

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

2022 年 9 月
September 2022



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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2022 年 9 月出版
Published in September 2022

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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。

特別註釋

載於今期月刊的人口數字及其他在編製過程中涉及應用人口數字的統計數字，與本月刊 2022 年 2 月號（一些統計表的數字則與 2022 年 4 月號）及較早期號所載的數字或有不同，這是由於以下原因所致。

香港在 2021 年 6 月至 8 月期間進行了 2021 年人口普查。該普查除了是細小分區及人口分組資料的重要來源外，亦提供了一個基準，用作修訂自 2016 年中期人口統計以來編製的人口數字。由 2016 年年底至 2021 年年中的人口數字已作出相應修訂。同樣地，其他在編製過程中涉及應用人口數字的統計數字亦已就 2021 年人口普查的結果作出修訂。

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
@	數字在日後會作出修訂
*	經修訂的數字
-	不適用
N.A.	暫時沒有數字
§	由於數值較不顯著，數字不予公布
***	為使個別機構單位的資料得以保密，數字不予公布

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.

Special note

Population figures presented in the present issue of the *Monthly Digest* may be different from those presented in the February 2022 issue (or April 2022 issue for figures in some statistical tables) and earlier issues. The same applies to other statistics involving the use of the population figures in the compilation process. The differences are due to the following reason.

The 2021 Population Census was conducted from June to August 2021 in Hong Kong. Apart from serving as the prime source of data for small areas and population sub-groups, the results of the 2021 Population Census provided a benchmark for revising the population figures compiled since the 2016 Population By-census. Population figures from end-2016 to mid-2021 have been revised accordingly. Similarly, other statistics involving the use of the population figures in the compilation process have been revised to take into account the results of the 2021 Population Census.

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
§	Figures are not released due to relatively insignificant magnitude
***	Figures are not released to safeguard confidentiality of information of individual establishments

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「2021-22」是指由2021年4月1日至2022年3月31日的財政年度。

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

由於數字經四捨五入，分項總和未必與總數相等。

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, statistics spanning two years refer to figures for the corresponding financial year. For instance, “2021-22” means the financial year from 1 April 2021 to 31 March 2022.

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

Figures may not add up to the total 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（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。

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。

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 (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 “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 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，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，市區重建局興建的資助出售房屋項目（例如港人首次置業先導項目）。

8.12 房委會的租住房屋建屋量包括公屋、中轉房屋單位和由居屋轉作公屋項目的單位。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 8.4 至 8.9 的數字不包括過渡性房屋項目（例如香港社會服務聯會的「組合社會房屋計劃」下興建的過渡性社會房屋單位）。此外，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；

B 類單位：實用面積為 40 至 69.9 平方米；

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; those built under the Flat-for-Sale Scheme (FFSS), Sandwich Class Housing Scheme (SCHS) and Subsidised Sale Flats Projects of HKHS; and subsidised sale flats built by Urban Renewal Authority (e.g. Starter Homes Pilot Project for Hong Kong Residents).

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 Figures in Tables 8.4 - 8.9 do not include transitional housing schemes (e.g. transitional social housing units built under the Modular Social Housing Project of the Hong Kong Council of Social Service). Besides, 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;

Class B : saleable area of 40m² to 69.9m²;

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。

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及資助出售房屋項目等興建的住宅單位，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。

8.18 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。

8.19 寫字樓分為以下各級：

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

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

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

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。

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 Public sector developments, including domestic units built under PSPS, HOS, BRO, MSS, SCHS, UIS, FFSS and Subsidized Sale Flats Projects, 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 Private office premises comprise premises situated in buildings designed for commercial/business purposes, but excluding non-domestic floors in composite buildings.

8.19 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.

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 +/+ 符號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

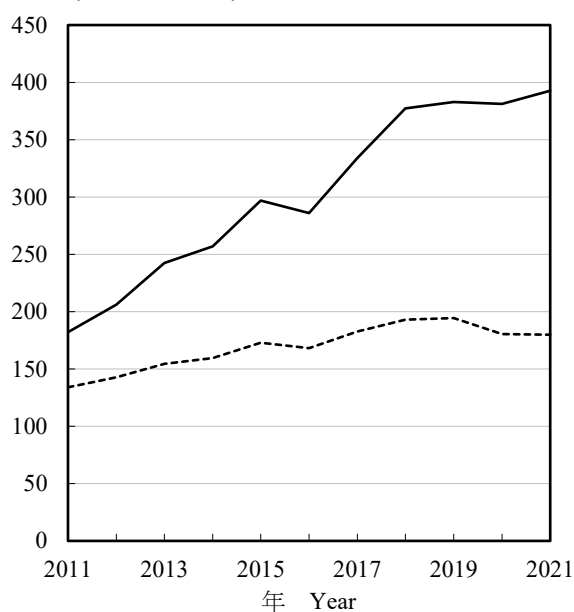
Hong Kong Property Review, published by the Rating and Valuation Department

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

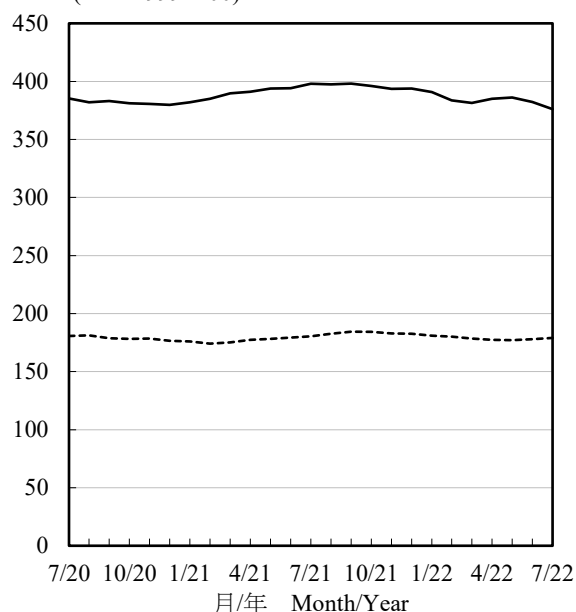
圖 8.1 私人住宅單位的售價及租金指數

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)



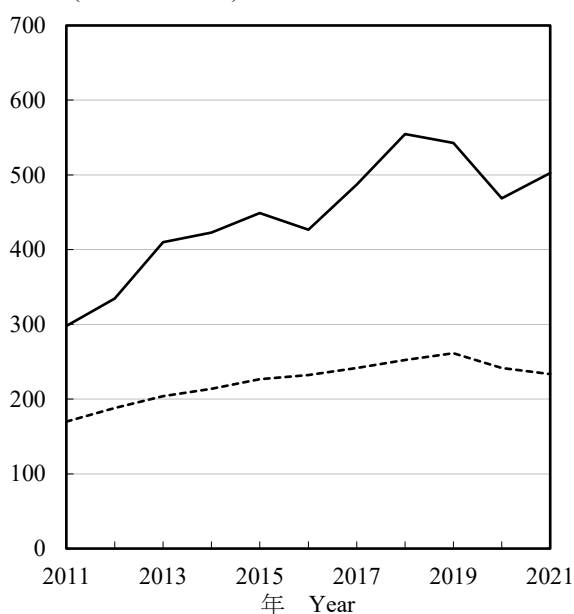
—— 售價指數
Price index

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

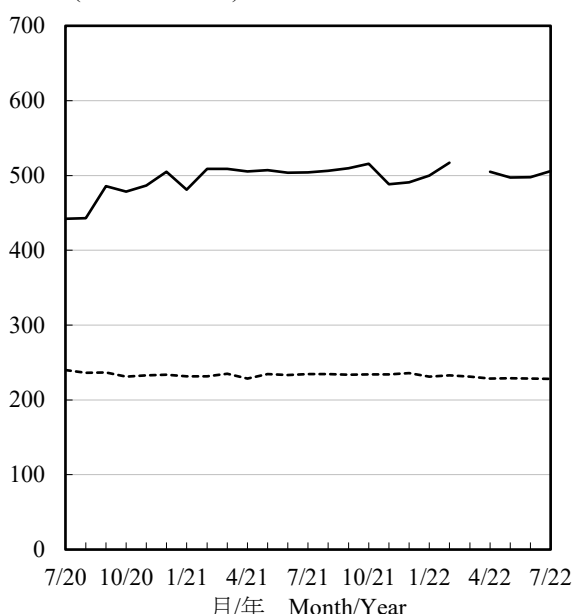
圖 8.2 私人寫字樓的售價及租金指數

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)

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
2020	1	110 700	79 400	202 900	95 100	138 500	176 800	166 700	152 100	256 900
	3	111 700	80 000	204 400	95 100	139 500	177 900	167 100	153 900	257 200
2021	1	111 700	79 900	205 900	95 100	140 300	180 400	167 200	153 800	260 300
	3	112 000	79 900	205 800	94 900	141 000	184 600	169 400	153 500	260 700
2022	1	111 600	79 800	206 400	94 900	141 800	187 300	170 600	154 500	261 400

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
2020	1	183 300	119 300	198 800	259 600	120 200	120 200	259 400	179 300	78 700	2 897 600
	3	183 600	120 400	200 600	260 700	121 200	124 000	264 100	182 300	80 100	2 923 600
2021	1	183 600	120 600	203 300	263 400	122 700	124 800	267 400	182 300	80 100	2 942 800
	3	184 000	120 800	203 800	263 600	126 000	125 000	267 600	187 200	80 100	2 960 000
2022	1	184 800	120 800	205 600	265 700	132 400	125 800	267 800	189 600	83 400	2 984 200

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（一）

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 (1),
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 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)										
2019		636	0	35 358	25 576	2 820	64 661	29 609	75 213	146 596
2020		636	0	36 163	25 473	2 820	65 451	29 609	76 828	146 430
2021		636	0	36 040	25 153	2 820	69 812	29 612	76 622	147 089
2021	2	636	0	36 108	25 365	2 820	66 836	29 612	75 973	147 379
	3	636	0	36 060	25 244	2 820	68 790	29 612	75 781	147 230
	4	636	0	36 040	25 153	2 820	69 812	29 612	76 622	147 089
2022	1	636	0	36 029	25 128	2 820	70 828	29 612	76 502	146 973
	2	636	0	36 021	25 111	2 820	70 818	29 612	76 468	146 951
香港房屋協會(2) Hong Kong Housing Society(2)										
2019		2 343	2 675	3 705	1 144	662	0	6 377	0	4 922
2020		2 343	2 675	3 705	1 144	662	0	6 377	0	4 922
2021		2 343	2 675	4 671	1 144	661	0	6 377	0	4 922
2021	2	2 343	2 675	4 671	1 144	661	0	6 377	0	4 922
	3	2 343	2 675	4 671	1 144	661	0	6 377	0	4 922
	4	2 343	2 675	4 671	1 144	661	0	6 377	0	4 922
2022	1	2 343	2 675	4 671	1 144	661	0	6 377	0	4 922
	2	2 343	2 675	3 663	1 144	660	0	6 377	0	4 922
單位總數(1)(2) Total stock(1)(2)										
2019		2 979	2 675	39 063	26 720	3 482	64 661	35 986	75 213	151 518
2020		2 979	2 675	39 868	26 617	3 482	65 451	35 986	76 828	151 352
2021		2 979	2 675	40 711	26 297	3 481	69 812	35 989	76 622	152 011
2021	2	2 979	2 675	40 779	26 509	3 481	66 836	35 989	75 973	152 301
	3	2 979	2 675	40 731	26 388	3 481	68 790	35 989	75 781	152 152
	4	2 979	2 675	40 711	26 297	3 481	69 812	35 989	76 622	152 011
2022	1	2 979	2 675	40 700	26 272	3 481	70 828	35 989	76 502	151 895
	2	2 979	2 675	39 684	26 255	3 480	70 818	35 989	76 468	151 873

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)											
2019		101 361	21 729	57 882	67 933	23 380	16 498	74 365	28 751	23 128	795 496
2020		101 248	21 729	57 544	67 795	24 134	16 365	79 061	28 608	23 128	803 022
2021		100 849	21 728	56 520	67 188	27 398	16 384	78 565	28 167	23 130	807 713
2021	2	101 110	21 728	57 186	67 642	23 942	16 174	78 879	28 471	23 130	802 991
	3	100 965	21 728	56 860	67 451	23 747	15 958	78 725	28 298	23 130	803 035
	4	100 849	21 728	56 520	67 188	27 398	16 384	78 565	28 167	23 130	807 713
2022	1	100 792	21 728	56 353	67 176	29 841	16 276	78 530	28 114	23 130	810 468
	2	101 313	21 728	56 266	67 159	32 379	16 256	78 516	28 095	23 130	813 279
香港房屋協會(2) Hong Kong Housing Society(2)											
2019		2 991	1 767	0	0	802	0	3 747	1 507	0	32 642
2020		2 992	1 767	0	0	802	0	3 747	1 507	0	32 643
2021		2 994	1 767	0	0	802	0	3 747	1 507	0	33 610
2021	2	2 992	1 767	0	0	802	0	3 747	1 507	0	33 608
	3	2 992	1 767	0	0	802	0	3 747	1 507	0	33 608
	4	2 994	1 767	0	0	802	0	3 747	1 507	0	33 610
2022	1	2 994	1 767	0	0	802	0	3 747	1 507	0	33 610
	2	2 994	1 767	0	0	802	0	3 747	1 507	0	32 601
單位總數(1)(2) Total stock(1)(2)											
2019		104 352	23 496	57 882	67 933	24 182	16 498	78 112	30 258	23 128	828 138
2020		104 240	23 496	57 544	67 795	24 936	16 365	82 808	30 115	23 128	835 665
2021		103 843	23 495	56 520	67 188	28 200	16 384	82 312	29 674	23 130	841 323
2021	2	104 102	23 495	57 186	67 642	24 744	16 174	82 626	29 978	23 130	836 599
	3	103 957	23 495	56 860	67 451	24 549	15 958	82 472	29 805	23 130	836 643
	4	103 843	23 495	56 520	67 188	28 200	16 384	82 312	29 674	23 130	841 323
2022	1	103 786	23 495	56 353	67 176	30 643	16 276	82 277	29 621	23 130	844 078
	2	104 307	23 495	56 266	67 159	33 181	16 256	82 263	29 602	23 130	845 880

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)										
2019		2 027	0	96 897	69 809	7 823	159 725	73 849	199 378	377 681
2020		2 041	0	97 340	69 017	7 773	162 699	73 412	199 650	375 124
2021		2 032	0	96 640	67 517	7 695	170 643	73 000	199 528	372 943
2021	2	2 015	0	97 051	68 280	7 707	165 571	73 063	198 618	374 101
	3	2 011	0	96 768	67 808	7 697	170 290	73 080	198 016	373 785
	4	2 032	0	96 640	67 517	7 695	170 643	73 000	199 528	372 943
2022	1	2 019	0	96 395	67 202	7 648	171 308	72 800	198 768	371 817
	2	2 017	0	96 102	66 914	7 653	171 588	72 645	198 327	371 045
香港房屋協會(2) Hong Kong Housing Society(2)										
2019		6 328	6 656	8 133	2 758	1 563	0	15 674	0	12 406
2020		6 290	6 527	7 947	2 755	1 561	0	15 542	0	12 343
2021		6 252	6 536	8 591	2 698	1 542	0	15 466	0	12 080
2021	2	6 260	6 522	9 387	2 726	1 544	0	15 475	0	12 200
	3	6 259	6 520	7 988	2 705	1 542	0	15 455	0	12 117
	4	6 252	6 536	8 591	2 698	1 542	0	15 466	0	12 080
2022	1	6 192	6 503	8 629	2 594	1 533	0	15 440	0	12 026
	2	6 193	6 459	8 682	2 520	1 525	0	15 357	0	11 954
總認可居民人數(1)(2) Total authorised population(1)(2)										
2019		8 355	6 656	105 030	72 567	9 386	159 725	89 523	199 378	390 087
2020		8 331	6 527	105 287	71 772	9 334	162 699	88 954	199 650	387 467
2021		8 284	6 536	105 231	70 215	9 237	170 643	88 466	199 528	385 023
2021	2	8 275	6 522	106 438	71 006	9 251	165 571	88 538	198 618	386 301
	3	8 270	6 520	104 756	70 513	9 239	170 290	88 535	198 016	385 902
	4	8 284	6 536	105 231	70 215	9 237	170 643	88 466	199 528	385 023
2022	1	8 211	6 503	105 024	69 796	9 181	171 308	88 240	198 768	383 843
	2	8 210	6 459	104 784	69 434	9 178	171 588	88 002	198 327	382 999

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) As at end of	季 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)											
2019		273 578	56 699	144 225	196 824	62 619	43 416	195 767	80 848	71 349	2 112 514
2020		271 911	56 268	142 028	194 952	64 058	42 509	202 423	79 677	71 275	2 112 157
2021		268 214	56 070	138 474	191 310	64 031	41 511	203 055	77 222	70 986	2 100 871
2021	2	269 686	56 083	140 464	193 321	63 275	41 704	204 301	78 617	71 140	2 104 997
	3	268 863	56 105	139 536	192 435	62 589	40 988	203 801	77 826	71 119	2 102 717
	4	268 214	56 070	138 474	191 310	64 031	41 511	203 055	77 222	70 986	2 100 871
2022	1	267 336	55 833	137 887	190 408	74 549	41 239	202 038	76 930	70 748	2 104 925
	2	267 216	55 619	136 981	189 362	82 312	40 950	201 382	76 417	70 593	2 107 123
香港房屋協會(2) Hong Kong Housing Society(2)											
2019		8 205	4 314	0	0	3 150	0	10 124	3 201	0	82 512
2020		8 118	4 275	0	0	3 123	0	9 959	3 158	0	81 598
2021		8 073	4 289	0	0	3 089	0	9 849	3 151	0	81 616
2021	2	8 109	4 273	0	0	3 099	0	9 884	3 149	0	82 628
	3	8 101	4 278	0	0	3 080	0	9 860	3 137	0	81 042
	4	8 073	4 289	0	0	3 089	0	9 849	3 151	0	81 616
2022	1	8 055	4 266	0	0	3 071	0	9 786	3 126	0	81 221
	2	8 049	4 256	0	0	3 047	0	9 717	3 141	0	80 900
總認可居民人數(1)(2) Total authorised population(1)(2)											
2019		281 783	61 013	144 225	196 824	65 769	43 416	205 891	84 049	71 349	2 195 026
2020		280 029	60 543	142 028	194 952	67 181	42 509	212 382	82 835	71 275	2 193 755
2021		276 287	60 359	138 474	191 310	67 120	41 511	212 904	80 373	70 986	2 182 487
2021	2	277 795	60 356	140 464	193 321	66 374	41 704	214 185	81 766	71 140	2 187 625
	3	276 964	60 383	139 536	192 435	65 669	40 988	213 661	80 963	71 119	2 183 759
	4	276 287	60 359	138 474	191 310	67 120	41 511	212 904	80 373	70 986	2 182 487
2022	1	275 391	60 099	137 887	190 408	77 620	41 239	211 824	80 056	70 748	2 186 146
	2	275 265	59 875	136 981	189 362	85 359	40 950	211 099	79 558	70 593	2 188 023

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		
		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.)		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.)
					住宅 Residential	非住宅 Non- residential				
2019		389	380.3	23	92.7	22.0	32	369.6	16	81.5
2020		310	483.7	72	208.2	64.6	15	69.2	8	58.8
2021		116	266.4	49	183.9	17.1	17	98.4	7	34.2
2021	4	12	64.6	2	8.0	1.6	2	16.0	2	3.4
	5	14	38.8	19	68.9	4.5	0	0.0	1	7.1
	6	21	24.1	3	12.9	1.7	0	0.0	1	7.4
	7	1	18.6	4	21.3	2.8	0	0.0	0	0.0
	8	2	17.7	0	0.0	0.0	1	0.0	0	0.0
	9	15	9.3	4	5.3	1.1	1	1.2	1	1.1
	10	1	0.6	1	1.7	0.3	3	6.9	0	0.0
	11	2	5.3	9	33.0	1.6	1	4.4	1	15.0
	12	12	40.5	1	6.7	2.1	4	46.0	0	0.0
2022	1	17	114.0	2	3.1	0.6	5 *	115.8 *	0	0.0
	2	43	103.3	1	9.1	2.7	1	5.2	2	86.5
	3	17	22.4	0	0.0	0.0	0	0.0	7	31.6
	4	10	56.4	1	1.8	0.7	2	9.1	0	0.0
	5	71	66.9	1	1.3	0.1	1	17.1	3	14.4
	6	55	31.8	1	0.1	0.1	0	0.0	0	0.0

年 Year	月 Month	其他用途 Others			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.)		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		住宅(1) Residential(1)	非住宅 Non- residential	總計 Total
2019		196	0.6	196.7	656	473.6	669.9	1 143.5
2020		223	13.1	190.6	628	705.0	383.2	1 088.2
2021		172	2.4	128.6	361	452.7	278.3	731.0
2021	4	12	0.8	5.7	30	73.4	26.8	100.1
	5	14	0.0	40.4	48	107.7	52.0	159.7
	6	16	§	7.4	41	37.1	16.5	53.5
	7	15	0.0	4.3	20	39.9	7.1	46.9
	8	19	0.6	3.6	22	18.3	3.6	22.0
	9	25	0.0	14.1	46	14.6	17.5	32.1
	10	12	0.2	12.5	17	2.5	19.7	22.1
	11	10	0.2	0.4	23	38.5	21.4	59.9
	12	2	0.0	1.1	19	47.2	49.2	96.4
2022	1	10	0.3	16.5	34 *	117.3	132.9 *	250.2 *
	2	1	0.0	2.9	48	112.4	97.3	209.7
	3	24	§	4.9	48	22.4	36.4	58.8
	4	10	0.1	38.0	23	58.3	47.9	106.2
	5	11 *	0.0	0.0	87 *	68.2	31.6	99.7
	6	29	2.2	16.7	85	34.2	16.8	51.0

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 千平方米。

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 thousand sq. m.

資料來源：屋宇署

Source: Buildings 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	submission	revision	submission	revision	submission	revision	submission	revision	submission	revision
2019		151	108	285.2	231.1	26	18	162.2	83.8	16.4	6.8
2020		114	125	130.1	125.7	31	25	96.0	171.4	13.9	4.5
2021		44	72	215.5	181.7	38	38	170.4	175.3	20.7	7.3
2021	4	3	0	1.8	0.0	1	0	1.2	0.0	0.3	0.0
	5	0	6	0.0	1.7	0	0	0.0	0.0	0.0	0.0
	6	7	7	34.4	22.5	0	1	0.0	4.3	0.0	0.5
	7	0	0	0.0	0.0	0	34	0.0	156.6	0.0	3.5
	8	5	3	32.1	46.3	17	0	89.0	0.0	9.9	0.0
	9	12	1	97.3	0.3	2	0	2.4	0.0	0.5	0.0
	10	5	0	44.4	0.0	11	0	31.5	0.0	1.1	0.0
	11	1	9	0.8	31.4	2	0	15.0	0.0	3.7	0.0
	12	1	0	3.1	0.0	0	0	0.0	0.0	0.0	0.0
2022	1	0	8	0.0	3.4	0	0	0.0	0.0	0.0	0.0
	2	2	0	0.6	0.0	1	0	1.4	0.0	0.2	0.0
	3	5	6	22.4	0.9	5 *	1	10.2 *	1.8	3.2 *	0.5
	4	10	1	2.8	2.1	0	0	0.0	0.0	0.0	0.0
	5	9	28	82.6	5.5	5	0	15.8	0.0	1.0	0.0
	6	16	3	25.1	8.4	0	5	0.0	25.2	0.0	3.0

		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	submission	revision	submission	revision	submission	revision	submission	revision
2019		20	13	532.0	207.7	6	2	97.7	80.0
2020		8	8	37.9	172.6	3	8	85.3	97.3
2021		20	8	419.8	294.1	5	0	39.8	0.0
2021	4	2	0	71.8	0.0	0	0	0.0	0.0
	5	5	1	230.2	14.2	0	0	0.0	0.0
	6	0	0	0.0	0.0	0	0	0.0	0.0
	7	1	1	2.8	10.0	0	0	0.0	0.0
	8	3	3	22.6	222.7	1	0	7.5	0.0
	9	0	0	0.0	0.0	0	0	0.0	0.0
	10	1	0	9.3	0.0	0	0	0.0	0.0
	11	1	0	3.5	0.0	2	0	22.9	0.0
	12	1	0	22.5	0.0	0	0	0.0	0.0
2022	1	1	0	4.5	0.0	0	2	0.0	12.2
	2	1	0	1.9	0.0	0	0	0.0	0.0
	3	0	0	0.0	0.0	0	0	0.0	0.0
	4	1	0	0.1	0.0	0	1	0.0	4.7
	5	0	0	0.0	0.0	0	0	0.0	0.0
	6	2	0	15.2	0.0	0	1	0.0	14.7

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
2019		44	6	1.5	1.2	155.4	79.2
2020		36	8	6.1	1.1	393.5	17.4
2021		51	29	33.7	20.2	154.1	32.1
2021	4	3	3	1.9	1.4	3.9	19.5
	5	13	1	0.0	0.4	19.6	5.2
	6	4	0	0.2	0.0	4.5	0.0
	7	2	0	0.5	0.0	0.8	0.0
	8	4	5	0.0	14.8	87.9	2.9
	9	0	1	0.0	0.2	0.0	0.5
	10	3	0	0.0	0.0	11.1	0.0
	11	11	1	9.1	0.0	12.7	4.0
	12	0	0	0.0	0.0	0.0	0.0
2022	1	1	0	0.0	0.0	3.3	0.0
	2	0	0	0.0	0.0	0.0	0.0
	3	15	0	0.5	0.0	3.6	0.0
	4	1	2	0.0	0.0	5.2	193.1
	5	0	1	0.0	0.0	0.0	23.2
	6	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
2019		247	147	448.9	316.1	801.6	373.7	1 250.5	689.8
2020		192	174	232.2	298.2	530.6	291.7	762.8	589.9
2021		158	147	419.6	377.2	634.4	333.5	1 054.0	710.7
2021	4	9	3	5.0	1.4	76.0	19.5	80.9	20.8
	5	18	8	0.0	2.1	249.8	19.4	249.8	21.5
	6	11	8	34.5	26.8	4.5	0.5	39.1	27.4
	7	3	35	0.5	156.6	3.6	13.5	4.1	170.1
	8	30	11	121.0	61.1	127.9	225.5	248.9	286.6
	9	14	2	99.7	0.5	0.5	0.5	100.3	1.0
	10	20	0	75.9	0.0	21.6	0.0	97.5	0.0
	11	17	10	24.9	31.4	42.8	4.0	67.8	35.4
	12	2	0	3.1	0.0	22.5	0.0	25.6	0.0
2022	1	2	10	0.0	3.4	7.8	12.2	7.8	15.5
	2	4	0	1.9	0.0	2.1	0.0	4.1	0.0
	3	25 *	7	33.1 *	2.7	6.8 *	0.5	39.9 *	3.1
	4	12	4	2.8	2.1	5.4	197.7	8.1	199.8
	5	14	29	98.4	5.5	1.0	23.2	99.4	28.7
	6	19	9	25.1	33.6	15.3	17.8	40.4	51.4

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)										
2019		0	0	0	0	0	2 370	0	0	322
2020		0	0	826	0	0	2 882	0	1 787	1 110
2021		0	0	966	0	0	3 571	0	1 018	0
2021	4 - 6	0	0	0	0	0	1 088	0	1 018	0
	7 - 9	0	0	0	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	1 040	0	0	0
2022	1 - 3	0	0	0	0	0	0	0	0	0
	4 - 6	0	0	0	0	0	0	0	0	0
資助出售單位(1) Subsidised sale flats(1)										
2019		0	0	0	0	0	4 243	1 096	0	1 358
2020		0	0	0	0	0	814	0	0	0
2021		0	0	0	0	0	0	0	0	0
2021	4 - 6	0	0	0	0	0	0	0	0	0
	7 - 9	0	0	0	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	0	0	0	0
2022	1 - 3	0	0	828	0	0	0	0	0	0
	4 - 6	0	0	0	0	0	0	0	0	0
私人樓宇單位 Private flats										
2019		1 215	3	986	190	652	1 405	524	0	646
2020		826	216	358	6	76	378	1 179	0	2 325
2021		462	26	351	7	946	1 798	3 622	0	495
2021	4 - 6	371	1	0	0	316	482	2 224	0	0
	7 - 9	90	0	0	3	142	689	102	0	0
	10 - 12	1	0	0	0	488	160	1 296	0	495
2022	1 - 3	57	0	0	295	0	537	742	0	0
	4 - 6	20	38	0	826	0	0	951	0	7
所有房屋類型單位 All types of flats										
2019		1 215	3	986	190	652	8 018	1 620	0	2 326
2020		826	216	1 184	6	76	4 074	1 179	1 787	3 435
2021		462	26	1 317	7	946	5 369	3 622	1 018	495
2021	4 - 6	371	1	0	0	316	1 570	2 224	1 018	0
	7 - 9	90	0	0	3	142	689	102	0	0
	10 - 12	1	0	0	0	488	1 200	1 296	0	495
2022	1 - 3	57	0	828	295	0	537	742	0	0
	4 - 6	20	38	0	826	0	0	951	0	7

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)											
2019		0	0	0	0	2 096	0	4 846	0	0	9 634
2020		0	0	0	0	0	0	0	0	0	6 605
2021		540	0	0	0	6 307	655	0	0	0	13 057
2021	4 - 6	0	0	0	0	0	655	0	0	0	2 761
	7 - 9	0	0	0	0	3 813	0	0	0	0	3 813
	10 - 12	540	0	0	0	2 494	0	0	0	0	4 074
2022	1 - 3	0	0	8 558	0	2 558	0	0	0	0	11 116
	4 - 6	0	0	857	0	0	0	0	0	0	857
資助出售單位(1) Subsidised sale flats(1)											
2019		0	0	0	0	0	0	0	330	0	7 027
2020		494	0	290	0	0	0	3 391	1 395	1 226	7 610
2021		0	0	0	0	3 222	0	0	0	0	3 222
2021	4 - 6	0	0	0	0	3 222	0	0	0	0	3 222
	7 - 9	0	0	0	0	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	0	0	0	0	0
2022	1 - 3	0	0	0	0	0	0	0	0	0	828
	4 - 6	0	0	0	0	0	0	0	0	0	0
私人樓宇單位 Private flats											
2019		0	0	746	802	596	3 233	790	1 606	206	13 600
2020		0	1 043	4 830	2 875	30	3 751	547	2 425	23	20 888
2021		776	1	874	227	0	528	66	4 207	0	14 386
2021	4 - 6	0	0	0	63	0	0	66	3 188	0	6 711
	7 - 9	0	0	0	164	0	0	0	1 018	0	2 208
	10 - 12	776	0	2	0	0	0	0	0	0	3 218
2022	1 - 3	0	0	1 782	1 996	1	0	196	2 449	28	8 083
	4 - 6	320	0	517	10	603	263	426	0	0	3 981
所有房屋類型單位 All types of flats											
2019		0	0	746	802	2 692	3 233	5 636	1 936	206	30 261
2020		494	1 043	5 120	2 875	30	3 751	3 938	3 820	1 249	35 103
2021		1 316	1	874	227	9 529	1 183	66	4 207	0	30 665
2021	4 - 6	0	0	0	63	3 222	655	66	3 188	0	12 694
	7 - 9	0	0	0	164	3 813	0	0	1 018	0	6 021
	10 - 12	1 316	0	2	0	2 494	0	0	0	0	7 292
2022	1 - 3	0	0	10 340	1 996	2 559	0	196	2 449	28	20 027
	4 - 6	320	0	1 374	10	603	263	426	0	0	4 838

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詳情，請參閱本節的「概念及方法」。

資料來源：屋宇署；
房屋署；
香港房屋協會；
市區重建局

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" of this section.

Sources: Buildings Department;
Housing Department;
Hong Kong Housing Society;
Urban Renewal Authority

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										
2019		0	0	828	0	0	0	0	0	0
2020		0	0	0	0	0	924	0	0	2 021
2021		0	0	0	0	0	0	0	0	0
2021	4 - 6	0	0	0	0	0	0	0	0	0
	7 - 9	0	0	0	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	0	0	0	0
2022	1 - 3	0	0	0	0	0	0	0	0	0
	4 - 6	0	0	0	0	0	0	0	0	0
資助出售單位 Subsidised sale flats										
2019		0	0	0	0	0	0	0	0	0
2020		0	0	0	0	0	0	495	940	0
2021		0	0	248	0	0	0	1 840	0	0
2021	4 - 6	0	0	248	0	0	0	1 840	0	0
	7 - 9	0	0	0	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	0	0	0	0
2022	1 - 3	0	0	0	0	0	0	3 782	0	0
	4 - 6	0	0	0	0	0	0	260	0	1 400
私人樓宇單位 - 初次呈交圖則 Private flats - first submission										
2019		611	3	0	803	872	1 347	817	0	1 658
2020		726	79	0	744	938	697	2 826	0	334
2021		5	5	0	801	83	126	5 808	0	1 736
2021	4 - 6	0	0	0	0	83	0	1 592	0	0
	7 - 9	0	0	0	800	0	83	3 570	0	0
	10 - 12	2	4	0	0	0	0	646	0	634
2022	1 - 3	50	1	0	0	245	307 *	213	0	0
	4 - 6	69	0	0	111	126	1	705	0	886
私人樓宇單位 - 重大修改 Private flats - major revision										
2019		301	0	0	586	0	200	2 294	0	0
2020		57	6	415	1 494	0	160	311	0	0
2021		122	0	0	9	0	362	1 859	0	0
2021	4 - 6	121	0	0	9	0	0	134	0	0
	7 - 9	0	0	0	0	0	0	0	0	0
	10 - 12	1	0	0	0	0	0	856	0	0
2022	1 - 3	8	0	0	6	0	0	0	0	0
	4 - 6	0	0	0	0	0	541	0	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											
2019		2 868	0	9 415	0	0	0	0	0	0	13 111
2020		2 282	0	1 020	0	776	6 692	0	0	0	13 715
2021		0	0	4 160	0	0	0	0	0	10 000	14 160
2021	4 - 6	0	0	4 160	0	0	0	0	0	10 000	14 160
	7 - 9	0	0	0	0	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	0	0	0	0	0
2022	1 - 3	0	0	0	0	1 463	0	0	0	0	1 463
	4 - 6	0	0	0	0	375	0	0	0	0	375
資助出售單位 Subsidised sale flats											
2019		0	0	0	0	0	0	2 079	0	3 300	5 379
2020		0	0	0	0	0	0	543	0	0	1 978
2021		0	0	518	0	0	0	0	2 500	0	5 106
2021	4 - 6	0	0	0	0	0	0	0	594	0	2 682
	7 - 9	0	0	0	0	0	0	0	0	0	0
	10 - 12	0	0	518	0	0	0	0	0	0	518
2022	1 - 3	0	0	0	3 080	0	0	0	2 520	0	9 382
	4 - 6	0	0	0	0	300	0	0	0	0	1 960
私人樓宇單位 - 初次呈交圖則 Private flats - first submission											
2019		776	0	4 202	360	29	257	556	1 564	18	13 873
2020		320	1	0	335	0	2 065	3	4	2	9 074
2021		0	0	115	2 200	0	0	0	2 001	0	12 880
2021	4 - 6	0	0	112	0	0	0	0	1	0	1 788
	7 - 9	0	0	0	2 200	0	0	0	0	0	6 653
	10 - 12	0	0	0	0	0	0	0	2 000	0	3 286
2022	1 - 3	0	0	0	0	0	0	0	0	0	816 *
	4 - 6	0	0	0	0	1	0	0	2 592	0	4 491
私人樓宇單位 - 重大修改 Private flats - major revision											
2019		0	0	2 299	331	0	0	1 619	33	28	7 691
2020		0	0	4 640	2 317	1 723	0	160	0	0	11 283
2021		0	0	800	9	0	5 400	0	3 437	0	11 998
2021	4 - 6	0	0	0	0	0	0	0	0	0	264
	7 - 9	0	0	0	0	0	5 400	0	1 881	0	7 281
	10 - 12	0	0	0	0	0	0	0	0	0	857
2022	1 - 3	0	0	0	0	0	120	0	0	0	134
	4 - 6	0	0	0	1 138	0	0	0	0	25	1 704

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；
市區重建局

Sources: Buildings Department;
Housing Department;
Hong Kong Housing Society;
Urban Renewal Authority

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.
2019		9 634	0	4 341	2 686
2020		6 605	0	5 249	2 361
2021		12 961	96	2 192	1 030
2021	4 - 6	2 761	0	2 192	1 030
	7 - 9	3 813	0	0	0
	10 - 12	4 074	0	0	0
2022	1 - 3	11 116	0	828	0
	4 - 6	857	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。詳情請參閱本節的「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詳情，請參閱本節的「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” of this section 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” of this section.

資料來源：屋宇署；
房屋署；
香港房屋協會；
市區重建局

Sources: Buildings Department;
Housing Department;
Hong Kong Housing Society;
Urban Renewal Authority

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)						
2019 (2)		6 622	4 174	1 506	1 025	316
2020		9 230	7 742	2 779	759	378
2021		5 251	6 624	2 141	249	121
2022	1 - 6 #	6 484	3 166	1 156	813	445
獲批准可動工興建私人居住單位(3) Private residential flats with consent to commence work(3)						
初次呈交圖則 First submission						
2019		11 160	1 900	538	139	136
2020		8 340	547	88	48	51
2021		11 076	1 339	305	132	28
2021	4 - 6	1 783	0	3	0	2
	7 - 9	5 367	1 065	85	124	12
	10 - 12	2 858	208	208	6	6
2022	1 - 3	671 *	2	38	47	58
	4 - 6	4 048	386	42	8	7
重大修改 Major revision						
2019		5 554	1 046	636	301	154
2020		10 262	768	172	48	33
2021		10 440	1 090	249	120	99
2021	4 - 6	95	30	30	46	63
	7 - 9	6 584	677	19	0	1
	10 - 12	620	172	53	8	4
2022	1 - 3	120	0	0	6	8
	4 - 6	1 678	0	0	0	26

註釋： (1) 樓面面積以「實用面積」計算。

(2) 2019 年落成量包括在年內落成並預計以市價在公開市場發售，但其後於 2020 年轉為資助出售房屋的 9 個樓面面積少於 40 平方米及 34 個樓面面積 40 至 69.9 平方米住宅單位，合共 43 個。

(3) 樓面面積以「實用樓面面積」計算。

Notes : (1) Floor areas are measured based on “saleable area”.

(2) Completions of 2019 include 9 units of floor area less than 40 sq. m. and 34 units of floor area 40-69.9 sq. m. (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.

(3) 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
2019		183,457	157,317	144,665	183,330	153,582	125,490
2020		187,016	163,262	149,776	182,458	160,379	132,070
2021		189,596	165,828	152,765	184,591	161,225	136,451
2021	5	193,890	164,964	152,140	186,691	164,700	136,021
	6	191,786	167,908	155,220	188,970	163,997	139,237
	7	194,797	172,575	151,309	187,900	165,977	140,114
	8	196,719	170,002	152,199	185,971	160,572	137,688
	9	189,721	171,188	152,367	183,417	159,256	134,346
	10	186,889	162,494	153,204	184,600	151,232	133,457
	11	185,735	160,924	154,586	188,298	152,581	135,305
	12	182,038	158,895	150,227	180,230	155,688	134,759
2022	1	187,692	161,015	153,749	178,743	157,349	134,957
	2	181,542	154,575	148,478	182,090	158,580	136,737
	3	179,556	161,178	148,659	186,463	159,137	134,505
	4	183,183	163,509	149,829	181,452	162,584	138,770
	5 #	180,911	157,244	148,696	180,816	158,422	135,959
	6 #	177,193	148,743	145,571	183,904	155,276	132,974
	7 #	168,567	155,400	143,326	175,139	156,778	128,935

		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
2019		213,796	188,291	132,512	247,352	204,379	121,902
2020		211,410	187,737	129,358	235,949	196,482	120,542
2021		214,633	188,801	137,408	246,482	210,657	126,010
2021	5	221,965	184,829	138,630	261,326	217,745	130,321
	6	210,166	186,379	143,039	235,146	193,379	128,762
	7	218,195	195,883	139,443	240,242	214,119	128,553
	8	212,493	193,601	135,707	257,158	255,928	126,718
	9	228,079	183,862	141,097	265,624	188,081 ++	128,644
	10	213,691	205,332	138,074	270,143	210,626 ++	119,355
	11	218,572	157,340	137,963	242,231	210,543 ++	131,324
	12	220,620	193,351	132,671	229,725	232,979 ++	123,660
2022	1	212,167	183,525	137,967	226,374	202,706 ++	130,872
	2	214,997	172,362	136,181	230,006 ++	220,330 ++	121,921
	3	201,036	176,831	130,502	222,539 ++	191,439 ++	116,716
	4	203,320	188,048	136,885	247,263	191,004 ++	117,792
	5 #	201,510	167,937	143,988	250,078	187,509	121,651
	6 #	210,240	171,859	138,065	200,660	140,847 ++	127,675
	7 #	209,105	189,008	136,310	226,941 ++	181,002 ++	120,814

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
2019		281,395	245,958	95,646
2020		273,586	253,027	101,667
2021		286,286	228,699 ++	115,907
2021	5	278,760 ++	212,290 ++	121,565
	6	262,670 ++	247,690 ++	105,382 ++
	7	292,601 ++	~	100,376 ++
	8	319,911 ++	419,368 ++	119,062
	9	293,324 ++	221,061 ++	123,987
	10	396,782 ++	~	117,391 ++
	11	241,116 ++	282,516 ++	112,190
	12	283,455 ++	266,372 ++	102,956 ++
2022	1	272,625 ++	253,875 ++	105,913 ++
	2	260,964 ++	348,811 ++	102,776 ++
	3	233,286 ++	~	99,268 ++
	4	221,540 ++	238,306 ++	106,270
	5 #	199,798 ++	~	125,173 ++
	6 #	291,893 ++	~	121,820 ++
	7 #	249,954 ++	382,299 ++	86,632 ++

		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						
2019		425.6	363.6	336.6	329.5	310.0	383.0
2020		423.2	364.3	328.2	317.3	309.5	381.2
2021		436.2	378.2	344.0	331.5	319.2	392.7
2021	5	439.1	378.7	346.2	330.9	324.6	393.9
	6	435.0	381.2	347.9	332.4	323.1	394.0
	7	439.2	385.6	350.7	331.0	322.7	398.0
	8	442.4	383.7	343.9	336.0	322.3	397.5
	9	443.8	382.7	350.2	342.7	315.5	398.1
	10	440.9	381.2	346.5	342.8	317.7	396.0
	11	437.1	379.7	343.4	337.1	311.3	393.6
	12	434.9	381.3	346.0	331.7	307.6	393.9
2022	1	433.8	377.4	342.5	326.0	306.9	390.8
	2	423.1	371.9	337.8	317.6	303.5	383.6
	3	420.1	370.6	335.3	310.1	301.2 ++	381.4
	4	425.5	372.7	340.9	316.6	305.6	385.0
	5 #	426.5	372.7	343.7	321.7	310.8 ++	386.0
	6 #	418.5	372.4	338.8	318.2	307.4 ++	382.4
	7 #	413.0	364.4	336.2	317.4	308.1 ++	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)
2019		460,859	550,558	225,527 +	263,675	224,480	~	159,387
2020		~	413,857	293,046 +	247,059 +	181,540	~	144,331
2021		559,780	557,614	318,174	~	180,149	~	155,562
2021	5	443,680 +	796,964 +	509,823 +	~	185,861	~	183,376
	6	600,729	473,089 +	~	~	~	~	170,858
	7	414,422 +	~	~	~	148,935 +	~	130,087 +
	8	~	~	~	~	184,692	~	122,753 +
	9	~	~	317,245 +	~	~	~	141,198 +
	10	~	451,128 +	~	~	154,652 +	~	153,209
	11	~	~	~	~	179,245 +	~	136,981 +
	12	~	~	275,919 +	~	~	~	135,614 +
2022	1	~	400,468 +	~	~	183,727 +	~	198,020 +
	2	~	407,518 +	~	~	~	~	~
	3	~	~	~	~	~	~	~
	4 #	~	~	~	~	~	~	~
	5 #	~	433,717 +	~	~	166,142 +	~	~
	6 #	233,958 +	487,930 +	169,843 +	~	204,525 +	~	85,136 +
	7 #	~	~	~	~	221,610 +	~	~

		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)
2019		200,034	288,409 +	277,860	169,079	207,586	175,910	158,020 +
2020		182,298	276,385 +	222,818	149,933 +	189,723	169,079	162,454 +
2021		208,422	312,416 +	252,433	177,570	185,793	208,487	169,488 +
2021	5	191,362 +	~	286,061 +	~	~	150,078 +	~
	6	208,778 +	170,136 +	282,594 +	~	183,712	166,454	~
	7	194,180 +	~	192,530 +	163,223 +	217,766 +	178,612 +	~
	8	167,328 +	~	225,474 +	191,038 +	198,218 +	155,435 +	181,780 +
	9	341,649 +	~	306,415 +	173,926 +	199,964 +	159,323	192,690 +
	10	~	~	337,006 +	~	167,539 +	186,753 +	174,795 +
	11	140,094 +	205,128 +	181,347 +	~	~	188,818	~
	12	~	361,991 +	~	~	189,834 +	202,884 +	~
2022	1	~	334,331 +	283,461 +	~	178,953 +	183,409	~
	2	201,852 +	~	~	~	~	~	~
	3	~	~	213,245 +	~	~	174,467 +	~
	4 #	151,088 +	196,923 +	~	~	190,533 +	174,120	155,102 +
	5 #	~	~	~	~	192,965	151,186 +	~
	6 #	~	~	188,544 +	~	210,053 +	159,523 +	~
	7 #	140,070 +	~	215,232 +	~	259,498 +	211,204 +	~

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／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)
Year	Month							
2019		190,000	261,850	220,266	196,229	177,176	186,797	~
2020		174,069	259,722	207,741	182,740	153,809	163,951	~
2021		182,970	274,110	208,901	189,553	167,628	176,751	~
2021	5	179,446	~	222,282	194,698 +	160,948	196,569	~
	6	155,535 +	259,358 +	207,072	208,565 +	179,329	160,637	~
	7	205,560	~	208,130	208,248	189,554	183,968	~
	8	144,186 +	~	203,798 +	190,510 +	160,494	194,417	~
	9	236,753 +	~	190,923 +	176,515 +	190,141	168,522	~
	10	177,809	278,654 +	223,370 +	187,713 +	181,419	163,003 +	~
	11	162,401	~	214,479	190,684 +	152,192	171,512	~
	12	148,168 +	~	~	196,383 +	157,596	193,378	~
2022	1	204,521	225,850 +	234,003 +	189,809 +	153,616	177,004	~
	2	198,025	268,142 +	159,551 +	~	142,794 +	160,153	~
	3	129,803 +	~	213,760	~	162,699	165,570	~
	4 #	180,719 +	186,170 +	180,991	216,711 +	200,447 +	154,618	~
	5 #	169,340 +	278,221 +	240,799 +	148,872 +	153,221 +	139,567	~
	6 #	147,558 +	~	188,293 +	169,492 +	113,514 +	192,756 +	~
	7 #	127,869 +	220,000 +	240,741 +	176,101 +	137,481 +	158,037	~

		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											
2019		504,665	389,288	378,839	100,040	90,819	64,946	543.0	549.7	887.9		
2020		433,503	384,677	386,267	80,151	86,377	60,296	468.8	518.9	826.1		
2021		553,566	407,106	415,010	96,454	89,312	63,598	502.5	543.4	879.0		
2021	5	841,004	397,993	392,366	95,623	89,039	65,213	506.9	542.3	882.8		
	6	461,994	423,292	369,550	109,313	88,684	63,653	503.6	543.3	891.2		
	7	534,866	376,536	433,129	104,008	90,784	67,589	504.2	561.3	884.2		
	8	820,819	422,468	435,911	98,103 ++	91,900	60,290	506.3	571.7	892.1		
	9	488,126	364,395	423,847	111,644 ++	98,330	65,636	509.7	555.0	885.2		
	10	721,320 ++	374,214	402,319 ++	100,152 ++	84,333	62,580	515.7	535.0	890.8		
	11	469,362	405,087	463,943	95,840	85,216	64,421	488.3	548.5	906.8		
	12	372,590 ++	372,273	352,431	93,677 ++	91,246	64,374	491.0	555.8	894.4		
2022	1	596,401	406,945	382,744	98,774 ++	95,866	61,477	499.7	555.5	911.1		
	2	652,607 ++	533,522 ++	367,038 ++	77,352 ++	84,686	61,250	517.0 ++	542.6	894.9		
	3	445,732 ++	425,738	329,184 ++	90,141 ++	94,059	67,946	^	530.5	879.6		
	4 #	407,771	378,317	310,052	93,265 ++	89,269	65,649	504.8	518.0	877.6		
	5 #	350,320	315,106	531,275	72,791 ++	88,068	62,595	497.4	528.0	898.5		
	6 #	370,093	627,952	322,107	115,305 ++	93,753	71,370	497.7	531.1	896.5		
	7 #	437,502 ++	383,406	454,351 ++	86,110 ++	89,337	64,809	505.8	533.4	900.0		

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。

++ 表示少於 20 宗交易。

~ 差餉物業估價署沒有收到成交個案。

^ 沒有充足資料作分析。

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.

++ Indicates fewer than 20 transactions.

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

^ Insufficient data for analysis.

資料來源：差餉物業估價署

香港統計月刊 2022 年 9 月
香港特別行政區 政府統計處

Source: Rating and Valuation Department

163 Hong Kong Monthly Digest of Statistics September 2022
Census and Statistics Department, Hong Kong Special Administrative Region

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
2019		507	391	316	432	350	266
2020		445	370	299	394	330	254
2021		446	377	307	392	331	260
2021	5	446	378	306	398	335	257
	6	440	366	300	391	329	254
	7	449	371	310	392	328	258
	8	449	389	319	390	345	266
	9	463	397	312	398	334	261
	10	460	390	311	410	331	266
	11	442	382	314	407	333	268
	12	445	385	318	401	335	264
2022	1	430	380	312	393	336	263
	2	454	375	304	404	331	261
	3	432	378	313	384	330	255
	4	427	368	300	371	317	249
	5 #	422	372	307	371	325	254
	6 #	432	370	304	375	330	259
	7 #	453	389	319	377	323	261

		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
2019		450	371	271	458	363	268
2020		409	347	256	417	340	254
2021		408	350	263	418	349	259
2021	5	413	359	262	420	352	264
	6	415	350	264	434	357	245
	7	412	337	262	418	348	265
	8	411	347	268	425	346	256
	9	417	357	272	412	336	262
	10	409	349	271	428	364	272
	11	399	347	260	428	387	250
	12	408	364	261	419	350	266
2022	1	396	348	273	437	337	268
	2	407	361	259	427	328	264
	3	398	349	260	422	330	248
	4	391	335	254	408	344	255
	5 #	385	349	256	418	336	256
	6 #	390	340	256	417	346	279
	7 #	417	363	261	435	339	253

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
2019		468	382	244
2020		423	351	230
2021		422	381	241
2021	5	432	391 ++	236
	6	431	330 ++	252
	7	426	346 ++	234
	8	416	350 ++	229
	9	430	384 ++	251
	10	432	370 ++	243
	11	412	466 ++	279
	12	421	430 ++	256
2022	1	438	352 ++	247
	2	441	359 ++	247 ++
	3	446	381 ++	235
	4	429	372 ++	216
	5 #	402	291 ++	219
	6 #	431	310 ++	228 ++
	7 #	452	813 ++	223 ++

		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						
2019		215.3	193.3	167.1	159.4	148.3	194.4
2020		198.2	181.1	155.4	148.5	136.2	180.3
2021		196.7	180.9	156.1	148.1	136.5	179.8
2021	5	194.8	179.5	155.2	149.0	139.0	178.3
	6	196.2	180.3	156.9	147.5	136.7	179.3
	7	196.3	182.4	157.5	148.5	135.3	180.3
	8	199.1	184.4	158.5	148.7	134.3	182.6
	9	202.2	185.5	157.8	148.7	139.4	184.4
	10	202.1	184.8	158.2	152.1	138.0	184.3
	11	200.0	183.4	157.7	149.2	141.2	182.9
	12	200.1	182.0	158.4	151.0	141.6	182.7
2022	1	196.4	181.2	157.7	153.6	139.6	181.1
	2	196.4	179.6	156.5	150.7	141.1	180.2
	3	195.6	177.0	155.4	148.8	139.3	178.5
	4	193.6	176.4	153.3	148.0	140.0	177.3
	5 #	193.0	176.1	151.8	150.3	140.5	177.0
	6 #	193.9	177.1	152.5	150.8	139.3	177.8
	7 #	196.2	177.2	154.3	150.2	139.8	178.9

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。

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.

資料來源：差餉物業估價署

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)
2019		1,039	1,361	867	560	605	867	397
2020		917	1,201	774	560	556	762	366
2021		887	1,075	703	547	523	683	350
2021	5	919	1,082	706	596	521	638 +	350
	6	1,003	1,124	696	689	517	577 +	338
	7	807	945	740	528	555	604	353
	8	824	1,078	676	544	555	694	359
	9	965	1,064	675	506	507	719	353
	10	869	1,040	664	583	540	761	354
	11	910	1,101	668	513	531	817	352
	12	712 +	1,143	720	545	517	601	358
2022	1	794 +	1,103	658	510	548	802	347
	2	784 +	1,073	654	571	497	600	367
	3	624	1,104	660	563	552	520 +	363
	4 #	914	991	622	500	498	744 +	359
	5 #	908	1,008	698	608	533	585 +	353
	6 #	850	1,053	638	508	477	658	368
	7 #	1,154 +	1,038	654	511	550	574	380

		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)
2019		560	895	575	440	504	507	360
2020		532	820	528	408	466	462	329
2021		521	776	514	404	464	454	311
2021	5	475	877	525	449	457	488	321
	6	478	773	495	423	459	466	321
	7	465	747	513	368	457	454	281
	8	543	816	517	390	468	473	306
	9	589	716	535	381	486	459	315
	10	560	786	537	327	488	434	328
	11	565	785	515	414	469	431	319
	12	544	750	524	410	469	461	332
2022	1	519	855	519	379	461	447	328
	2	528	799	516	450	448	480	322
	3	486	770	513	413	482	462	325
	4 #	509	865	511	438	433	485	322
	5 #	414	921	511	510	454	452	281
	6 #	519	697	486	489	423	464	271
	7 #	462	819	452	448 +	470	450	278 +

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/ 鯽魚涌 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							
2019		459	651	521	468	490	461	181
2020		416	601	486	442	460	429	168
2021		416	583	494	443	469	434	188 +
2021	5	410	582	509	427	486	434	135 +
	6	415	562	484	467	465	407	~
	7	428	587	493	443	485	441	~
	8	430	613	511	438	478	450	~
	9	429	633	492	463	480	469	207 +
	10	388	572	517	462	476	435	~
	11	396	605	502	451	486	446	~
	12	426	582	471	446	464	467	223 +
2022	1	386	583	473	442	463	408	141 +
	2	424	588	466	440	456	444	75 +
	3	403	629	494	424	485	437	~
	4 #	389	567	490	431	446	431	120 +
	5 #	415	528	483	440	456	444	~
	6 #	406	547	524	424	502	419	~
	7 #	406	655	488	391	487	430	~

		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	私人零售 業樓宇 Private retail		
Year	Month									
2019		1,533	1,395	1,352	205	210	154	261.4	187.2	209.7
2020		1,209	1,129	1,167	192	208	151	241.7	169.9	200.5
2021		1,265	1,116	1,219	198	215	156	233.4	172.0	208.8
2021	5	1,194	1,098	1,230	204	218	151	234.5	171.2	208.2
	6	1,358	1,101	1,246	193	222	158	233.2	173.7	209.8
	7	1,208	1,030	1,189	208	221	154	234.5	172.5	211.1
	8	1,282	1,200	1,193	199	221	166	234.7	172.2	213.8
	9	1,339	1,123	1,247	190	219	164	233.5	172.7	212.3
	10	1,131	1,103	1,244	214	225	162	233.9	174.3	216.0
	11	1,341	1,224	1,168	199	229	156	233.9	177.2	213.3
	12	1,270	1,103	1,181	210	212	161	235.6	175.1	214.1
2022	1	1,199	1,088	1,064	204	212	149	231.1	171.3	210.3
	2	1,278	1,070	1,183	211	222	163	232.8	172.1	212.0
	3	1,278	1,115	1,193	213	217	159	230.9	166.8	209.4
	4 #	1,067	1,140	1,092	202	206	147	228.7	162.7	205.6
	5 #	1,237	1,072	1,166	197	216	153	228.9	164.9	207.2
	6 #	1,323	1,182	1,256	201	222	156	228.5	167.9	211.3
	7 #	1,176	1,172	1,406	177	225	154	228.1	169.4	215.4

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。

~ 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.

~ 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				
2019		59 797	15 007	74 804	2 646	91 874	4 738	
2020		59 880	13 442	73 322	2 459	89 008	3 813	
2021		74 297	21 836	96 133	2 710	117 459	4 245	
2021	6	7 591	1 790	9 381	252	11 276	408	
	7	7 579	2 378	9 957	200	11 229	340	
	8	5 546	2 329	7 875	229	11 423	363	
	9	5 844	1 556	7 400	249	11 820	353	
	10	4 643	1 607	6 250	197	10 157	309	
	11	5 409	1 830	7 239	208	9 438	384	
	12	5 145	1 931	7 076	255	9 894	407	
2022	1	4 275	1 636	5 911	235	14 570	390	
	2	2 912	1 086	3 998	158	5 597	236	
	3	2 869	959	3 828	178	7 436	286	
	4	3 897	955	4 852	176	5 046	291	
	5	6 202	1 747	7 949	220	5 839	323	
	6	4 826	1 464	6 290	231	6 335	334	
	7	3 671	1 326	4 997	170	7 221	360	
	8	4 137	1 101	5 238	195	9 701	374	

		契約數目 --- 續 No. of deeds --- cont'd						
年 Year	月 Month	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
		2019		21	111 921	95 220	3 909	0
2020		34	90 611	79 065	3 220	0	79 953	421 485
2021		43	108 881	98 082	4 031	0	102 700	534 284
2021	6	3	10 357	8 236	379	0	9 359	49 651
	7	5	10 180	9 375	349	0	9 275	50 910
	8	3	10 683	10 143	326	0	9 462	50 507
	9	4	11 524	9 506	364	0	8 642	49 862
	10	2	9 754	8 731	315	0	8 452	44 167
	11	3	8 906	9 251	327	0	9 328	45 084
	12	4	9 644	8 217	334	0	9 684	45 515
2022	1	5	13 927	7 416	340	0	11 452	54 246
	2	1	5 901	5 537	174	0	5 166	26 768
	3	2	7 528	7 071	215	0	5 641	32 185
	4	4	5 395	6 575	237	0	5 655	28 231
	5	3	6 190	6 403	315	0	8 776	36 018
	6	1	6 613	7 073	305	0	9 405	36 587
	7	1	7 417	7 919	307	0	8 511	36 903
	8	3	9 759	8 883	273	0	8 462	42 888

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					
2019		548,795	143,644	692,439	29,570	764,648	31,455	
2020		548,233	80,152	628,385	31,244	658,028	27,826	
2021		733,904	183,934	917,838	43,560	924,837	49,617	
2021	6	80,873	11,687	92,560	3,232	90,222	5,582	
	7	78,604	15,387	93,991	7,849	83,824	7,882	
	8	54,497	15,951	70,448	2,948	86,406	2,113	
	9	56,055	10,751	66,806	3,422	89,427	4,281	
	10	49,680	11,684	61,364	5,041	74,795	3,036	
	11	51,283	11,715	62,998	1,815	69,218	4,379	
	12	48,508	39,282	87,790	2,130	109,603	3,294	
2022	1	43,421	10,991	54,412	3,090	100,801	3,208	
	2	29,473	6,596	36,069	2,144	39,477	1,299	
	3	26,926	7,907	34,833	1,484	59,793	2,995	
	4	35,158	6,631	41,789	1,375	39,200	1,772	
	5	58,029	19,001	77,030	2,866	60,097	1,595	
	6	45,158	8,002	53,160	4,011	49,991	1,590	
	7	33,890	8,045	41,935	4,125	54,648	5,163	
	8	32,492	59,108	91,600	1,856	120,585	2,861	

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.)	
2019		0	0	71 022	44,678	0	0
2020		0	0	0	0	0	0
2021		0	0	62 769	70,578	0	0
2021	4 - 6	0	0	14 802	19,778	0	0
	7 - 9	0	0	0	0	0	0
	10 - 12	0	0	47 967	50,800	0	0
2022	1 - 3	0	0	0	0	0	0
	4 - 6	0	0	0	0	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.)	
2019		78 513	78,552	4 313	2,575	153 848	125,805
2020		40 253	23,110	1 554	817	41 807	23,927
2021		18 232	19,138	0	0	81 001	89,716
2021	4 - 6	0	0	0	0	14 802	19,778
	7 - 9	0	0	0	0	0	0
	10 - 12	2 217	1,608	0	0	50 184	52,408
2022	1 - 3	1 967	1,188	2 254	428	4 221	1,616
	4 - 6	1 227	1,962	0	0	1 227	1,962

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.)	
2019		0	0	0	0	0	0
2020		9 178	5,600	0	0	0	0
2021		4 028	813	0	0	0	0
2021	4 - 6	0	0	0	0	0	0
	7 - 9	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	0
2022	1 - 3	1 631	297	12 335	2,778	0	0
	4 - 6	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.)	
2019		55 677	7,893	1 707	1,678	57 384	9,571
2020		45 947	8,188	1 405	1,058	56 530	14,846
2021		59 801	17,500	0	0	63 829	18,313
2021	4 - 6	22 967	11,231	0	0	22 967	11,231
	7 - 9	22 832	4,901	0	0	22 832	4,901
	10 - 12	14 002	1,368	0	0	14 002	1,368
2022	1 - 3	0	0	0	0	13 966	3,075
	4 - 6	0	0	0	0	0	0

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.)
2019 #		0	18 495	7 414	3 507	29 416
2020 #		0	26 518	11 779	386 488	424 785
2021 #		0	60 831	20 466	20 166	101 463
2021	4 - 6 #	0	35 016	8 850	0	43 866
	7 - 9 #	0	7 406	0	0	7 406
	10 - 12 #	0	18 409	11 616	16 000	46 025
2022	1 - 3 #	0	10 326	0	30 069	40 395
	4 - 6 #	0	11 525	0	0	11 525

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.)
2019 #		0	98 371	0	3 087	101 458
2020 #		0	102 220	54 912	0	157 132
2021 #		0	48 306	60 164	6 657 000	6 765 470
2021	4 - 6 #	0	10 302	0	0	10 302
	7 - 9 #	0	14 210	17 241	6 510 000	6 541 451
	10 - 12 #	0	12 296	35 000	0	47 296
2022	1 - 3 #	0	14 767	0	0	14 767
	4 - 6 #	0	34 797	0	0	34 797

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（一） Census Planning Section (1), 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 - 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
	市區重建局 Urban Renewal Authority	[2]	[2]	www.ura.org.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).