23.0	12.6	0.0	74.9	23.0
	4	15	26	7.9	37.4	92.5	28.2	100.5	65.6
	5	10	7	29.3	2.8	154.2	88.5	183.5	91.3
	6	12	2	6.1	0.8	1.0	5.9	7.2	6.7
	7	27	19	1.4	62.2	357.2	66.2	358.6	128.4
	8	11	45	6.2	64.8	117.4	11.1	123.6	75.8
	9	25	11	144.3	37.1	3.4	70.1	147.7	107.3

註釋： (1) 包括住宅樓宇內用作非住宅用途的實用樓面面積，例如：會所／康樂設施、管理員辦事處／宿舍、電機房等。

Note: (1) Including usable floor area in residential buildings for non-domestic use, such as club house/recreational facilities, caretakers' office/quarters, transformer room, etc.

資料來源：屋宇署

Source: Buildings Department

表 8.6 按區議會分區及房屋類型劃分的新落成居住單位
Table 8.6 Newly completed residential flats by District Council district and type of housing

年 Year	月 Month	中西區 Central & Western	灣仔 Wan Chai	東區 Eastern	南區 Southern	油尖旺 Yau Tsim Mong	深水埗 Sham Shui Po	九龍城 Kowloon City	黃大仙 Wong Tai Sin	觀塘 Kwun Tong
公共租住單位(1) Public rental flats(1)										
2016		0	0	187	0	0	2 917	0	0	9 799
2017		0	0	0	0	0	0	0	0	2 860
2018		0	0	288	0	0	5 874	0	0	6 219
2018	7 - 9	0	0	0	0	0	3 318	0	0	0
	10 - 12	0	0	0	0	0	2 182	0	0	518
2019	1 - 3	0	0	0	0	0	1 314	0	0	0
	4 - 6	0	0	0	0	0	0	0	0	322
	7 - 9	0	0	0	0	0	1 056	0	0	0
資助出售單位(1) Subsidised sale flats(1)										
2016		0	0	0	0	0	0	0	0	0
2017		0	0	0	0	0	0	0	857	0
2018		0	0	0	0	0	824	683	0	0
2018	7 - 9	0	0	0	0	0	824	0	0	0
	10 - 12	0	0	0	0	0	0	683	0	0
2019	1 - 3	0	0	0	0	0	2 545	603	0	1 358
	4 - 6	0	0	0	0	0	1 698	0	0	0
	7 - 9	0	0	0	0	0	0	0	0	0
私人樓宇單位 Private flats										
2016		1 424	442	0	382	646	892	1 377	0	256
2017		493	502	404	53	683	2 238	3 762	0	0
2018		850	114	2 411	55	54	586	4 957	234	0
2018	7 - 9	0	75	2 289	0	0	181	1 111	234	0
	10 - 12	275	22	85	1	36	87	3 734	0	0
2019	1 - 3	1	0	0	4	0	0	0	0	0
	4 - 6	0	0	842	143	0	1 301	180	0	646
	7 - 9	400	3	0	43	138	104	331	0	0
所有房屋類型單位 All types of flats										
2016		1 424	442	187	382	646	3 809	1 377	0	10 055
2017		493	502	404	53	683	2 238	3 762	857	2 860
2018		850	114	2 699	55	54	7 284	5 640	234	6 219
2018	7 - 9	0	75	2 289	0	0	4 323	1 111	234	0
	10 - 12	275	22	85	1	36	2 269	4 417	0	518
2019	1 - 3	1	0	0	4	0	3 859	603	0	1 358
	4 - 6	0	0	842	143	0	2 999	180	0	968
	7 - 9	400	3	0	43	138	1 160	331	0	0

表 8.6 (續) 按區議會分區及房屋類型劃分的新落成居住單位
Table 8.6 (cont'd) Newly completed residential flats by District Council district and type of housing

年 Year	月 Month	葵青 Kwai Tsing	荃灣 Tsuen Wan	屯門 Tuen Mun	元朗 Yuen Long	北區 North	大埔 Tai Po	沙田 Sha Tin	西貢 Sai Kung	離島 Islands	總計 Total
公共租住單位(1) Public rental flats(1)											
2016		0	0	0	1 641	0	483	6 728	0	0	21 755
2017		0	0	4 688	0	140	0	0	0	3 580	11 268
2018		866	0	0	0	0	0	3 024	0	3 866	20 137
2018	7 - 9	0	0	0	0	0	0	0	0	3 866	7 184
	10 - 12	0	0	0	0	0	0	3 024	0	0	5 724
2019	1 - 3	0	0	0	0	0	0	0	0	0	1 314
	4 - 6	0	0	0	0	1 144	0	0	0	0	1 466
	7 - 9	0	0	0	0	0	0	0	0	0	1 056
資助出售單位(1) Subsidised sale flats(1)											
2016		0	0	0	229	0	0	0	0	0	229
2017		465	962	0	0	0	0	504	0	0	2 788
2018		0	0	0	2 409	0	0	248	0	699	4 863
2018	7 - 9	0	0	0	2 409	0	0	0	0	0	3 233
	10 - 12	0	0	0	0	0	0	0	0	0	683
2019	1 - 3	0	0	0	0	0	0	0	0	0	4 506
	4 - 6	0	0	0	0	0	0	0	0	0	1 698
	7 - 9	0	0	0	0	0	0	0	0	0	0
私人樓宇單位 Private flats											
2016		0	0	32	2 325	0	0	651	3 761	2 406	14 594
2017		0	0	1 786	4 194	0	0	1 193	2 442	40	17 790
2018		136	4 342	818	156	557	0	1 120	4 573	5	20 968
2018	7 - 9	136	970	718	0	557	0	160	10	0	6 441
	10 - 12	0	1 436	0	123	0	0	336	2 172	0	8 307
2019	1 - 3	0	0	356	63	0	0	538	5	4	971
	4 - 6	0	0	178	19	590	667	0	1	196	4 763
	7 - 9	0	0	212	720	5	804	0	1 600	6	4 366
所有房屋類型單位 All types of flats											
2016		0	0	32	4 195	0	483	7 379	3 761	2 406	36 578
2017		465	962	6 474	4 194	140	0	1 697	2 442	3 620	31 846
2018		1 002	4 342	818	2 565	557	0	4 392	4 573	4 570	45 968
2018	7 - 9	136	970	718	2 409	557	0	160	10	3 866	16 858
	10 - 12	0	1 436	0	123	0	0	3 360	2 172	0	14 714
2019	1 - 3	0	0	356	63	0	0	538	5	4	6 791
	4 - 6	0	0	178	19	1 734	667	0	1	196	7 927
	7 - 9	0	0	212	720	5	804	0	1 600	6	5 422

註釋：地區分類是根據選舉事務處所界定的區議會分區而劃分，表內所有統計數字均是根據這地區分類編製而成的。

(1) 有關公共租住單位及資助出售單位的類別分類，請參閱第 136 及 137 頁的「概念及方法」。

資料來源：屋宇署；
房屋署；
香港房屋協會

Notes: The geographical classification is by District Council districts as defined by the Registration and Electoral Office. All the statistics in the table are compiled based on this geographical classification.

(1) For details on the housing type classification of public rental flats and subsidised sale flats, please refer to the "Concepts and methods" on pages 136 and 137.

Sources: Buildings Department;
Housing Department;
Hong Kong Housing Society

表 8.7 按區議會分區及房屋類型劃分的獲批准可動工興建居住單位
Table 8.7 Residential flats with consent to commence work by District
Council district and type of housing

年 Year	月 Month	中西區 Central & Western	灣仔 Wan Chai	東區 Eastern	南區 Southern	油尖旺 Yau Tsim Mong	深水埗 Sham Shui Po	九龍城 Kowloon City	黃大仙 Wong Tai Sin	觀塘 Kwun Tong
公共租住單位 Public rental flats										
2016		0	0	0	0	0	10 746	0	0	1 915
2017		0	0	1 792	0	0	1 088	0	1 787	0
2018		0	0	0	0	0	0	0	3 130	1 088
2018	7 - 9	0	0	0	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	0	0	0	1 088
2019	1 - 3	0	0	828	0	0	0	0	0	0
	4 - 6	0	0	0	0	0	0	0	0	0
	7 - 9	0	0	0	0	0	0	0	0	0
資助出售單位 Subsidised sale flats										
2016		0	0	0	0	0	811	683	0	1 358
2017		0	0	0	0	0	0	0	0	0
2018		0	0	0	0	0	0	0	0	0
2018	7 - 9	0	0	0	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	0	0	0	0
2019	1 - 3	0	0	0	0	0	0	0	0	0
	4 - 6	0	0	0	0	0	0	0	0	0
	7 - 9	0	0	0	0	0	0	0	0	0
私人樓宇單位 - 初次呈交圖則 Private flats - first submission										
2016		294	86	260	57	568	509	3 173	45	0
2017		714	46	556	146	78	241	464	234	7
2018		256	0	281	24	314	1 540	1 544	0	326
2018	7 - 9	1	0	0	0	0	537	482	0	0
	10 - 12	99	0	0	6	172	414	1 060	0	0
2019	1 - 3	264	3	0	803	384	0	638	0	970
	4 - 6	173	0	0	0	488	0	133	0	688
	7 - 9	174	0	0	0	0	0	45	0	0
私人樓宇單位 - 重大修改 Private flats - major revision										
2016		278	0	447	0	0	0	1 008	0	0
2017		645	0	0	0	0	876	493	0	2 645
2018		0	192	0	16	0	239	605	0	0
2018	7 - 9	0	0	0	0	0	0	551	0	0
	10 - 12	0	0	0	0	0	239	0	0	0
2019	1 - 3	0	0	0	291	0	200	0	0	0
	4 - 6	90	0	0	0	0	0	1 284	0	0
	7 - 9	0	0	0	295	0	0	1 010	0	0

表 8.7 (續) 按區議會分區及房屋類型劃分的獲批准可動工興建居住單位
Table 8.7 (cont'd) Residential flats with consent to commence work by District Council district and type of housing

年 Year	月 Month	葵青 Kwai Tsing	荃灣 Tsuen Wan	屯門 Tuen Mun	元朗 Yuen Long	北區 North	大埔 Tai Po	沙田 Sha Tin	西貢 Sai Kung	離島 Islands	總計 Total
公共租住單位 Public rental flats											
2016		0	0	0	0	1 144	0	4 846	0	0	18 651
2017		0	0	0	0	938	655	0	0	0	6 260
2018		540	0	0	0	8 865	0	0	0	0	13 623
2018	7 - 9	540	0	0	0	0	0	0	0	0	540
	10 - 12	0	0	0	0	0	0	0	0	0	1 088
2019	1 - 3	2 868	0	5 183	0	0	0	0	0	0	8 879
	4 - 6	0	0	4 232	0	0	0	0	0	0	4 232
	7 - 9	0	0	0	0	0	0	0	0	0	0
資助出售單位 Subsidised sale flats											
2016		0	0	0	0	0	0	1 020	0	0	3 872
2017		494	0	290	0	0	0	2 371	1 725	1 226	6 106
2018		0	0	0	0	3 222	0	0	0	0	3 222
2018	7 - 9	0	0	0	0	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	0	0	0	0	0
2019	1 - 3	0	0	0	0	0	0	0	0	3 300	3 300
	4 - 6	0	0	0	0	0	0	0	0	0	0
	7 - 9	0	0	0	0	0	0	2 079	0	0	2 079
私人樓宇單位 - 初次呈交圖則 Private flats - first submission											
2016		136	198	22	12	263	1 496	1 868	4 259	4	13 250
2017		0	1 680	5 451	1 224	0	3 235	118	1	0	14 195
2018		0	1	465	4 708	0	1 758	266	4 263	0	15 746
2018	7 - 9	0	0	0	0	0	1 758	0	0	0	2 778
	10 - 12	0	1	0	1 991	0	0	266	0	0	4 009
2019	1 - 3	776	0	0	313	0	0	66	1	0	4 218
	4 - 6	0	0	0	0	0	0	97	0	18	1 597
	7 - 9	0	0	4 202	0	1	0	393	4	0	4 819
私人樓宇單位 - 重大修改 Private flats - major revision											
2016		0	0	357	95	296	673	160	3 784	61	7 159
2017		0	0	178	123	6	2 517	6 148	34	27	13 692
2018		0	0	1 197	347	0	0	547	1 120	0	4 263
2018	7 - 9	0	0	0	0	0	0	0	0	0	551
	10 - 12	0	0	2	0	0	0	0	0	0	241
2019	1 - 3	0	0	0	0	0	0	335	0	0	826
	4 - 6	0	0	0	0	0	0	0	33	0	1 407
	7 - 9	0	0	517	331	0	0	1 284	0	0	3 437

註釋： 地區分類是根據選舉事務處所界定的區議會分區而劃分，表內所有統計數字均是根據這地區分類編製而成的。

Note: The geographical classification is by District Council districts as defined by the Registration and Electoral Office. All the statistics in the table are compiled based on this geographical classification.

資料來源：屋宇署；
房屋署；
香港房屋協會

Sources: Buildings Department;
Housing Department;
Hong Kong Housing Society

表 8.8 按樓面面積(1)劃分的新落成公共租住及資助出售居住單位
Table 8.8 Public rental and subsidised sale flats newly completed by floor area(1)

年 Year	月 Month	公共租住單位(2) Public rental flats(2)		資助出售單位(2) Subsidised sale flats(2)	
		少於 40平方米 Less than 40 sq. m.	40至69.9 平方米 40-69.9 sq. m.	少於 40平方米 Less than 40 sq. m.	40至69.9 平方米 40-69.9 sq. m.
2016		21 755	0	0	229
2017		11 268	0	686	2 102
2018		20 125	12	2 485	2 378
2018	7 - 9	7 184	0	1 650	1 583
	10 - 12	5 712	12	420	263
2019	1 - 3	1 314	0	2 815	1 691
	4 - 6	1 466	0	1 083	615
	7 - 9	1 056	0	0	0

註釋： (1) 公共租住單位及資助出售單位的樓面面積分別以「室內樓面面積」及「實用面積」計算。詳情請參閱第 137 頁的「概念及方法」。

(2) 有關公共租住單位及資助出售單位的類別分類，請參閱第 136 及 137 頁的「概念及方法」。

Notes: (1) Floor areas for public rental flats and subsidised sale flats are measured based on “internal floor area” and “saleable area” respectively. Please refer to the “Concepts and methods” on page 137 for details.

(2) For details on the housing type classification of public rental flats and subsidised sale flats, please refer to the “Concepts and methods” on pages 136 and 137.

資料來源：屋宇署；
房屋署；
香港房屋協會

Sources: Buildings Department;
Housing Department;
Hong Kong Housing Society

表 8.9 按樓面面積劃分的新落成或獲批准可動工興建私人居住單位
Table 8.9 Private residential flats newly completed or with consent to commence work by floor area

年 Year	月 Month	少於40平方米 Less than 40 sq. m.	40至69.9平方米 40-69.9 sq. m.	70至99.9平方米 70-99.9 sq. m.	100至159.9平方米 100-159.9 sq. m.	160平方米或以上 160 sq. m. or above
新落成私人居住單位(1) Private residential flats newly completed(1)						
2016		3 937	7 162	1 413	1 324	758
2017		6 891	7 665	1 794	1 058	383
2018		7 212	8 237	3 414	1 541	564
2018	7 - 9	2 537	2 136	1 174	429	165
	10 - 12	2 990	3 883	872	524	38
2019	1 - 3	587	173	103	31	77
	4 - 6	2 659	635	668	700	101
	7 - 9	1 563	2 188	469	106	40
獲批准可動工興建私人居住單位(2) Private residential flats with consent to commence work(2)						
初次呈交圖則 First submission						
2016		11 336	1 397	237	150	130
2017		11 933	1 527	556	134	45
2018		11 937	3 277	443	66	23
2018	7 - 9	1 778	724	246	14	16
	10 - 12	3 369	490	134	14	2
2019	1 - 3	3 012	975	188	33	10
	4 - 6	1 222	321	46	6	2
	7 - 9	4 408	203	109	14	85
重大修改 Major revision						
2016		6 142	534	328	131	24
2017		10 878	2 593	168	38	15
2018		3 031	969	79	63	121
2018	7 - 9	551	0	0	0	0
	10 - 12	175	0	0	0	66
2019	1 - 3	200	146	285	118	77
	4 - 6	1 202	193	3	8	1
	7 - 9	2 184	674	345	175	59

註釋： (1) 樓面面積以「實用面積」計算。
(2) 樓面面積以「實用樓面面積」計算。

Notes : (1) Floor areas are measured based on "saleable area".
(2) Floor areas are measured based on "usable floor area".

資料來源： 屋宇署；
差餉物業估價署

Sources : Buildings Department;
Rating and Valuation Department

表 8.10 私人住宅樓宇平均售價及售價指數
Table 8.10 Average prices and price indices of private domestic premises

元(每平方米計)
\$/sq. m.

		平均售價 Average prices					
		少於40平方米 Less than 40 sq. m.			40至69.9平方米 40-69.9 sq. m.		
年 Year	月 Month	香港 Hong Kong	九龍 Kowloon	新界 New Territories	香港 Hong Kong	九龍 Kowloon	新界 New Territories
2016		137,558	112,486	102,680	140,103	115,792	91,942
2017		158,293	130,558	121,633	160,860	131,061	106,554
2018		180,411	149,890	138,412	176,330	147,161	120,067
2018	8	186,766	157,093	144,151	179,921	151,818	124,646
	9	182,792	148,211	142,034	183,081	145,786	118,306
	10	184,393	141,335	138,176	175,261	133,078	114,279
	11	175,257	137,141	132,535	175,277	141,218	113,090
	12	175,079	142,474	129,823	171,390	141,012	111,932
2019	1	163,044	145,988	136,453	171,249	137,135	115,036
	2	172,031	146,927	137,073	176,403	149,822	124,009
	3	181,222	153,797	140,244	182,260	154,771	124,538
	4	186,085	160,287	145,658	186,843	156,441	127,335
	5	190,792	162,146	147,974	188,190	159,310	128,496
	6	182,373	163,429	149,747	186,971	152,942	124,108
	7	189,954	160,413	146,416	199,707	159,446	128,381
	8 #	197,081	161,025	143,498	181,371	147,493	124,195
	9 #	176,619	158,292	148,800	173,971	148,221	125,333
	10 #	179,564	158,682	146,417	179,511	154,938	125,333

		平均售價 --- 續 Average prices --- cont'd					
		70至99.9平方米 70-99.9 sq. m.			100至159.9平方米 100-159.9 sq. m.		
年 Year	月 Month	香港 Hong Kong	九龍 Kowloon	新界 New Territories	香港 Hong Kong	九龍 Kowloon	新界 New Territories
2016		162,731	149,335	97,811	197,622	167,980	94,692
2017		186,054	163,325	112,805	215,818	179,974	103,235
2018		210,583	177,561	128,256	232,023	194,996	116,406
2018	8	208,694	173,651	134,150	250,619 ++	156,000 ++	113,785
	9	225,441	173,797	132,616	239,107 ++	185,978 ++	113,235
	10	220,943	145,934	134,054	257,319 ++	185,669 ++	116,561
	11	223,330	188,677	115,504	242,891 ++	195,585 ++	118,483
	12	203,331	181,117	132,458	217,471 ++	166,815 ++	119,084 ++
2019	1	204,993	178,145	121,424	223,165 ++	186,934 ++	126,275
	2	194,115	195,644	127,451	219,460	223,731 ++	118,588
	3	206,658	194,186	134,892	245,696	210,044	126,010
	4	225,161	185,855	139,424	262,907	183,519	118,893
	5	222,399	196,066	134,294	249,481	220,501 ++	130,284
	6	224,557	163,757	138,157	242,229	189,425 ++	134,434
	7	219,802	183,860	143,037	268,355 ++	217,326 ++	124,536
	8 #	220,988	187,861	132,286	254,454 ++	197,754 ++	115,413
	9 #	212,944	204,144	129,336	261,959 ++	195,162 ++	117,304 ++
	10 #	199,024	202,333	129,247	223,794 ++	197,446 ++	119,010

表 8.10 (續) 私人住宅樓宇平均售價及售價指數
Table 8.10 (cont'd) Average prices and price indices of private domestic premises

元(每平方米計)
\$/sq. m.

		平均售價 --- 續 Average prices --- cont'd		
		160平方米或以上 160 sq. m. or above		
年 Year	月 Month	香港 Hong Kong	九龍 Kowloon	新界 New Territories
2016		238,737	231,700	82,547
2017		251,606	273,418	91,785
2018		286,369	270,109 ++	103,209
2018	8	337,828 ++	236,813 ++	117,800
	9	274,992 ++	173,088 ++	100,806 ++
	10	466,568 ++	~	157,296
	11	226,340 ++	342,648 ++	102,348 ++
	12	~	~	96,847 ++
2019	1	344,962 ++	141,414 ++	85,570 ++
	2	283,221 ++	~	91,263 ++
	3	283,780	256,932 ++	95,465
	4	278,109 ++	208,900 ++	95,739
	5	298,078 ++	135,422 ++	104,903
	6	258,589 ++	194,229 ++	102,837
	7	299,408 ++	309,625 ++	92,810 ++
	8 #	278,644 ++	~	88,800 ++
	9 #	242,146 ++	293,133 ++	71,952 ++
	10 #	205,255 ++	~	93,741 ++

		售價指數 (1999年=100) Price indices (Year 1999=100)					
		少於 40平方米 Less than 40 sq. m.	40至69.9 平方米 40-69.9 sq. m.	70至99.9 平方米 70-99.9 sq. m.	100至159.9 平方米 100-159.9 sq. m.	160平方米 或以上 160 sq. m. or above	所有類別 Overall
年 Year	月 Month						
2016		314.8	272.9	258.8	264.5	275.1	286.1
2017		368.3	318.4	296.9	293.1	306.1	333.9
2018		416.6	359.3	333.0	320.1	325.2	377.3
2018	8	436.8	375.5	345.8	330.8	334.2	394.6
	9	430.3	372.2	339.7	322.7	329.2	389.4
	10	418.7	361.3	331.4	315.5	319.3	378.7
	11	405.2	349.4	324.0	309.7	310.7	366.8
	12	397.8	340.7	319.5	309.4	309.2 ++	359.4
2019	1	399.8	342.2	320.0	312.7	313.2	361.0
	2	407.8	346.7	326.0	317.2	314.4 ++	367.0
	3	421.5	358.3	335.4	324.4	317.0	378.7
	4	437.5	371.4	346.1	336.7	318.8	392.3
	5	439.7	377.9	351.8	341.5	322.5	396.9
	6	436.1	375.9	344.1	337.5	318.2	393.7
	7	435.3	375.8	345.0	338.2	319.6	393.5
	8 #	431.7	367.6	341.5	336.7	311.1 ++	387.7
	9 #	425.3	360.3	335.0	334.2	301.1 ++	381.2
	10 #	418.5	356.4	330.1	328.2	298.8 ++	376.1

註釋： 每月分析的交易數目及樓宇地點各有不同。因此，樓宇平均售價及樓宇售價指數只可視為一個概略的售價趨勢。

住宅樓宇的首次買賣並不會用作分析。

數字按實用面積分類。

++ 表示少於 20 宗交易。

~ 差餉物業估價署沒有收到成交個案。

Notes: The number and location of transactions analysed may vary from month to month, consequently the average prices and price indices should be regarded as broad indicators of price trends only.

Primary sales of domestic premises are excluded from the analysis.

Figures are classified by saleable area.

++ Indicates fewer than 20 transactions.

~ No transaction record received by the Rating and Valuation Department.

資料來源：差餉物業估價署

Source: Rating and Valuation Department

表 8.11 按私人非住宅樓宇類別劃分的平均售價及售價指數
Table 8.11 Average prices and price indices by type of private non-domestic premises

元(每平方米計)
\$/sq. m.

		平均售價 Average prices						
		私人寫字樓 Private offices						
		甲級 Grade A						
年 Year	月 Month	上環 Sheung Wan	中區 Central	灣仔／銅鑼灣 Wan Chai/ Causeway Bay	北角／鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地／旺角 Yau Ma Tei/ Mong Kok	九龍灣／觀塘(1) Kowloon Bay/ Kwun Tong(1)
2016		221,386	401,674	262,387	~	195,282	~	135,339
2017		200,155 +	468,426	264,440	236,771	216,390	~	157,011
2018		390,369	569,342	288,969	358,169 +	233,290	~	176,673
2018	8	~	587,157 +	~	~	304,569 +	~	113,660 +
	9	~	388,585 +	~	~	191,939 +	~	212,443 +
	10	~	820,864 +	~	~	~	~	196,262 +
	11	~	718,170 +	261,343 +	~	~	~	184,383 +
	12	~	~	267,198 +	~	~	~	422,205 +
2019	1	~	509,675 +	~	~	183,065 +	~	~
	2	~	448,622 +	~	~	243,024 +	~	225,789 +
	3	677,828 +	596,629	263,080 +	~	205,368 +	~	136,338
	4	478,143 +	~	~	335,821 +	237,988 +	~	157,090
	5 #	496,667 +	535,507 +	203,252 +	~	258,301 +	~	141,287
	6 #	433,217	~	~	~	179,245 +	~	175,020 +
	7 #	227,818 +	~	~	~	192,428 +	~	197,196
	8 #	~	~	~	~	223,908 +	~	~
	9 #	~	~	~	259,431	~	~	~
	10 #	338,146 +	414,241 +	~	~	297,200 +	~	115,573 +

		平均售價 --- 續 Average prices --- cont'd						
		私人寫字樓 --- 續 Private offices --- cont'd						
		乙級 Grade B						
年 Year	月 Month	上環 Sheung Wan	中區 Central	灣仔／銅鑼灣 Wan Chai/ Causeway Bay	北角／鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地／旺角 Yau Ma Tei/ Mong Kok	九龍灣／觀塘(1) Kowloon Bay/ Kwun Tong(1)
2016		171,000	253,163 +	215,050	123,836 +	166,129	141,069	~
2017		190,522	263,078	249,421	154,921	189,220	155,729	142,948 +
2018		200,283	456,122	308,503	167,018	204,889	186,449	154,321 +
2018	8	214,003 +	543,626 +	352,780 +	~	196,822 +	197,781	~
	9	~	~	~	191,652 +	~	208,734 +	~
	10	180,435 +	~	~	~	212,830 +	202,241	154,321 +
	11	~	215,630 +	303,260 +	~	220,788 +	179,046 +	~
	12	~	491,628 +	~	~	204,777	198,289 +	~
2019	1	228,731 +	~	281,090 +	161,780 +	201,611 +	190,766 +	~
	2	~	~	~	~	168,980 +	202,635 +	~
	3	200,755 +	~	369,506 +	~	199,952 +	152,734	148,401 +
	4	~	350,877 +	177,173 +	~	218,162	165,260	~
	5 #	190,229 +	~	~	~	219,053 +	213,095 +	~
	6 #	~	~	380,282 +	163,590 +	217,514 +	185,455 +	154,321 +
	7 #	~	~	~	167,015 +	209,473 +	137,225	~
	8 #	~	225,941 +	~	~	224,884 +	204,459 +	~
	9 #	~	~	303,220 +	175,439 +	154,143 +	194,444 +	171,340 +
	10 #	~	~	~	~	232,597 +	193,333 +	~

表 8.11 (續) 按私人非住宅樓宇類別劃分的平均售價及售價指數
Table 8.11 (cont'd) Average prices and price indices by type of private non-domestic premises

元(每平方米計)
\$/sq. m.

		平均售價 --- 續 Average prices --- cont'd						
		私人寫字樓 --- 續 Private offices --- cont'd						
		丙級 Grade C						
年	月	上環 Sheung Wan	中區 Central	灣仔／銅鑼灣 Wan Chai/ Causeway Bay	北角／鯉魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地／旺角 Yau Ma Tei/ Mong Kok	九龍灣／觀塘(1) Kowloon Bay/ Kwun Tong(1)
Year	Month							
2016		152,156	199,522	184,737	158,194	143,648	149,229	~
2017		175,739	254,595	201,589	181,866	159,117	166,169	~
2018		197,790	261,817	214,822	198,338	169,453	175,245	~
2018	8	186,209	~	321,994 +	278,816 +	161,926	182,731	~
	9	283,728 +	~	207,816 +	187,292 +	187,188	193,061	~
	10	233,934	~	267,045 +	186,086 +	182,458 +	192,515 +	~
	11	153,351 +	~	199,913 +	200,568 +	160,969	159,773 +	~
	12	152,941 +	~	213,533 +	185,310 +	145,919 +	152,129	~
2019	1	194,659	~	216,527 +	~	174,185	198,509 +	~
	2	192,833 +	~	243,205 +	220,538 +	192,989 +	201,581 +	~
	3	173,398	238,987 +	180,440 +	168,880	181,866	178,088	~
	4	166,882	~	240,591	192,690	187,773	186,286	~
	5 #	159,931	292,222 +	232,577 +	206,705 +	189,697	175,338	~
	6 #	269,983	194,301 +	274,474 +	218,528 +	186,174	192,453	~
	7 #	216,300	~	222,205 +	192,305 +	192,286	183,595	~
	8 #	187,407 +	~	226,313	~	189,525 +	187,221 +	~
	9 #	174,125 +	~	195,166 +	278,302 +	175,776 +	195,626 +	~
	10 #	153,708 +	248,035 +	168,067 +	~	156,779 +	206,076 +	~

		平均售價 --- 續 Average prices --- cont'd						售價指數 (1999年=100) Price indices (Year 1999=100)		
		私人零售業樓宇 Private retail			私人分層工廠大廈(2) Private flatted factories(2)			私人寫字樓 (甲級、乙級 及丙級)(3) Private offices (Grades A, B and C)(3)	私人零售 業樓宇 Private retail	私人分層 工廠大廈(2) Private flatted factories(2)
年	月	香港 Hong Kong	九龍 Kowloon	新界 New Territories	香港 Hong Kong	九龍 Kowloon	新界 New Territories			
Year	Month									
2016		469,391	411,195	401,118	74,398	70,929	46,381	426.9	526.9	692.7
2017		527,179	376,050	402,002	84,816	80,598	51,802	487.1	558.4	778.1
2018		495,012	440,349	397,593	91,918	90,705	60,351	554.7	591.4	888.1
2018	8	446,894	360,223	603,420	79,942	92,911	63,495	574.1	594.9	916.5
	9	526,729	421,374	356,483	99,613 ++	90,078	65,777	579.8	598.5	918.5
	10	578,267 ++	380,800	316,057 ++	89,473 ++	85,743	70,237	599.0	600.0	909.2
	11	451,404 ++	294,118	362,343 ++	108,508 ++	85,785	73,870	562.3	601.0	892.4
	12	463,241 ++	398,940	357,436 ++	92,550 ++	80,117	62,579	569.5	591.5	905.1
2019	1	710,901 ++	394,355 ++	436,568	94,813 ++	81,813	57,098	540.7	578.0	887.9
	2	520,952 ++	287,613	268,503 ++	102,445 ++	79,860	68,196	529.8	575.2	880.8
	3	548,966 ++	420,898	389,167	105,658 ++	88,004	62,275	547.5	565.1	898.5
	4	477,196	414,128	339,777	93,128	95,062	65,913	559.8	575.7	924.0
	5 #	328,844 ++	371,138	351,026	103,503 ++	92,960	68,610	561.2	581.0	931.2
	6 #	498,969 ++	323,278	288,779	89,300 ++	90,108	65,431	565.2	559.0	930.0
	7 #	500,770 ++	346,927 ++	500,095 ++	96,249 ++	91,690	70,036	563.1	564.8	909.9
	8 #	649,855 ++	353,335	652,198 ++	118,727 ++	100,614	63,724	537.4	545.5	864.9
	9 #	348,148 ++	527,717	355,248 ++	87,092 ++	97,160	64,826	557.1	521.4	880.0
	10 #	561,877 ++	297,545	367,962 ++	98,171 ++	81,777	57,391	507.5	504.8	853.5

註釋： 每月分析的交易數目及樓宇地點各有不同。因此，樓宇平均售價及樓宇售價指數只可視為一個概略的售價趨勢。

(1) 九龍灣／觀塘的分界與 18 區區議會選區中的觀塘區相同。

(2) 數字只計算樓上單位。

(3) 指數並非限於主要寫字樓地區。

+ 表示少於 5 宗交易（只適用於私人寫字樓）。

++ 表示少於 20 宗交易（只適用於私人零售業樓宇及私人分層工廠大廈）。

~ 差餉物業估價署沒有收到成交個案。

Notes: The number and location of transactions analysed may vary from month to month, consequently the average prices and price indices should be regarded as broad indicators of price trends only.

(1) The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council districts.

(2) Figures are in respect of upper floor units only.

(3) Indices are not restricted to the main office districts.

+ Indicates fewer than 5 transactions (applicable to private offices only).

++ Indicates fewer than 20 transactions (applicable to private retail and private flatted factories only).

~ No transaction record received by the Rating and Valuation Department.

資料來源：差餉物業估價署

Source: Rating and Valuation Department

表 8.12 私人住宅樓宇新訂租約平均租金及租金指數
Table 8.12 Average rents and rental indices of fresh lettings of private domestic premises

元(每平方米每月計)
 \$/sq. m. per month

		平均租金 Average rents					
		少於40平方米 Less than 40 sq. m.			40至69.9平方米 40-69.9 sq. m.		
年 Year	月 Month	香港 Hong Kong	九龍 Kowloon	新界 New Territories	香港 Hong Kong	九龍 Kowloon	新界 New Territories
2016		415	329	266	372	302	226
2017		452	354	296	403	327	251
2018		488	391	314	428	353	267
2018	8	494	410	328	435	366	276
	9	505	390	309	435	355	272
	10	505	390	318	442	364	270
	11	503	394	309	433	355	273
	12	493	389	306	427	356	263
2019	1	509	368	299	422	343	262
	2	501	372	307	447	346	255
	3	485	381	309	432	353	262
	4	499	380	307	432	334	263
	5	492	380	308	431	364	266
	6	524	395	314	428	357	263
	7	521	405	330	440	358	277
	8 #	541	418	335	447	365	280
	9 #	507	396	325	441	359	272
	10 #	479	383	309	427	360	274

		平均租金 --- 續 Average rents --- cont'd					
		70至99.9平方米 70-99.9 sq. m.			100至159.9平方米 100-159.9 sq. m.		
年 Year	月 Month	香港 Hong Kong	九龍 Kowloon	新界 New Territories	香港 Hong Kong	九龍 Kowloon	新界 New Territories
2016		395	329	233	422	326	247
2017		433	356	259	444	349	256
2018		455	376	270	452	381	269
2018	8	443	374	285	449	382	278
	9	458	385	270	465	378	264
	10	468	392	275	450	390	280
	11	467	383	271	458	393	275
	12	436	381	260	448	381	279
2019	1	467	378	272	461	344	273
	2	452	369	270	469	354	275
	3	458	368	265	489	355	278
	4	441	372	267	452	381	274
	5	452	378	270	464	359	268
	6	459	369	271	460	407	254
	7	459	365	280	477	345	271
	8 #	453	386	281	461	371	283
	9 #	453	373	281	450	355	266
	10 #	439	385	266	456	348	277

表 8.12 (續) 私人住宅樓宇新訂租約平均租金及租金指數
Table 8.12 (cont'd) Average rents and rental indices of fresh lettings of private domestic premises

元(每平方米每月計)
 \$/sq. m. per month

		平均租金 --- 續 Average rents --- cont'd		
		160平方米或以上 160 sq. m. or above		
年 Year	月 Month	香港 Hong Kong	九龍 Kowloon	新界 New Territories
2016		433	349	235
2017		454	368	240
2018		474	370	252
2018	8	486	409 ++	250
	9	463	315 ++	256
	10	469	208 ++	254
	11	502	404 ++	264
	12	466	448 ++	255
2019	1	474	408 ++	226
	2	523	301 ++	275 ++
	3	458	440 ++	219
	4	460	311 ++	230 ++
	5	474	303 ++	255
	6	462	328 ++	265
	7	461	369 ++	231
	8 #	485	299 ++	266
	9 #	455	528 ++	227 ++
	10 #	459	580 ++	229 ++

		租金指數 (1999年=100) Rental indices (Year 1999=100)					
		少於 40平方米 Less than 40 sq. m.	40至69.9 平方米 40-69.9 sq. m.	70至99.9 平方米 70-99.9 sq. m.	100至159.9 平方米 100-159.9 sq. m.	160平方米 或以上 160 sq. m. or above	所有類別 Overall
年 Year	月 Month						
2016		184.8	165.8	148.4	146.3	141.9	168.2
2017		201.2	181.7	159.4	153.5	143.9	182.6
2018		213.4	192.4	166.7	159.2	148.7	193.0
2018	8	217.4	196.6	169.8	162.3	150.9	196.8
	9	218.4	196.7	170.0	163.1	151.0	197.3
	10	219.0	196.8	170.1	163.3	151.5	197.6
	11	217.1	195.3	169.3	160.6	150.2	195.9
	12	214.6	192.2	166.7	159.9	148.5	193.3
2019	1	214.2	190.7	166.5	160.0	149.3	192.5
	2	212.3	190.6	166.5	160.1	149.8	191.9
	3	213.4	191.8	166.6	160.3	150.4	192.9
	4	213.7	193.6	167.1	161.1	151.6	194.1
	5	215.7	194.2	168.3	160.9	148.9	195.2
	6	217.9	195.9	167.5	160.4	146.6	196.5
	7	221.5	196.8	167.7	160.5	149.1	198.3
	8 #	222.5	199.2	170.5	161.4	153.1	200.2
	9 #	218.9	197.3	170.1	159.7	149.8	197.8
	10 #	215.4	193.5	168.1	159.2	146.4	194.5

註釋： 每月租出樓宇數目及地點各有不同。因此，平均租金統計數字只可視為概略的租金趨勢。

數字按實用面積分類。

++ 表示少於 20 宗交易。

資料來源：差餉物業估價署

Notes: The number and location of lettings may vary from month to month, consequently the average rental statistics should be regarded as broad indicators of rental trends only.

Figures are classified by saleable area.

++ Indicates fewer than 20 transactions.

Source: Rating and Valuation Department

表 8.13 按私人非住宅樓宇類別劃分的新訂及續租租約平均租金及租金指數
Table 8.13 Average rents and rental indices of fresh and renewal lettings by type of private non-domestic premises

元(每平方米每月計)
 \$/sq. m. per month

		平均租金 Average rents						
		私人寫字樓 Private offices						
		甲級 Grade A						
年 Year	月 Month	上環 Sheung Wan	中區 Central	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龍灣/ 觀塘(1) Kowloon Bay/ Kwun Tong(1)
2016		976	1,114	746	506	552	703	372
2017		958	1,196	784	515	566	656	375
2018		1,145	1,266	803	540	589	831	394
2018	8	1,370	1,259	863	550	598	795	410
	9	1,207 +	1,320	838	488	598	744	390
	10	837	1,275	777	582	643	768 +	401
	11	853	1,313	822	556	606	917 +	414
	12	1,590	1,389	863	534	598	586 +	398
2019	1	1,170	1,344	821	561	616	1,292	382
	2	1,369 +	1,318	892	582	578	1,162 +	422
	3	936	1,374	837	537	626	745	390
	4	977	1,394	930	557	592	891	399
	5 #	1,151	1,276	939	553	586	903	405
	6 #	782	1,455	948	609	635	699	396
	7 #	1,076	1,328	834	594	652	686 +	415
	8 #	1,207	1,378	876	622	655	629 +	395
	9 #	895 +	1,363	798	576	556	715 +	390
	10 #	1,056 +	1,452	951	580	660	1,431 +	348

		平均租金 --- 續 Average rents --- cont'd						
		私人寫字樓 --- 續 Private offices --- cont'd						
		乙級 Grade B						
年 Year	月 Month	上環 Sheung Wan	中區 Central	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龍灣/ 觀塘(1) Kowloon Bay/ Kwun Tong(1)
2016		476	747	528	380	475	471	382
2017		518	785	543	405	478	487	365
2018		570	838	559	432	492	484	347
2018	8	593	882	559	425	488	476	359
	9	546	796	577	428	506	488	282
	10	576	819	570	500	521	482	383
	11	640	854	555	446	499	465	336
	12	539	867	568	445	495	505	361
2019	1	527	955	561	432	503	504	327
	2	570	955	565	434	486	476	380
	3	555	878	576	447	499	517	355
	4	543	924	578	501	494	510	306
	5 #	552	905	610	454	512	544	385
	6 #	604	774	577	448	501	510	357
	7 #	544	873	589	432	481	515	274
	8 #	563	951	577	417	498	513	403
	9 #	574	881	581	494	563	468	413
	10 #	580	938	544	447	659	457	317 +

表 8.13 (續) 按私人非住宅樓宇類別劃分的新訂及續租租約平均租金及租金指數
Table 8.13 (cont'd) Average rents and rental indices of fresh and renewal lettings by type of private non-domestic premises

元(每平方米每月計)
\$/sq. m. per month

		平均租金 --- 續 Average rents --- cont'd						
		私人寫字樓 --- 續 Private offices --- cont'd						
		丙級 Grade C						
年	月	上環 Sheung Wan	中區 Central	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鯉魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龍灣/ 觀塘(1) Kowloon Bay/ Kwun Tong(1)
2016		415	616	479	427	474	409	289 +
2017		437	610	494	436	476	427	191 +
2018		435	643	509	459	491	447	191 +
2018	8	428	659	492	453	503	454	~
	9	469	651	541	487	510	462	~
	10	436	644	525	473	497	472	206 +
	11	428	716	515	456	497	468	~
	12	441	635	538	460	526	422	~
2019	1	425	579	487	433	470	417	~
	2	471	690	514	471	471	456	~
	3	456	668	533	450	541	478	~
	4	464	642	534	470	471	448	207 +
	5 #	493	702	533	478	501	456	176 +
	6 #	469	679	520	503	501	445	~
	7 #	456	666	524	490	479	476	~
	8 #	466	691	510	456	491	485	~
	9 #	468	678	502	509	457	484	157 +
	10 #	438	641	521	420	384	481	207 +

		平均租金 --- 續 Average rents --- cont'd						租金指數 (1999年=100) Rental indices (Year 1999=100)		
		私人零售業樓宇 Private retail			私人分層工廠大廈(2) Private flatted factories(2)			私人寫字樓 (甲級、乙級及丙級)(3) Private offices (Grades A, B and C)(3)		私人分層 工廠大廈(2) Private flatted factories(2)
年	月	香港 Hong Kong	九龍 Kowloon	新界 New Territories	香港 Hong Kong	九龍 Kowloon	新界 New Territories	私人寫字樓 (Grades A, B and C)(3)	私人零售 業樓宇 Private retail	私人分層 工廠大廈(2) Private flatted factories(2)
2016		1,499	1,338	1,300	175	181	128	232.3	178.6	181.4
2017		1,518	1,396	1,325	185	189	134	241.8	182.5	190.7
2018		1,533	1,429	1,351	194	204	146	252.2	187.0	202.3
2018	8	1,692	1,398	1,386	199	205	151	253.9	187.9	204.5
	9	1,682	1,597	1,371	202	203	148	255.2	188.0	204.9
	10	1,535	1,499	1,347	205	202	146	256.1	188.8	205.2
	11	1,602	1,369	1,426	205	212	144	256.9	186.4	205.8
	12	1,383	1,354	1,297	203	207	153	256.3	188.9	205.1
2019	1	1,357	1,345	1,179	195	190	153	253.4	188.0	203.4
	2	1,504	1,304	1,470	196	218	158	260.6	191.7	207.7
	3	1,690	1,591	1,409	209	218	154	264.0	188.1	208.9
	4	1,750	1,380	1,353	213	201	153	261.7	187.8	209.8
	5 #	1,506	1,407	1,379	198	214	151	263.5	190.0	211.1
	6 #	1,698	1,338	1,368	195	208	149	265.0	189.5	212.5
	7 #	1,470	1,353	1,324	204	209	149	264.7	189.8	213.3
	8 #	1,433	1,527	1,371	204	214	158	264.3	189.8	215.1
	9 #	1,345	1,708	1,487	183	210	158	265.0	186.7	213.3
	10 #	1,149	1,494	1,518	193	202	153	266.2	185.4	214.8

註釋： 每月租出樓宇數目及地點各有不同。因此，平均租金統計數字只可視為概略的租金趨勢。

(1) 九龍灣／觀塘的分界與 18 區區議會選區中的觀塘區相同。

(2) 數字只計算樓上單位。

(3) 指數並非限於主要寫字樓地區。

+ 表示少於 5 宗交易（只適用於私人寫字樓）。

~ 差餉物業估價署沒有收到成交個案。

Notes: The number and location of lettings may vary from month to month, consequently the average rental statistics should be regarded as broad indicators of rental trends only.

(1) The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council districts.

(2) Figures are in respect of upper floor units only.

(3) Indices are not restricted to the main office districts.

+ Indicates fewer than 5 transactions (applicable to private office only).

~ No transaction record received by the Rating and Valuation Department.

資料來源：差餉物業估價署

Source: Rating and Valuation Department

表 8.14 送達土地註冊處登記的文件數目和涉及的價值
Table 8.14 Number and considerations of documents received for registration in the Land Registry

年 Year	月 Month	契約數目 No. of deeds						
		樓宇買賣合約 Agreements for Sale and Purchase of building units			地段買賣合約 Agreements for Sale and Purchase of land	樓宇轉讓契約 Assignments of building units	地段轉讓契約 Assignments of land	
		住宅 Residential	非住宅 Non-residential	小計 Sub-total				
2016		54 701	18 303	73 004	2 588	77 374	5 211	
2017		61 591	22 224	83 815	2 777	103 663	5 130	
2018		57 247	21 946	79 193	3 038	105 293	5 519	
2018	9	3 500	1 299	4 799	227	7 657	389	
	10	4 243	1 131	5 374	251	9 579	501	
	11	2 635	1 318	3 953	268	9 151	550	
	12	2 060	978	3 038	178	6 664	426	
2019	1	4 543	1 046	5 589	257	7 616	464	
	2	4 089	910	4 999	176	6 343	311	
	3	5 231	1 197	6 428	180	5 109	390	
	4	7 822	2 089	9 911	217	5 478	283	
	5	8 208	2 145	10 353	304	10 942	470	
	6	4 627	1 584	6 211	221	9 137	392	
	7	4 805	1 575	6 380	252	8 750	415	
	8	4 084	1 075	5 159	180	10 044	453	
	9	3 447	643	4 090	213	7 419	354	
	10	4 001	1 074	5 075	247	9 543	442	
	11	5 756	945	6 701	215	5 884	412	

年 Year	月 Month	契約數目 --- 續 No. of deeds --- cont'd						
		建築按揭/ 抵押 Building mortgages/ building legal charges	樓宇按揭/ 抵押 Other mortgages/ legal charges	撤銷按揭/ 抵押 Receipts/ discharges/ releases	租約 Leases/tenancy agreements	戰前樓宇 重建豁免 管制令 Exclusion orders	其他 Others	總計 Total
		2016		56	81 923	84 644	4 109	0
2017		39	111 507	109 411	4 180	0	110 300	530 822
2018		24	114 086	110 037	4 197	0	105 245	526 632
2018	9	2	8 992	8 771	350	0	8 043	39 230
	10	2	11 397	9 844	351	0	8 558	45 857
	11	1	11 306	9 957	329	0	8 456	43 971
	12	1	8 135	7 335	321	0	7 161	33 259
2019	1	3	9 506	8 137	376	0	8 404	40 352
	2	1	7 499	5 721	271	0	6 741	32 062
	3	0	6 203	6 287	331	0	8 257	33 185
	4	3	6 500	6 240	332	0	7 647	36 611
	5	3	11 559	7 611	391	0	8 153	49 786
	6	1	10 247	8 222	348	0	8 838	43 617
	7	4	10 302	10 330	376	0	9 358	46 167
	8	0	11 931	9 585	344	0	10 127	47 823
	9	1	10 374	9 165	319	0	9 379	41 314
	10	0	12 779	9 724	317	0	8 842	46 969
	11	1	7 992	7 639	258	0	8 098	37 200

表 8.14 (續) 送達土地註冊處登記的文件數目和涉及的價值
Table 8.14 (cont'd) Number and considerations of documents received for registration in the Land Registry

年 Year	月 Month	價值(百萬元) Consideration (\$ million)						
		樓宇買賣合約 Agreements for Sale and Purchase of building units			總計 Total	地段買賣合約 Agreements for Sale and Purchase of land	樓宇轉讓契約 Assignments of building units	地段轉讓契約 Assignments of land
		住宅 Residential	非住宅 Non-residential					
2016		428,041	104,816	532,857	34,425	493,511	38,114	
2017		556,348	170,067	726,415	36,486	683,136	40,266	
2018		559,293	182,090	741,383	36,899	824,222	43,895	
2018	9	37,083	8,404	45,487	1,460	54,356	8,170	
	10	38,571	6,965	45,536	1,774	67,554	2,523	
	11	26,020	17,305	43,325	5,579	62,707	7,094	
	12	24,076	18,968	43,044	1,497	64,734	2,584	
2019	1	44,924	27,057	71,981	3,132	74,212	3,436	
	2	36,079	5,586	41,665	1,397	50,980	1,300	
	3	45,870	6,956	52,826	967	47,841	2,068	
	4	70,101	16,790	86,891	4,713	45,352	1,569	
	5	78,447	11,869	90,316	4,025	78,906	2,958	
	6	45,330	8,488	53,818	6,884	69,361	3,495	
	7	44,070	9,913	53,983	1,292	70,299	3,113	
	8	36,582	5,854	42,436	1,253	99,035	1,800	
	9	27,662	8,738	36,400	1,413	57,708	2,188	
	10	40,688	24,905	65,593	1,462	73,340	1,801	
	11	47,779	13,721	61,500	920	59,633	5,309	

資料來源：土地註冊處

Source : Land Registry

表 8.15 政府土地拍賣及批租
Table 8.15 Disposals of government land

		公開拍賣／投標 Public auction/tender					
		市區 Urban area					
		工業／貨倉 Industrial/godown		商業 Commercial		商業／住宅 Commercial/residential	
		已徵收的地價 (百萬元) Realised premium (\$ million)		已徵收的地價 (百萬元) Realised premium (\$ million)		已徵收的地價 (百萬元) Realised premium (\$ million)	
年 Year	月 Month	面積(平方米) Area (sq. m.)		面積(平方米) Area (sq. m.)		面積(平方米) Area (sq. m.)	
2016		0	0	15 924	9,916	0	0
2017		0	0	41 576	67,731	0	0
2018		0	0	0	0	0	0
2018	7 - 9	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	0
2019	1 - 3	0	0	0	0	0	0
	4 - 6	0	0	0	0	0	0
	7 - 9	0	0	11 276	2,446	0	0

		公開拍賣／投標 --- 續 Public auction/tender --- cont'd					
		市區 --- 續 Urban area --- cont'd					
		住宅 Residential		其他用途 Other uses		總計 Total	
		已徵收的地價 (百萬元) Realised premium (\$ million)		已徵收的地價 (百萬元) Realised premium (\$ million)		已徵收的地價 (百萬元) Realised premium (\$ million)	
年 Year	月 Month	面積(平方米) Area (sq. m.)		面積(平方米) Area (sq. m.)		面積(平方米) Area (sq. m.)	
2016		117 952	48,280	1 512	369	135 388	58,565
2017		57 630	54,344	0	0	99 206	122,075
2018		65 314	69,299	0	0	65 314	69,299
2018	7 - 9	3 680	3,300	0	0	3 680	3,300
	10 - 12	28 462	25,274	0	0	28 462	25,274
2019	1 - 3	20 539	21,153	0	0	20 539	21,153
	4 - 6	19 246	25,506	2 726	1,365	21 972	26,871
	7 - 9	16 385	12,740	0	0	27 661	15,186

表 8.15 (續) 政府土地拍賣及批租
Table 8.15 (cont'd) Disposals of government land

公開拍賣／投標 --- 續							
Public auction/tender --- cont'd							
新界							
New Territories							
		工業／貨倉		商業		商業／住宅	
		Industrial/godown		Commercial		Commercial/residential	
		已徵收的地價 (百萬元) Realised premium		已徵收的地價 (百萬元) Realised premium		已徵收的地價 (百萬元) Realised premium	
年	月	面積(平方米)	(\$ million)	面積(平方米)	(\$ million)	面積(平方米)	(\$ million)
Year	Month	Area (sq. m.)		Area (sq. m.)		Area (sq. m.)	
2016		3 707	834	1 775	1,109	0	0
2017		1 730	451	0	0	0	0
2018		5 738	1,459	0	0	0	0
2018	7 - 9	3 765	733	0	0	0	0
	10 - 12	0	0	0	0	0	0
2019	1 - 3	0	0	0	0	0	0
	4 - 6	0	0	0	0	0	0
	7 - 9	0	0	0	0	0	0

公開拍賣／投標 --- 續							
Public auction/tender --- cont'd							
新界 --- 續							
New Territories --- cont'd							
		住宅		其他用途		總計	
		Residential		Other uses		Total	
		已徵收的地價 (百萬元) Realised premium		已徵收的地價 (百萬元) Realised premium		已徵收的地價 (百萬元) Realised premium	
年	月	面積(平方米)	(\$ million)	面積(平方米)	(\$ million)	面積(平方米)	(\$ million)
Year	Month	Area (sq. m.)		Area (sq. m.)		Area (sq. m.)	
2016		222 549	23,933	2 640	314	230 671	26,190
2017		27 166	5,216	4 361	691	33 257	6,358
2018		11 279	1,314	63 899	9,793	80 916	12,566
2018	7 - 9	0	0	0	0	3 765	733
	10 - 12	9 943	447	27 444	5,456	37 387	5,903
2019	1 - 3	54 619	7,649	0	0	54 619	7,649
	4 - 6	0	0	0	0	0	0
	7 - 9	1 058	244	0	0	1 058	244

表 8.15 (續) 政府土地拍賣及批租
Table 8.15 (cont'd) Disposals of government land

私人協約方式批地 Private treaty grant						
市區 Urban area						
年 Year	月 Month	工業／貨倉 Industrial/godown	住宅 Residential	公用事業／團體用途 Public utilities/ institutional uses	其他用途 Other uses	總計 Total
		面積(平方米) Area (sq. m.)	面積(平方米) Area (sq. m.)	面積(平方米) Area (sq. m.)	面積(平方米) Area (sq. m.)	面積(平方米) Area (sq. m.)
2016 #		0	14 454	6 430	68 555	89 439
2017 #		0	27 798	11 779	0	39 577
2018 #		0	28 259	0	0	28 259
2018	7 - 9 #	0	23 434	0	0	23 434
	10 - 12 #	0	3 335	0	0	3 335
2019	1 - 3 #	0	418	0	1 780	2 198
	4 - 6 #	0	7 003	7 414	0	14 417
	7 - 9 #	0	0	0	1 727	1 727

私人協約方式批地 --- 續 Private treaty grant --- cont'd						
新界 New Territories						
年 Year	月 Month	工業／貨倉 Industrial/godown	住宅 Residential	公用事業／團體用途 Public utilities/ institutional uses	其他用途 Other uses	總計 Total
		面積(平方米) Area (sq. m.)	面積(平方米) Area (sq. m.)	面積(平方米) Area (sq. m.)	面積(平方米) Area (sq. m.)	面積(平方米) Area (sq. m.)
2016 #		0	35 332	20 375	682 889	738 596
2017 #		0	51 298	1 451	0	52 749
2018 #		0	5 438	2 948	0	8 386
2018	7 - 9 #	0	0	0	0	0
	10 - 12 #	0	0	2 948	0	2 948
2019	1 - 3 #	0	45 222	0	0	45 222
	4 - 6 #	0	22 860	0	0	22 860
	7 - 9 #	0	0	0	0	0

註釋： 以上資料乃根據在該時期達成協議的個案而定。

Note : Information above is based on transactions agreed during the period.

資料來源：地政總署

Source : Lands Department

統計資料來源

Sources of Statistical Data

表 Table	資料來源 Data source	電話[1] Telephone[1]	電郵 E-mail	網址 Website
8.	房屋及物業 Housing and Property			
8.1	政府統計處普查策劃組 Census Planning Section, Census and Statistics Department	3903 6958	cp1@censtatd.gov.hk	www.censtatd.gov.hk
8.2 - 8.3	香港房屋協會 Hong Kong Housing Society	[2]	[2]	www.hkhs.com
	房屋署 Housing Department	2761 5669	hkha@housingauthority.gov.hk	www.housingauthority.gov.hk
8.4	屋宇署 Buildings Department	[2]	[2]	www.bd.gov.hk
	房屋署 Housing Department	[2]	[2]	www.housingauthority.gov.hk
8.5	屋宇署 Buildings Department	[2]	[2]	www.bd.gov.hk
8.6 - 8.8	屋宇署 Buildings Department	[2]	[2]	www.bd.gov.hk
	香港房屋協會 Hong Kong Housing Society	2839 7888	enquiry@hkhs.com	www.hkhs.com
	房屋署 Housing Department	2761 5703	hkha@housingauthority.gov.hk	www.housingauthority.gov.hk
8.9	屋宇署 Buildings Department	[2]	[2]	www.bd.gov.hk
	差餉物業估價署 Rating and Valuation Department	[2]	[2]	www.rvd.gov.hk
8.10 - 8.13	差餉物業估價署 Rating and Valuation Department	2150 8903	enquiries@rvd.gov.hk	www.rvd.gov.hk
8.14	土地註冊處 Land Registry	2867 4838	csa@landreg.gov.hk	www.landreg.gov.hk
8.15	地政總署 Lands Department	2525 6694	landsd@landsd.gov.hk	www.landsd.gov.hk

註釋： [1] 如果在香港以外地方致電的話，請在電話號碼之前加撥地區號碼「852」。

Notes: [1] For those calling from places outside Hong Kong, please dial the area code "852" before the telephone number.

[2] 有關統計資料的查詢，請聯絡政府統計處（電話：2582 4738；電郵：gen-enquiry@censtatd.gov.hk）。

[2] Enquiries on the statistical data can be directed to the Census and Statistics Department (telephone number : 2582 4738; E-mail : gen-enquiry@censtatd.gov.hk).