

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

2024 年 2 月
February 2024



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。

《香港統計年刊》旨在提供一系列有關香港社會及經濟發展的詳細按年統計數列。大部分發表的數列涵蓋最近 10 年間的情況，有助讀者了解近年的發展趨勢。

本刊，即《香港統計月刊》，分為 11 節，載有約 130 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 *Hong Kong Annual Digest of Statistics* aims to provide a wide spectrum of detailed annual statistical series on 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, enabling readers to understand the trends of development in the recent years.

This publication, i.e. *Hong Kong Monthly Digest of Statistics*, is a compact volume of official statistics containing about 130 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。

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

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。

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.

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

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.

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。

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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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資助出售單位下興建的樓宇，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資助出售單位而言，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。數字會根據屋宇署的修訂資料而作出修訂。

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

(Tables 8.4 - 8.9)

8.5 An HKHA estate block and a subsidised sale flats 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 subsidised sale 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. Figures may be subject to revision in accordance with amendments by the Buildings Department.

8.11 表 8.6 及 8.8 所載資助出售單位包括房委會的居者有其屋計劃（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／港人首次置業項目）。

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。

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的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；
- 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

8.11 Subsidised sale flats in Tables 8.6 and 8.8 include flats built under Home Ownership Scheme (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/ Starter Homes 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.

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;
- Class C : saleable area of 70m² to 99.9m²;
- Class D : saleable area of 100m² to 159.9m²; and

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。

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

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 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

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

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 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

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)

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

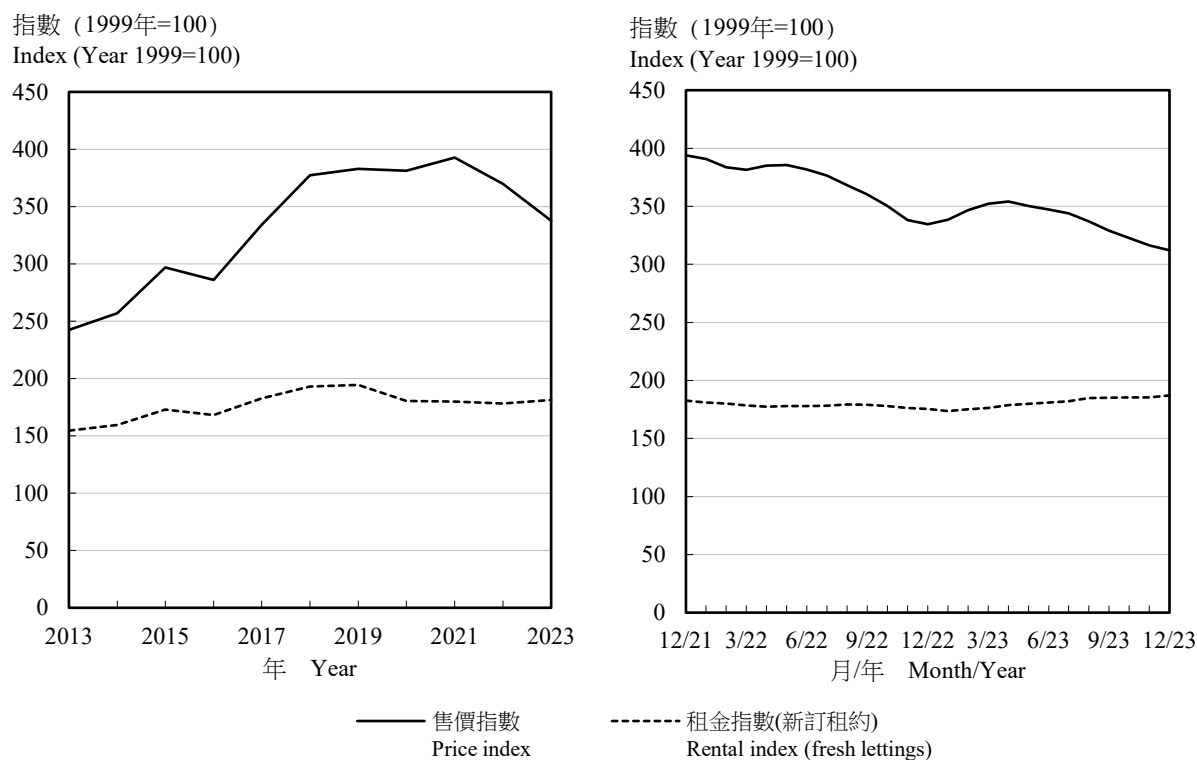
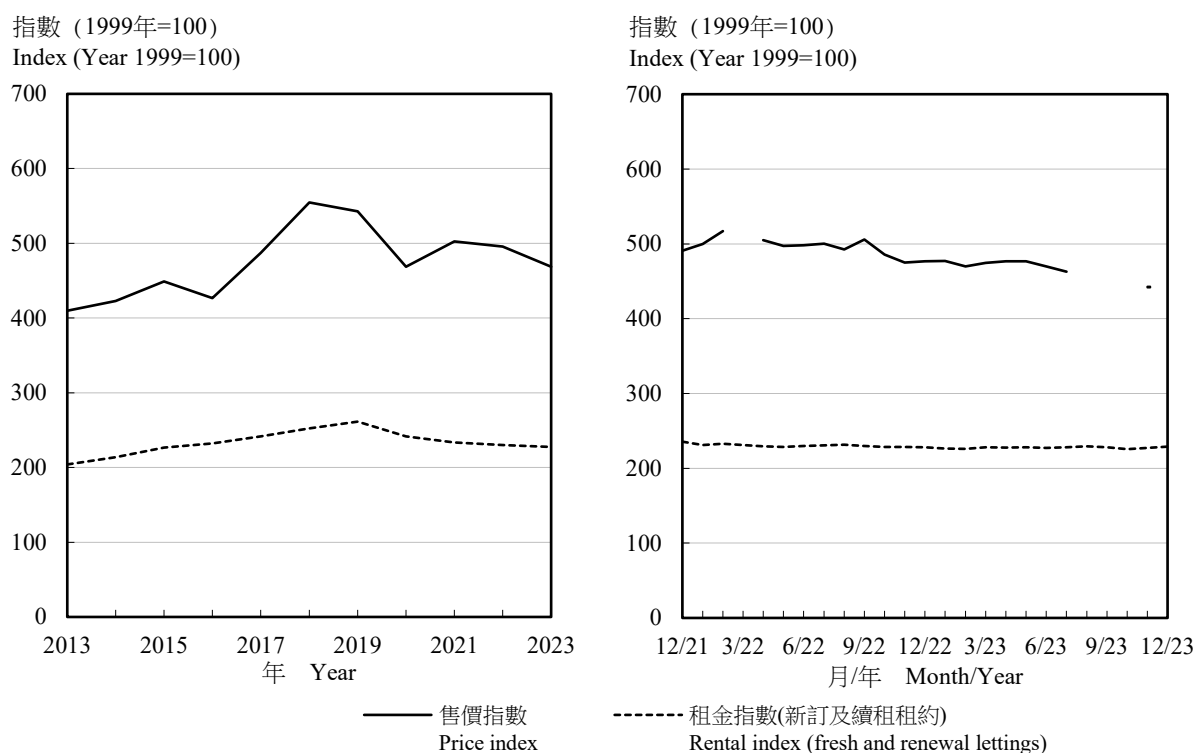


圖 8.2 私人寫字樓的售價及租金指數
Chart 8.2 Price and rental indices of private offices



註釋： 2022年3月、2023年8月至10月及12月的售價指數沒有充足資料作分析。

2022年全年的私人寫字樓售價指數不包括2022年3月。

2023年全年的私人寫字樓售價指數不包括2023年8月至10月及12月。

Notes: Insufficient data for the analysis of price indexes in Mar 2022, Aug 2023 to Oct 2023 and Dec 2023.

The price index of private offices for year 2022 excludes Mar 2022.

The price index of private offices for year 2023 excludes Aug to Oct and Dec 2023.

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
2021	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
	3	111 100	79 600	205 400	95 700	141 600	185 100	173 400	154 500	261 400
2023	1	111 900	79 400	205 000	96 400	142 400	187 000	175 500	155 500	261 400
	3	111 900	79 400	205 000	97 800	142 300	187 300	175 200	157 600	261 300

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
2021	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
	3	185 700	120 900	214 700	265 900	135 500	126 200	272 600	189 600	83 400	3 002 400
2023	1	188 600	121 100	217 600	268 500	136 500	126 300	274 700	189 700	83 400	3 020 600
	3	188 500	121 200	218 400	270 200	136 500	126 400	274 700	190 100	83 400	3 027 200

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。

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.

資料來源：政府統計處普查策劃組（一）

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 (期末數字) 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)										
2021		636	0	36 040	25 153	2 820	69 812	29 612	76 622	147 089
2022		636	0	36 009	25 087	2 820	68 250	29 612	76 391	146 893
2023		636	0	36 004	25 030	2 820	68 187	29 615	76 210	146 731
2022	4	636	0	36 009	25 087	2 820	68 250	29 612	76 391	146 893
2023	1	636	0	36 027	25 059	2 820	68 223	29 612	76 305	146 795
	2	636	0	36 022	25 051	2 820	68 207	29 612	76 271	146 769
	3	636	0	36 014	25 038	2 820	68 194	29 612	76 242	146 744
	4	636	0	36 004	25 030	2 820	68 187	29 615	76 210	146 731
香港房屋協會(2) Hong Kong Housing Society(2)										
2021		2 343	2 675	4 671	1 144	661	0	6 377	0	4 922
2022		2 343	2 675	3 663	1 144	659	0	6 377	0	4 922
2023		2 343	2 675	3 663	1 144	658	0	6 377	0	4 924
2022	4	2 343	2 675	3 663	1 144	659	0	6 377	0	4 922
2023	1	2 343	2 675	3 663	1 144	659	0	6 377	0	4 924
	2	2 343	2 675	3 663	1 144	658	0	6 377	0	4 924
	3	2 343	2 675	3 663	1 144	658	0	6 377	0	4 924
	4	2 343	2 675	3 663	1 144	658	0	6 377	0	4 924
單位總數(1)(2) Total stock(1)(2)										
2021		2 979	2 675	40 711	26 297	3 481	69 812	35 989	76 622	152 011
2022		2 979	2 675	39 672	26 231	3 479	68 250	35 989	76 391	151 815
2023		2 979	2 675	39 667	26 174	3 478	68 187	35 992	76 210	151 655
2022	4	2 979	2 675	39 672	26 231	3 479	68 250	35 989	76 391	151 815
2023	1	2 979	2 675	39 690	26 203	3 479	68 223	35 989	76 305	151 719
	2	2 979	2 675	39 685	26 195	3 478	68 207	35 989	76 271	151 693
	3	2 979	2 675	39 677	26 182	3 478	68 194	35 989	76 242	151 668
	4	2 979	2 675	39 667	26 174	3 478	68 187	35 992	76 210	151 655

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) 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)											
2021		100 849	21 728	56 520	67 188	27 398	16 384	78 565	28 167	23 130	807 713
2022		101 274	21 728	65 484	67 139	32 320	16 192	78 468	28 050	23 130	819 483
2023		101 989	21 728	65 088	67 071	32 199	16 005	78 339	27 968	23 130	818 750
2022	4	101 274	21 728	65 484	67 139	32 320	16 192	78 468	28 050	23 130	819 483
2023	1	101 221	21 728	65 358	67 110	32 272	16 103	78 421	28 021	23 130	818 841
	2	101 198	21 728	65 239	67 096	32 240	16 059	78 391	27 999	23 130	818 468
	3	101 185	21 728	65 135	67 080	32 223	16 040	78 356	27 982	23 130	818 159
	4	101 989	21 728	65 088	67 071	32 199	16 005	78 339	27 968	23 130	818 750
香港房屋協會(2) Hong Kong Housing Society(2)											
2021		2 994	1 767	0	0	802	0	3 747	1 507	0	33 610
2022		2 994	1 767	0	0	802	0	3 747	1 507	0	32 600
2023		2 994	1 767	0	0	802	0	3 747	1 507	0	32 601
2022	4	2 994	1 767	0	0	802	0	3 747	1 507	0	32 600
2023	1	2 994	1 767	0	0	802	0	3 747	1 507	0	32 602
	2	2 994	1 767	0	0	802	0	3 747	1 507	0	32 601
	3	2 994	1 767	0	0	802	0	3 747	1 507	0	32 601
	4	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)											
2021		103 843	23 495	56 520	67 188	28 200	16 384	82 312	29 674	23 130	841 323
2022		104 268	23 495	65 484	67 139	33 122	16 192	82 215	29 557	23 130	852 083
2023		104 983	23 495	65 088	67 071	33 001	16 005	82 086	29 475	23 130	851 351
2022	4	104 268	23 495	65 484	67 139	33 122	16 192	82 215	29 557	23 130	852 083
2023	1	104 215	23 495	65 358	67 110	33 074	16 103	82 168	29 528	23 130	851 443
	2	104 192	23 495	65 239	67 096	33 042	16 059	82 138	29 506	23 130	851 069
	3	104 179	23 495	65 135	67 080	33 025	16 040	82 103	29 489	23 130	850 760
	4	104 983	23 495	65 088	67 071	33 001	16 005	82 086	29 475	23 130	851 351

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) 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)										
2021		2 032	0	96 640	67 517	7 695	170 643	73 000	199 528	372 943
2022		2 008	0	95 412	66 488	7 586	171 068	72 532	197 766	369 829
2023		1 999	0	94 472	65 802	7 425	169 678	71 797	195 465	365 547
2022	4	2 008	0	95 412	66 488	7 586	171 068	72 532	197 766	369 829
2023	1	2 025	0	95 228	66 407	7 568	170 982	72 333	197 282	369 216
	2	2 010	0	94 545	65 935	7 484	169 909	71 824	195 908	366 496
	3	1 997	0	94 231	65 739	7 439	169 690	71 680	195 414	365 501
	4	1 999	0	94 472	65 802	7 425	169 678	71 797	195 465	365 547
香港房屋協會(2) Hong Kong Housing Society(2)										
2021		6 252	6 536	8 591	2 698	1 542	0	15 466	0	12 080
2022		6 187	6 452	8 663	2 353	1 526	0	15 361	0	11 922
2023		6 098	6 410	8 703	2 103	1 523	0	15 251	0	11 487
2022	4	6 187	6 452	8 663	2 353	1 526	0	15 361	0	11 922
2023	1	6 162	6 446	8 682	2 290	1 535	0	15 333	0	11 852
	2	6 125	6 438	8 748	2 237	1 527	0	15 250	0	11 766
	3	6 115	6 429	8 720	2 201	1 522	0	15 261	0	11 663
	4	6 098	6 410	8 703	2 103	1 523	0	15 251	0	11 487
總認可居民人數(1)(2) Total authorised population(1)(2)										
2021		8 284	6 536	105 231	70 215	9 237	170 643	88 466	199 528	385 023
2022		8 195	6 452	104 075	68 841	9 112	171 068	87 893	197 766	381 751
2023		8 097	6 410	103 175	67 905	8 948	169 678	87 048	195 465	377 034
2022	4	8 195	6 452	104 075	68 841	9 112	171 068	87 893	197 766	381 751
2023	1	8 187	6 446	103 910	68 697	9 103	170 982	87 666	197 282	381 068
	2	8 135	6 438	103 293	68 172	9 011	169 909	87 074	195 908	378 262
	3	8 112	6 429	102 951	67 940	8 961	169 690	86 941	195 414	377 164
	4	8 097	6 410	103 175	67 905	8 948	169 678	87 048	195 465	377 034

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)											
2021		268 214	56 070	138 474	191 310	64 031	41 511	203 055	77 222	70 986	2 100 871
2022		266 163	55 567	157 869	188 227	84 234	40 722	200 645	75 844	70 342	2 122 302
2023		264 327	54 660	156 320	185 728	83 268	39 771	197 519	74 539	69 531	2 097 848
2022	4	266 163	55 567	157 869	188 227	84 234	40 722	200 645	75 844	70 342	2 122 302
2023	1	265 460	55 485	158 184	187 700	84 080	40 581	200 067	75 591	70 031	2 118 220
	2	262 292	54 717	156 651	186 221	83 637	40 237	198 382	74 967	69 275	2 100 490
	3	261 578	54 558	156 132	185 739	83 386	39 954	197 501	74 754	69 288	2 094 581
	4	264 327	54 660	156 320	185 728	83 268	39 771	197 519	74 539	69 531	2 097 848
香港房屋協會(2) Hong Kong Housing Society(2)											
2021		8 073	4 289	0	0	3 089	0	9 849	3 151	0	81 616
2022		8 017	4 244	0	0	3 024	0	9 650	3 144	0	80 543
2023		7 949	4 207	0	0	2 992	0	9 513	3 100	0	79 336
2022	4	8 017	4 244	0	0	3 024	0	9 650	3 144	0	80 543
2023	1	8 004	4 257	0	0	3 031	0	9 629	3 130	0	80 351
	2	8 003	4 237	0	0	3 021	0	9 605	3 109	0	80 066
	3	7 961	4 215	0	0	3 005	0	9 551	3 123	0	79 766
	4	7 949	4 207	0	0	2 992	0	9 513	3 100	0	79 336
總認可居民人數(1)(2) Total authorised population(1)(2)											
2021		276 287	60 359	138 474	191 310	67 120	41 511	212 904	80 373	70 986	2 182 487
2022		274 180	59 811	157 869	188 227	87 258	40 722	210 295	78 988	70 342	2 202 845
2023		272 276	58 867	156 320	185 728	86 260	39 771	207 032	77 639	69 531	2 177 184
2022	4	274 180	59 811	157 869	188 227	87 258	40 722	210 295	78 988	70 342	2 202 845
2023	1	273 464	59 742	158 184	187 700	87 111	40 581	209 696	78 721	70 031	2 198 571
	2	270 295	58 954	156 651	186 221	86 658	40 237	207 987	78 076	69 275	2 180 556
	3	269 539	58 773	156 132	185 739	86 391	39 954	207 052	77 877	69 288	2 174 347
	4	272 276	58 867	156 320	185 728	86 260	39 771	207 032	77 639	69 531	2 177 184

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。

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.

資料來源：房屋署；
香港房屋協會

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

住宅				商住兩用			商業		工業	
Residential				Residential/commercial			Commercial		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)	
年	樓宇數目	Usable floor	樓宇數目	住宅	非住宅	樓宇數目	Usable floor	樓宇數目	Usable floor	
Year	No. of	area(1)	No. of	Residential	Non-	No. of	area	No. of	area	
Month	blocks	(thousand sq. m.)	blocks		residential	blocks	(thousand sq. m.)	blocks	(thousand sq. m.)	
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
2022		256	646.8	13	38.8	8.7	28	619.0	19	272.8
2022	9	12	79.2	3	6.7	1.5	4	114.2	3	21.1
	10	12	68.2	0	0.0	0.0	2	39.5	0	0.0
	11	4	20.9	1	6.7	1.9	3	96.9	0	0.0
	12	7	28.9	1	5.4	0.3	1	9.8	0	0.0
2023	1	63	35.7	8	47.3	5.5	1	2.7	3	7.7
	2	20	84.0	0	0.0	0.0	0	0.0	1	11.7
	3	19	1.6	2	8.2	2.2	2	16.8	0	0.0
	4	15	1.6	1	8.2	0.3	2	3.7	0	0.0
	5	4	0.8	1	1.4	0.3	0	0.0	0	0.0
	6	10	9.5	2	4.7	2.8	4	83.6	1	7.0
	7	47	14.0	1	0.9	0.2	0	0.0	0	0.0
	8	1	0.2	2	1.5	0.4	2	133.8	0	0.0
	9	15	25.6	7	45.1	1.6	12	51.4	1	195.5
	10	0	0.0	2	8.4	1.6	1	8.7	12	14.1
	11	18	57.8	5	25.3	7.3	5	92.2	2	10.2

其他用途				所有種類			
Others				All types			
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.)			
年	樓宇數目	住宅	非住宅	樓宇數目	住宅(1)	非住宅	總計
Year	No. of	Residential	Non-	No. of	Residential(1)	residential	Total
Month	blocks		residential	blocks			
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
2022	174	26.0	190.4	490	711.6	1 091.0	1 802.7
2022	9	0.0	10.2	42	85.8	147.0	232.8
	10	1.3	5.0	32	69.5	44.5	114.0
	11	0.0	19.0	19	27.6	117.7	145.3
	12	20.4	54.0	22	54.7	64.1	118.8
2023	1	0.0	0.2	85	83.0	16.2	99.2
	2	0.2	39.2	36	84.1	50.9	135.1
	3	0.5	13.8	59	10.2	32.8	43.0
	4	§	0.0	29	9.9	4.0	13.9
	5	0.6	6.9	22	2.8	7.2	10.0
	6	0.2	1.1	51	14.4	94.4	108.9
	7	1.2	6.1	53	16.1	6.3	22.4
	8	9.0	11.7	18	10.7	145.9	156.6
	9	0.0	0.0	52	70.7	248.5	319.1
	10	0.0	0.3	27	8.4	24.7	33.1
	11	0.0	39.2	69	83.0	148.9	231.9

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

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

Table 1: Residential and Commercial Buildings											
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				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	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
2020		128	125	131.6	125.7	31	25	96.0	171.4	13.9	4.5
2021		47	72	260.6	181.7	39	39	173.4	178.1	21.1	8.0
2022		58	65	228.0	21.9	22	11	110.5	75.9	41.4	4.2
2022	9	4	0	15.6	0.0	0	0	0.0	0.0	0.0	0.0
	10	6	0	38.2	0.0	5	0	25.7	0.0	6.4	0.0
	11	2	0	30.2	0.0	4	0	55.2	0.0	30.1	0.0
	12	4	19	10.6	1.6	1	1	0.8	2.1	0.3	0.5
2023	1	0	5	0.0	2.8	0	0	0.0	0.0	0.0	0.0
	2	3	16	1.7	54.1	2	0	21.8	0.0	0.2	0.0
	3	1	7	0.5	31.6	2	3	4.0	6.4	1.0	1.7
	4	2	1	1.2	5.7	2	1	4.9	6.1	1.4	9.2
	5	0	18	0.0	59.8	3	1	2.3	7.3	0.6	1.8
	6	1	57	0.3	28.8	3	1	2.5	1.5	1.2	0.2
	7	3	0	28.4	0.0	0	0	0.0	0.0	0.0	0.0
	8	1	0	0.2	0.0	0	0	0.0	0.0	0.0	0.0
	9	0	0	0.0	0.0	2	0	7.0	0.0	1.4	0.0
	10	1	8	0.2	40.4	5	1	23.0	2.3	4.7	0.4
	11	0	2	0.0	14.0	4	0	24.7	0.0	5.8	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								
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
2022		9	1	44.0	15.9	2	6	11.1	50.1
2022	9	0	0	0.0	0.0	0	0	0.0	0.0
	10	2	0	14.6	0.0	1	0	8.9	0.0
	11	1	0	6.4	0.0	1	0	2.1	0.0
	12	0	0	0.0	0.0	0	0	0.0	0.0
2023	1	1	0	46.5	0.0	1	0	0.2	0.0
	2	1	0	3.6	0.0	0	0	0.0	0.0
	3	1	3	1.0	25.6	1	1	0.1	16.4
	4	0	0	0.0	0.0	0	0	0.0	0.0
	5	2	0	25.1	0.0	0	0	0.0	0.0
	6	0	1	0.0	7.8	0	0	0.0	0.0
	7	0	1	0.0	2.3	0	0	0.0	0.0
	8	1	0	0.7	0.0	0	0	0.0	0.0
	9	0	2	0.0	66.7	4	0	29.3	0.0
	10	0	1	0.0	2.4	0	0	0.0	0.0
	11	1	1	113.8	21.6	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	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
Year	Month						
2020		35	8	6.1	1.1	392.2	17.4
2021		53	29	52.5	20.2	155.4	32.1
2022		45	4	46.8	0.0	22.3	220.6
2022	9	7	0	21.0	0.0	2.2	0.0
	10	1	0	0.0	0.0	0.2	0.0
	11	8	0	25.3	0.0	7.3	0.0
	12	0	0	0.0	0.0	0.0	0.0
2023	1	4	0	1.3	0.0	15.9	0.0
	2	5	1	0.0	0.0	0.4	15.5
	3	11	1	0.0	0.0	5.7	9.5
	4	2	0	0.0	0.0	24.0	0.0
	5	1	0	0.0	0.0	1.0	0.0
	6	1	1	2.7	0.0	0.0	0.9
	7	0	5	0.0	0.0	0.0	0.5
	8	2	0	0.0	0.0	54.4	0.0
	9	1	0	0.0	0.0	9.4	0.0
	10	8	1	2.6	0.0	38.5	6.3
	11	4	0	0.0	0.0	16.1	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	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								
2020		205	174	233.7	298.2	529.3	291.7	763.0	589.9
2021		164	148	486.5	379.9	636.1	334.3	1 122.5	714.2
2022		136	87	385.3	97.7	118.7	290.8	504.1	388.5
2022	9	11	0	36.6	0.0	2.2	0.0	38.8	0.0
	10	15	0	63.9	0.0	30.0	0.0	94.0	0.0
	11	16	0	110.7	0.0	46.0	0.0	156.7	0.0
	12	5	20	11.4	3.7	0.3	0.5	11.7	4.1
2023	1	6	5	1.3	2.8	62.6	0.0	63.9	2.8
	2	11	17	23.5	54.1	4.2	15.5	27.7	69.6
	3	16	15	4.5	38.0	7.7	53.1	12.2	91.2
	4	6	2	6.0	11.8	25.4	9.2	31.4	21.0
	5	6	19	2.3	67.1	26.6	1.8	28.9	68.9
	6	5	60	5.5	30.4	1.2	8.9	6.6	39.2
	7	3	6	28.4	0.0	0.0	2.9	28.4	2.9
	8	4	0	0.2	0.0	55.1	0.0	55.3	0.0
	9	7	2	7.0	0.0	40.2	66.7	47.1	66.7
	10	14	11	25.8	42.8	43.3	9.1	69.1	51.9
	11	9	3	24.7	14.0	135.8	21.6	160.5	35.6

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 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 8.6 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)										
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
2022		0	0	0	0	0	0	312	0	0
2022	7 - 9	0	0	0	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	0	312	0	0
2023	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
資助出售單位(1) Subsidised sale flats(1)										
2020		0	0	0	0	0	814	0	0	0
2021		0	0	0	0	0	0	0	0	0
2022		0	0	828	0	0	0	0	0	0
2022	7 - 9	0	0	0	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	0	0	0	0
2023	1 - 3	0	0	0	0	0	0	0	940	0
	4 - 6	0	0	0	0	0	0	0	0	0
	7 - 9	0	0	0	0	0	0	0	2 112	0
私人樓宇單位 Private flats										
2020		826	216	358	6	76	378	1 179	0	2 325
2021		462	26	351	7	946	1 798	3 622	0	495
2022		564	40	0	1 859	0	1 398	4 289	0	7
2022	7 - 9	146	2	0	738	0	0	1 369	0	0
	10 - 12	341	0	0	0	0	861	1 227	0	0
2023	1 - 3	244	0	420	0	405	914	1 384	0	0
	4 - 6	66	2	0	6	0	345	4	0	0
	7 - 9	0	3	0	83	0	42	134	0	0
所有房屋類型單位 All types of flats										
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
2022		564	40	828	1 859	0	1 398	4 601	0	7
2022	7 - 9	146	2	0	738	0	0	1 369	0	0
	10 - 12	341	0	0	0	0	861	1 539	0	0
2023	1 - 3	244	0	420	0	405	914	1 384	940	0
	4 - 6	66	2	0	6	0	345	4	0	0
	7 - 9	0	3	0	83	0	42	134	2 112	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⁾											
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
2022		0	0	9 415	0	2 558	0	0	0	0	12 285
2022	7 - 9	0	0	0	0	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	0	0	0	0	312
2023	1 - 3	0	0	0	0	0	0	0	0	0	0
	4 - 6	819	0	0	0	0	0	0	0	0	819
	7 - 9	0	0	0	0	0	0	0	0	0	0
資助出售單位 ⁽¹⁾ Subsidised sale flats ⁽¹⁾											
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
2022		2 868	0	0	0	0	0	0	0	3 300	6 996
2022	7 - 9	0	0	0	0	0	0	0	0	3 300	3 300
	10 - 12	2 868	0	0	0	0	0	0	0	0	2 868
2023	1 - 3	0	0	0	0	0	0	2 622	0	0	3 562
	4 - 6	0	0	0	0	0	0	0	0	0	0
	7 - 9	0	0	0	0	0	0	0	0	0	2 112
私人樓宇單位 Private flats											
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
2022		320	0	2 379	3 036	1 577	263	2 959	2 449	28	21 168
2022	7 - 9	0	0	80	0	0	0	2 198	0	0	4 533
	10 - 12	0	0	0	1 030	973	0	139	0	0	4 571
2023	1 - 3	0	0	1 736	357	0	0	1 336	0	0	6 796
	4 - 6	0	0	0	335	0	0	0	0	2	760
	7 - 9	0	0	400	939	0	596	1	336	0	2 534
所有房屋類型單位 All types of flats											
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
2022		3 188	0	11 794	3 036	4 135	263	2 959	2 449	3 328	40 449
2022	7 - 9	0	0	80	0	0	0	2 198	0	3 300	7 833
	10 - 12	2 868	0	0	1 030	973	0	139	0	0	7 751
2023	1 - 3	0	0	1 736	357	0	0	3 958	0	0	10 358
	4 - 6	819	0	0	335	0	0	0	0	2	1 579
	7 - 9	0	0	400	939	0	596	1	336	0	4 646

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
公共租住房屋／綠表置居計劃 Public Rental Flats/Green Form Subsidised Home Ownership Scheme										
2020		0	0	0	0	0	924	0	0	2 021
2021		0	0	0	0	0	0	0	0	0
2022		0	0	0	0	0	2 475	0	0	4 148
2022	7 - 9	0	0	0	0	0	0	0	0	2 681
	10 - 12	0	0	0	0	0	2 475	0	0	1 467
2023	1 - 3	0	0	0	0	0	0	1 458	0	0
	4 - 6	0	0	0	0	0	0	0	0	0
	7 - 9	0	0	0	1 208	0	0	0	0	0
其他資助出售單位 Other Subsidised Sale Flats										
2020		0	0	0	0	0	0	495	940	0
2021		0	0	248	0	0	0	1 840	0	0
2022		0	0	0	0	0	0	4 042	0	1 403
2022	7 - 9	0	0	0	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	0	260	0	0
2023	1 - 3	0	0	0	0	0	0	700	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										
2020		726	79	0	744	938	697	2 826	0	334
2021		5	5	0	801	83	126	5 808	0	1 892
2022		119	333	0	2 135	730	1 415	2 418	0	1 676
2022	7 - 9	0	88	0	0	0	0	1	0	790
	10 - 12	0	244	0	2 024	359	1 107	1 499	0	0
2023	1 - 3	0	2	748	8	0	3	91	0	0
	4 - 6	0	72	0	4	34	58	499	0	0
	7 - 9	0	1	0	653	0	0	305	0	0
私人樓宇單位 - 重大修改 Private flats - major revision										
2020		57	6	415	1 494	0	160	311	0	0
2021		122	0	0	9	0	362	2 024	0	0
2022		84	0	0	6	0	541	0	0	0
2022	7 - 9	76	0	0	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	0	0	0	0
2023	1 - 3	0	0	0	120	10	198	1 306	0	0
	4 - 6	80	71	0	95	264	378	0	0	2 926
	7 - 9	0	0	0	0	0	0	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
公共租住房屋／綠表置居計劃 Public Rental Flats/Green Form Subsidised Home Ownership Scheme											
2020		2 282	0	1 020	0	776	6 692	0	0	0	13 715
2021		0	0	4 160	0	771	0	0	0	10 000	14 931
2022		0	0	0	0	1 838	0	1 896	0	0	10 357
2022	7 - 9	0	0	0	0	0	0	1 896	0	0	4 577
	10 - 12	0	0	0	0	0	0	0	0	0	3 942
2023	1 - 3	0	0	0	0	4 336	0	0	0	0	5 794
	4 - 6	0	0	0	0	8 088	0	0	0	0	8 088
	7 - 9	0	0	0	0	0	0	0	0	0	1 208
其他資助出售單位 Other Subsidised Sale Flats											
2020		0	0	0	0	0	0	543	0	0	1 978
2021		0	0	518	0	696	0	0	2 500	0	5 802
2022		0	0	0	3 080	300	0	0	3 930	0	12 755
2022	7 - 9	0	0	0	0	0	0	0	1 410	0	1 410
	10 - 12	0	0	0	0	0	0	0	0	0	260
2023	1 - 3	0	0	0	0	0	0	0	0	1 344	2 044
	4 - 6	0	0	0	0	0	0	0	0	2 018	2 018
	7 - 9	0	0	0	962	0	0	0	0	0	962
私人樓宇單位 - 初次呈交圖則 Private flats - first submission											
2020		320	1	0	335	0	2 065	3	4	12	9 084
2021		0	0	115	2 200	0	0	0	3 881	0	14 916
2022		0	0	0	0	1	0	0	2 592	0	11 419
2022	7 - 9	0	0	0	0	0	0	0	0	0	879
	10 - 12	0	0	0	0	0	0	0	0	0	5 233
2023	1 - 3	0	0	0	0	0	0	0	0	0	852
	4 - 6	0	0	0	100	0	0	0	0	1	768
	7 - 9	0	0	0	0	89	0	0	0	0	1 048
私人樓宇單位 - 重大修改 Private flats - major revision											
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	12 163
2022		0	0	0	3 071	0	258	0	0	25	3 985
2022	7 - 9	0	0	0	1 917	0	0	0	0	0	1 993
	10 - 12	0	0	0	16	0	138	0	0	0	154
2023	1 - 3	0	212	1 323	82	0	0	0	0	530	3 781
	4 - 6	0	465	0	594	0	0	0	51	0	4 924
	7 - 9	0	0	0	0	0	0	0	0	0	0

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
Table 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
Public rental and subsidised sale flats newly completed by floor area(1)

		公共租住單位(2) Public rental flats(2)		資助出售單位(2) Subsidised sale flats(2)	
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.	少於 40平方米 Less than 40 sq. m.	40至69.9 平方米 40-69.9 sq. m.
2020		6 605	0	5 249	2 361
2021		12 961	96	2 192	1 030
2022		12 285	0	4 876	2 120
2022	7 - 9	0	0	1 620	1 680
	10 - 12	312	0	2 428	440
2023	1 - 3	0	0	2 141	1 421
	4 - 6	819	0	0	0
	7 - 9	0	0	1 545	567
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)						
2020		9 230	7 742	2 779	759	378
2021		5 251	6 624	2 141	249	121
2022		9 881	7 668	2 046	1 052	521
2023	#	7 806	4 667	1 060	157	162
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						
2020		8 340	547	88	58	51
2021		13 050	1 401	305	132	28
2022		9 389	1 537	355	65	73
2022	7 - 9	877	1	0	0	1
	10 - 12	3 793	1 148	275	10	7
2023	1 - 3	690	149	1	8	4
	4 - 6	761	0	0	6	1
	7 - 9	734	212	92	3	7
重大修改 Major revision						
2020		10 262	768	172	48	33
2021		10 605	1 090	249	120	99
2022		3 918	11	0	22	34
2022	7 - 9	1 982	11	0	0	0
	10 - 12	138	0	0	16	0
2023	1 - 3	3 504	192	57	20	7
	4 - 6	4 767	68	26	59	4
	7 - 9	0	0	0	0	0
註釋：		(1) 樓面面積以「實用面積」計算。		Notes :		
		(2) 樓面面積以「實用樓面面積」計算。		(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；		Sources :		
		差餉物業估價署		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
2021		189,596	165,828	152,765	184,591	161,225	136,451
2022		173,084	152,260	143,498	173,777	152,257	130,830
2023 #		154,006	134,721	130,334	159,744	142,521	122,009
2022	10	157,131	142,962	136,554	160,996	139,119	124,261
	11	151,119	135,097	130,410	159,903	136,406	120,471
	12	148,135	135,679	128,291	149,122	141,607	119,894
2023	1	152,558	141,855	131,214	156,684	147,534	123,360
	2	155,401	143,318	136,413	165,330	145,011	125,067
	3	159,963	139,342	136,154	168,071	147,102	124,585
	4	158,520	141,401	136,689	167,660	150,351	127,120
	5	164,305	137,022	132,705	163,626	145,008	126,415
	6	153,496	134,077	135,447	163,097	147,452	121,339
	7	149,803	132,524	127,259	153,713	138,019	126,312
	8	149,565	129,340	127,556	151,297	139,096	119,594
	9	152,686	128,605	121,808	155,691	130,547	115,148
	10 #	143,260	125,094	121,191	155,497	133,514	113,036
	11 #	142,328	125,274	119,018	148,685	137,514	114,000
	12 #	145,848	119,871	114,706	148,476	130,832	112,175

		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
2021		214,633	188,801	137,408	246,482	210,657	126,010
2022		202,838	171,881	134,988	229,316	187,999	119,067
2023 #		192,644	161,865	130,758	215,075	187,496	122,075
2022	10	201,317	161,492	128,253	200,180 ++	189,642 ++	111,690
	11	187,274	155,560	124,685	222,309 ++	191,606 ++	104,771
	12	175,042	155,809	127,780	234,405 ++	203,543 ++	107,355
2023	1	197,219	162,296	129,421	230,883	180,373 ++	118,449
	2	187,173	171,987	132,808	221,425 ++	177,212 ++	116,012
	3	202,866	165,565	133,690	224,248	162,022	132,408
	4	194,444	163,011	136,083	247,285 ++	186,025 ++	137,723
	5	198,502	155,387	134,544	242,366	186,751	116,941
	6	183,442	146,716	133,501	211,365	213,842 ++	125,352
	7	181,501	155,312	130,478	204,097 ++	188,278 ++	119,427
	8	210,809	166,373	127,520	194,803 ++	213,516 ++	108,066
	9	210,025	166,768	129,476	217,720 ++	191,560 ++	129,046 ++
	10 #	174,146	158,274	127,702	171,662 ++	208,069 ++	122,332
	11 #	171,789	157,926	123,214	174,412 ++	195,344	120,789
	12 #	180,069	156,808	119,626	197,707	179,030 ++	112,307

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
2021		286,286	228,699 ++	115,907
2022		250,055	217,737 ++	108,214
2023 #		265,215	201,804 ++	108,807
2022	10	324,823 ++	~	85,564 ++
	11	224,838 ++	189,259 ++	84,735 ++
	12	190,957 ++	201,842 ++	95,575 ++
2023	1	349,346 ++	166,706 ++	97,080 ++
	2	276,830 ++	213,065 ++	119,582 ++
	3	230,555 ++	212,832 ++	127,940
	4	243,851 ++	~	103,581 ++
	5	237,326 ++	188,342 ++	121,981 ++
	6	276,700 ++	189,463 ++	80,480 ++
	7	281,514 ++	229,362 ++	95,743 ++
	8	255,227 ++	118,944 ++	116,169 ++
	9	268,883 ++	~	115,847 ++
	10 #	234,552 ++	370,255 ++	113,721 ++
	11 #	251,198 ++	~	86,660 ++
	12 #	253,668 ++	182,629 ++	98,416 ++

		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						
2021		436.2	378.2	344.0	331.5	319.2	392.7
2022		407.5	357.4	329.8	314.6	301.4	369.7
2023 #		366.8	328.1	310.0	299.3	297.6	337.6
2022	10	385.2	337.3	317.9	311.2	295.7 ++	350.2
	11	372.5	325.4	307.0	305.7	293.8 ++	338.2
	12	368.9	322.0	304.9	301.7	300.2 ++	334.7
2023	1	370.9	326.9	309.2	303.8	301.2	338.3
	2	380.4	335.4	316.8	305.8	305.4 ++	346.8
	3	384.6	341.7	321.7	310.2	307.8	352.3
	4	387.8	343.1	321.8	314.9	311.4 ++	354.2
	5	382.2	340.4	318.0	308.8	308.2 ++	350.4
	6	379.1	337.2	316.2	304.9	301.9	347.3
	7	372.1	335.4	314.8	304.3	296.5 ++	344.0
	8	364.1	328.2	312.4	297.8	293.9 ++	337.0
	9	355.2	320.7	306.0	292.4	291.0 ++	329.1
	10 #	347.5	314.8	299.4	286.7	288.0 ++	322.6
	11 #	340.5	309.0	293.8	281.5	284.4 ++	316.5
	12 #	336.8	304.0	289.8	280.5	281.3	312.1

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)
2021		559,780	557,614	318,174	~	180,149	~	155,562
2022		233,958 +	410,515	236,037 +	~	187,641	~	129,791
2023 #		367,340 +	457,977	193,829 +	202,804 +	201,655	~	134,323
2022	10	~	~	179,588 +	~	176,683 +	~	132,548 +
	11	~	315,271 +	~	~	177,054 +	~	~
	12	~	472,396 +	~	~	194,704 +	~	~
2023	1	~	420,116 +	~	~	225,717 +	~	88,148 +
	2	~	340,326 +	~	~	199,770 +	~	153,146 +
	3	~	542,808 +	193,829 +	202,804 +	164,843 +	~	162,071 +
	4	364,626 +	~	~	~	200,391 +	~	178,763 +
	5	370,054 +	~	~	~	218,808 +	~	174,200 +
	6	~	475,146 +	~	~	~	~	91,087 +
	7	~	~	~	~	~	~	118,041 +
	8	~	~	~	~	~	~	~
	9 #	~	~	~	~	~	~	~
	10 #	~	~	~	~	~	~	~
	11 #	~	464,516 +	~	~	~	~	102,536 +
	12 #	~	~	~	~	~	~	~

		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)
2021		208,422	312,416 +	252,433	177,570	185,793	208,487	169,488 +
2022		178,570	236,526 +	256,046	142,361 +	188,111	178,032	139,749 +
2023 #		161,646	280,671	250,836	115,372 +	167,355	154,382	101,131
2022	10	~	~	324,921 +	142,361 +	133,333 +	178,642 +	~
	11	159,722 +	178,325 +	~	~	175,915 +	159,246 +	124,396 +
	12	~	~	~	~	171,549 +	250,690 +	~
2023	1	~	189,474 +	228,318 +	~	~	175,325 +	140,010 +
	2	~	~	~	~	159,797 +	~	~
	3	~	~	279,087 +	~	155,144 +	161,719	~
	4	~	273,926 +	~	~	165,791 +	142,867 +	139,468 +
	5	~	377,483 +	~	~	126,304 +	~	~
	6	170,837 +	~	280,876 +	~	184,686 +	156,987 +	119,552 +
	7	~	~	~	~	188,658 +	139,485 +	~
	8	~	284,495 +	248,023 +	~	182,516	146,394 +	91,679
	9 #	~	277,978 +	344,004 +	~	95,032 +	148,284 +	100,806 +
	10 #	~	~	~	~	105,620 +	~	~
	11 #	134,306 +	~	~	~	156,633 +	161,111 +	~
	12 #	206,897 +	~	150,990 +	115,372 +	236,842 +	175,085 +	90,890 +

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							
2021		182,970	274,110	208,901	189,553	167,628	176,751	~
2022		173,013	239,927	201,934	195,030	155,929	163,322	~
2023 #		148,137	222,303	173,673	183,650	153,772	151,477	~
2022	10	177,453 +	~	~	214,876 +	173,246	191,083 +	~
	11	158,451 +	~	129,972 +	183,962 +	137,829	149,300 +	~
	12	139,080 +	135,868 +	261,682 +	215,849 +	135,952 +	131,362 +	~
2023	1	178,416 +	~	155,565 +	~	132,128 +	161,875 +	~
	2	142,641 +	~	182,543 +	~	143,891 +	139,102 +	~
	3	145,996 +	244,003 +	~	224,023 +	176,039	159,643	~
	4	120,000 +	351,563 +	189,018 +	175,400 +	164,361 +	160,714 +	~
	5	136,521 +	194,630 +	179,408 +	232,075 +	123,165 +	144,326	~
	6	128,377 +	~	158,401 +	228,276 +	176,072 +	156,267	~
	7	135,243 +	185,009 +	~	~	134,133 +	201,705 +	~
	8	203,704 +	~	~	193,636 +	142,134	152,419	~
	9 #	181,423 +	~	148,624 +	~	143,394 +	149,116 +	~
	10 #	126,791 +	~	~	156,051 +	145,140	171,733 +	~
	11 #	204,558 +	207,254 +	172,131 +	155,311	138,881	135,985 +	~
	12 #	138,204 +	~	~	144,153 +	166,983	111,554 +	~

		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									
2021		553,566	407,106	415,010	96,454	89,312	63,598	502.5	543.4	879.0
2022		471,929	372,134	370,711	89,570	89,133	63,765	495.7 **	523.0	880.3
2023 #		523,293	369,009	342,825	77,339	83,547	58,804	468.7 **	489.3	843.3
2022	10	436,159 ++	209,374	199,331 ++	87,283 ++	73,743	58,021	485.6	513.4	859.7
	11	618,109 ++	286,678	210,584 ++	73,398 ++	89,645	60,976	474.9 ++	506.2	852.0
	12	565,273 ++	261,113	463,529 ++	98,426 ++	81,806	65,289	476.9	498.0	837.2
2023	1	541,724 ++	490,620	500,042 ++	92,389 ++	78,834	58,922	477.0 ++	487.9	851.5
	2	512,867 ++	412,190	263,102 ++	62,655 ++	86,473	63,153	469.9	484.8	863.2
	3	387,678 ++	412,678	377,219	69,564 ++	87,924	59,499	474.7	491.4	865.7
	4	380,100 ++	409,620 ++	393,806	84,199 ++	81,530	58,808	476.8	496.6	862.9
	5	846,172 ++	368,203	480,920 ++	76,881 ++	79,993	57,678	476.6	499.3	861.4
	6	536,640 ++	406,325	299,937 ++	87,554 ++	83,176	60,435	469.8	501.0	860.8
	7	534,154 ++	307,026	275,554 ++	69,933 ++	79,215	59,700	462.8	498.4	851.4
	8	420,686 ++	361,393	252,223	75,447 ++	96,416	60,744	^	495.5	844.7
	9 #	287,686 ++	298,067 ++	229,418 ++	62,173 ++	74,261 ++	59,537	^	491.0	830.4
	10 #	335,160 ++	230,313 ++	442,932 ++	73,164 ++	79,696 ++	54,613	^	483.8	816.1
	11 #	569,236 ++	295,698	273,578 ++	76,460 ++	79,503	51,016	441.8	475.0	808.2
	12 #	512,140 ++	261,949 ++	350,948 ++	106,031 ++	89,227	59,941	^	466.5	802.8

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。

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) 九龍灣／觀塘的分界與 18 區區議會選區中的觀塘區相同。

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

(2) 數字只計算樓上單位。

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

(3) 指數並非限於主要寫字樓地區。

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

+ 表示少於 5 宗交易。

+ Indicates fewer than 5 transactions.

++ 表示少於 20 宗交易。

++ Indicates fewer than 20 transactions.

~ 差餉物業估價署沒有收到成交個案。

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

^ 沒有充足資料作分析。

^ Insufficient data for analysis.

** 2022 年的售價指數不包括 2022 年 3 月。

** Price index for 2022 excludes Mar 2022.

2023 年的售價指數不包括 2023 年 8 月至 10 月及 12 月。

Price index for 2023 excludes Aug to Oct and Dec 2023.

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
2021		446	377	307	392	331	260
2022		445	376	307	382	323	255
2023 #		456	396	312	379	337	256
2022	10	455	379	306	380	315	256
	11	434	380	302	376	317	250
	12	439	371	300	369	323	245
2023	1	446	377	292	369	323	245
	2	441	378	301	370	321	248
	3	448	378	302	374	333	250
	4	445	391	312	373	329	251
	5	429	385	304	374	336	254
	6	436	387	309	381	338	250
	7	461	392	314	376	339	258
	8	462	418	333	382	348	269
	9	481	402	312	390	348	260
	10 #	466	445	314	386	352	264
	11 #	463	413	311	387	357	258
	12 #	492	454	329	401	361	265

		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
2021		408	350	263	418	349	259
2022		400	340	257	413	331	253
2023 #		413	349	255	426	351	250
2022	10	392	349	255	397	316	243
	11	415	326	251	415	327	243
	12	400	341	251	407	318	246
2023	1	432	332	242	419	335	249
	2	407	344	243	407	345	238
	3	401	343	253	409	342	247
	4	416	354	250	418	324	244
	5	412	349	255	426	340	242
	6	411	353	254	431	377	244
	7	410	345	261	437	348	260
	8	409	347	260	428	371	257
	9	403	354	257	424	355	244
	10 #	424	363	269	442	372	270
	11 #	421	370	259	449	376 ++	249
	12 #	433	367	267	411	354 ++	260 ++

表 8.12 (續)
Table 8.12 (cont'd)

私人住宅樓宇新訂租約平均租金及租金指數
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
2021		422	381	241
2022		427	340	227
2023 #		433	385	224
2022	10	426	287 ++	226
	11	425	386 ++	213
	12	434	319 ++	212 ++
2023	1	389	344 ++	210 ++
	2	402	405 ++	218
	3	415	476 ++	206
	4	423	383 ++	221
	5	453	361 ++	231
	6	428	390 ++	233
	7	437	416 ++	222
	8	432	282 ++	240
	9	434	605 ++	222
	10 #	474	354 ++	239
	11 #	428	734 ++	207 ++
	12 #	497	400 ++	191 ++

		租金指數 (1999年=100) Rental indices (Year 1999=100)					所有類別 Overall
		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	
年 Year	月 Month						
2021		196.7	180.9	156.1	148.1	136.5	179.8
2022		195.7	177.0	153.0	147.7	137.1	178.3
2023 #		201.3	179.2	153.5	148.1	136.3	181.2
2022	10	197.4	175.5	151.3	144.8	135.4	178.0
	11	195.3	174.0	149.9	144.6	135.8	176.4
	12	194.6	173.1	149.5	143.6	133.6	175.5
2023	1	192.6	171.3	147.5	141.8	130.8	173.6
	2	194.1	173.0	148.1	144.0	131.1	175.1
	3	195.6	173.8	149.3	146.5	132.3	176.2
	4	198.9	175.9	152.3	146.6	133.8	178.7
	5	199.0	177.7	153.5	149.4	136.3	179.9
	6	200.5	178.8	153.7	149.4	137.4	180.9
	7	201.4	180.4	154.7	149.4	137.9	182.0
	8	205.6	183.4	155.1	149.4	138.2	184.9
	9	206.4	183.4	155.6	149.4	138.5	185.2
	10 #	206.4	183.5	157.1	149.8	139.2	185.5
	11 #	206.5	183.5	157.4	150.0	139.5	185.5
	12 #	208.2	185.3	157.7	151.3	140.3	187.1

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)
2021		887	1,075	703	547	523	683	350
2022		885	1,033	654	525	520	634	355
2023 #		736	975	628	501	510	655	331
2022	10	731	907	641	557	520	600 +	350
	11	724 +	1,044	636	478	493	466 +	303
	12	867	1,025	651	478	541	488 +	342
2023	1	840	956	671	521	504	751 +	328
	2	795	854	625	529	506	714	343
	3	570	887	581	477	505	694	322
	4	848	946	664	470	480	602	316
	5	666	1,042	645	524	521	496 +	340
	6	577	974	597	439 +	503	743 +	313
	7	855	968	643	488	531	694 +	338
	8	619	1,025	613	469	523	695	339
	9 #	774	1,094	648	496	523	631	338
	10 #	629 +	1,030	616	517	459	553 +	327
	11 #	839	959	549	501	596	~	350 +
	12 #	835 +	969	645	540 +	525 +	~	474 +

		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)
2021		521	776	514	404	464	454	311
2022		494	781	501	412	458	468	315
2023 #		491	743	500	387	459	469	325
2022	10	464	711	488	448	488	475	336
	11	520	765	499	435	461	452	362
	12	479	727	519	338	455	467	303
2023	1	473	780	499	396	455	461	274
	2	533	800	508	372	430	490	343
	3	535	722	490	398	464	472	336
	4	487	728	509	416	463	438	331
	5	469	776	485	359	463	473	344
	6	458	743	501	373	458	495	321
	7	517	795	511	403	454	487	345
	8	519	734	507	377	461	458	337
	9 #	484	678	478	379	502	465	309 +
	10 #	483	718	489	348 +	448	385	293
	11 #	431	710	470	423	349 +	411 +	304
	12 #	496	712	531	411	436 +	561 +	402 +

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／ 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)		
2021		416	583	494	443	469	434	188 +		
2022		400	587	488	434	466	445	160		
2023 #		415	578	490	440	470	437	102 +		
2022	10	404	588	501	431	513	454	187 +		
	11	386	590	482	424	476	484	145 +		
	12	397	522	507	414	444	442	223 +		
2023	1	397	549	484	398	422	400	~		
	2	419	526	440	418	475	420	93 +		
	3	419	600	492	407	465	452	~		
	4	402	567	478	424	463	429	~		
	5	416	588	500	451	482	464	111 +		
	6	423	597	515	452	465	443	~		
	7	417	612	501	451	485	438	~		
	8	433	570	484	456	477	451	~		
	9 #	426	554	497	487	529	429	~		
	10 #	415	556	487	441	470	428	~		
	11 #	411	595	503	431	~	~	~		
	12 #	406	640	460	468	~	~	~		

		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			
2021		1,265	1,116	1,219	198	215	156	233.4	172.0	208.8
2022		1,196	1,104	1,169	202	222	161	230.0	167.0	211.9
2023 #		1,290	1,168	1,200	202	223	167	227.6	170.9	218.7
2022	10	1,067	1,078	1,216	200	224	164	228.7	166.3	215.4
	11	1,265	1,232	1,153	195	229	164	228.7	167.3	212.8
	12	1,042	1,114	1,217	199	226	168	228.2	167.2	213.4
2023	1	1,031	978	1,025	204	216	155	226.4	167.2	212.2
	2	1,454	1,125	1,254	185	224	178	226.0	167.2	215.4
	3	1,307	1,187	1,267	201	224	173	228.1	168.1	215.8
	4	1,296	1,184	1,164	196	215	159	227.5	168.1	215.8
	5	1,216	1,199	1,187	199	226	168	228.2	170.7	218.5
	6	1,437	1,170	1,244	198	228	168	227.4	172.5	219.6
	7	1,257	1,151	1,202	222	225	167	228.0	172.8	220.6
	8	1,309	1,164	1,201	200	225	171	229.5	172.8	222.1
	9 #	1,346	1,297	1,271	203	227	169	228.1	172.8	221.8
	10 #	1,188	1,247	1,170	217	225	170	225.6	172.8	221.7
	11 #	1,286	1,506	1,139	204	232 ++	162	227.1	172.8	220.6
	12 #	1,399	1,453 ++	1,203	183	199 ++	167	228.8	172.9	220.6

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。

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.

(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.

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			
2021		74 297	21 836	96 133	2 710	117 459	4 245
2022		45 050	14 569	59 619	2 333	85 976	3 958
2023		43 002	15 033	58 035	2 020	86 444	4 177
2022	11	2 731	982	3 713	249	5 502	354
	12	2 507	1 058	3 565	176	6 083	355
2023	1	3 051	1 376	4 427	134	6 678	332
	2	4 282	1 698	5 980	161	6 689	312
	3	6 690	1 909	8 599	227	8 821	351
	4	4 583	1 172	5 755	153	6 613	348
	5	4 003	1 281	5 284	180	9 822	395
	6	3 613	1 164	4 777	143	10 062	314
	7	3 065	1 361	4 426	168	9 128	380
	8	3 247	1 413	4 660	183	8 832	378
	9	2 862	1 031	3 893	155	5 980	359
	10	2 123	815	2 938	135	4 885	331
	11	2 554	978	3 532	204	4 933	353
	12	2 929	835	3 764	177	4 001	324
2024	1	3 477	924	4 401	201	4 762	366

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
2021		43	108 881	98 082	4 031	0	102 700	534 284
2022		29	88 986	83 873	3 301	0	93 930	422 005
2023		41	78 254	68 858	3 726	0	92 862	394 417
2022	11	3	5 727	6 488	325	0	8 148	30 509
	12	4	6 392	5 885	253	0	6 715	29 428
2023	1	14	6 384	4 980	218	0	7 426	30 593
	2	0	6 118	4 966	216	0	8 275	32 717
	3	3	7 834	6 193	333	0	12 196	44 557
	4	2	5 319	4 754	251	0	6 447	29 642
	5	6	8 209	6 327	321	0	7 417	37 961
	6	0	8 702	6 159	316	0	7 469	37 942
	7	3	8 031	6 348	342	0	7 047	35 873
	8	4	7 879	6 671	341	0	9 333	38 281
	9	2	5 490	5 444	396	0	6 172	27 891
	10	0	5 301	5 874	273	0	6 595	26 332
	11	5	5 185	6 307	382	0	7 513	28 414
	12	2	3 802	4 835	337	0	6 972	24 214
2024	1	4	4 433	5 440	323	0	8 136	28 066

表 8.14 (續)
Table 8.14 (cont'd)

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

		價值(百萬元) Consideration (\$ million)					
		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
年 Year	月 Month	住宅 Residential	非住宅 Non-residential	總計 Total			
2021		733,904	183,934	917,838	43,560	924,837	49,617
2022		407,723	146,736	554,459	66,967	691,351	58,001
2023		389,247	88,656	477,903	34,371	589,829	43,556
2022	11	25,862	4,366	30,228	9,015	39,477	3,431
	12	21,040	4,831	25,871	32,595	46,772	27,063
2023	1	25,431	7,064	32,495	4,708	52,982	6,268
	2	36,654	7,154	43,808	716	44,367	930
	3	57,892	10,985	68,877	1,583	53,580	1,236
	4	52,368	11,374	63,742	698	45,260	777
	5	36,769	7,796	44,565	2,144	58,783	1,158
	6	33,621	6,048	39,669	1,084	66,668	1,271
	7	26,591	6,376	32,967	1,588	73,113	8,084
	8	28,645	6,240	34,885	2,708	62,374	2,794
	9	22,786	6,979	29,765	1,189	41,678	1,340
	10	24,497	4,511	29,008	2,016	32,181	2,859
	11	19,669	4,868	24,537	15,303	34,345	15,076
	12	24,324	9,261	33,585	634	24,498	1,763
2024	1	27,792	5,877	33,669	5,154	33,681	5,040

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		已徵收的地價 (百萬元) Realised premium		已徵收的地價 (百萬元) Realised premium	
年 Year	月 Month	面積(平方米) Area (sq. m.)	(\$ million)	面積(平方米) Area (sq. m.)	(\$ million)	面積(平方米) Area (sq. m.)	(\$ million)
2021		0	0	62 769	70,578	0	0
2022		0	0	0	0	0	0
2023		0	0	11 537	4,729	0	0
2022	10 - 12	0	0	0	0	0	0
2023	1 - 3	0	0	11 537	4,729	0	0
	4 - 6	0	0	0	0	0	0
	7 - 9	0	0	0	0	0	0
	10 - 12	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		已徵收的地價 (百萬元) Realised premium		已徵收的地價 (百萬元) Realised premium	
年 Year	月 Month	面積(平方米) Area (sq. m.)	(\$ million)	面積(平方米) Area (sq. m.)	(\$ million)	面積(平方米) Area (sq. m.)	(\$ million)
2021		18 232	19,138	0	0	81 001	89,716
2022		24 149	12,843	4 090	608	28 239	13,451
2023		15 759	7,070	1 650	80	28 946	11,879
2022	10 - 12	20 456	9,142	0	0	20 456	9,142
2023	1 - 3	0	0	1 650	80	13 187	4,809
	4 - 6	0	0	0	0	0	0
	7 - 9	15 759	7,070	0	0	15 759	7,070
	10 - 12	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

公開拍賣／投標 --- 續 Public auction/tender --- cont'd							
新界 New Territories							
		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.)	
2021		4 028	813	0	0	0	0
2022		1 631	297	23 545	3,840	0	0
2023		0	0	0	0	0	0
2022	10 - 12	0	0	5 330	296	0	0
2023	1 - 3	0	0	0	0	0	0
	4 - 6	0	0	0	0	0	0
	7 - 9	0	0	0	0	0	0
	10 - 12	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 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.)	
2021		59 801	17,500	0	0	63 829	18,313
2022		38 976	6,487	55 245	5,257	119 397	15,881
2023		27 360	1,643	0	0	27 360	1,643
2022	10 - 12	37 593	5,701	0	0	42 923	5,997
2023	1 - 3	8 360	1,439	0	0	8 360	1,439
	4 - 6	0	0	0	0	0	0
	7 - 9	0	0	0	0	0	0
	10 - 12	19 000	204	0	0	19 000	204

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						
		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
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.)	面積(平方米) Area (sq. m.)	面積(平方米) Area (sq. m.)
2021 #		0	60 831	20 466	19 877	101 174
2022 #		0	41 724	13 730	30 069	85 523
2023 #		0	32 865	10 875	0	43 740
2022	10 - 12 #	0	18 796	12 620	0	31 416
2023	1 - 3 #	0	8 600	0	0	8 600
	4 - 6 #	0	0	10 875	0	10 875
	7 - 9 #	0	4 800	0	0	4 800
	10 - 12 #	0	19 465	0	0	19 465

私人協約方式批地 --- 續 Private treaty grant --- cont'd						
新界 New Territories						
		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
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.)	面積(平方米) Area (sq. m.)	面積(平方米) Area (sq. m.)
2021 #		0	48 306	60 164	6 657 000	6 765 470
2022 #		0	49 558	3 717	8 456	61 731
2023 #		0	85 215	2 128	0	87 343
2022	10 - 12 #	0	0	3 717	0	3 717
2023	1 - 3 #	0	69 454	0	0	69 454
	4 - 6 #	0	15 761	0	0	15 761
	7 - 9 #	0	0	0	0	0
	10 - 12 #	0	0	2 128	0	2 128

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