

香港物業報告 每月補編 HONG KONG PROPERTY REVIEW MONTHLY SUPPLEMENT

# <u>目錄</u>

### 私人住宅

- 1.1 各類單位平均租金
- 1.2 各類單位平均售價
- 1.3 各類單位租金指數(全港)
- 1.4 各類單位售價指數(全港)
- 1.5 較受歡迎屋苑的售價指數

### 私人寫字樓

- 2.1 各區不同級別平均租金
- 2.2 各區不同級別平均售價
- 2.3 各級別租金指數(所有地區)
- 2.4 各級別售價指數(所有地區)
- 2.5 核心地區甲級寫字樓的租金及售價指數

#### 私人零售業樓宇

- 3.1 平均租金及售價
- 3.2 租金及售價指數

# 私人分層工廠大廈

- 4.1 平均租金及售價
- 4.2 租金及售價指數

### 物業市場回報率

- 5.1 私人住宅樓字
- 5.2 私人非住宅樓宇

### 私人樓宇的落成量及預測落成量

- 6.1 住宅
- 6.2 非住宅

#### 物業買賣

- 7.1 住宅買賣 一 樓字買賣合約數目及總值
- 7.2 住宅買賣 一 按成交金額分類的買賣合約數目
- 7.3 住宅一手及二手市場 買賣合約數目及總值
- 7.4 非住宅買賣 一 主要類別物業買賣宗數及總值

#### 技術附註

# **CONTENTS**

#### **Private Domestic**

- **1.1** Average Rents by Class
- **1.2** Average Prices by Class
- **1.3** Rental Indices by Class (Territory-wide)
- **1.4** Price Indices by Class (Territory-wide)
- **1.5** Price Indices for Selected Popular Developments

#### **Private Offices**

- **2.1** Average Rents by Grade and District
- **2.2** Average Prices by Grade and District
- 2.3 Rental Indices by Grade (All Districts)
- **2.4** Price Indices by Grade (All Districts)
- 2.5 Rental and Price Indices for Grade A Offices in Core Districts

#### Private Retail

- 3.1 Average Rents and Prices
- 3.2 Rental and Price Indices

#### Private Flatted Factories

- **4.1** Average Rents and Prices
- **4.2** Rental and Price Indices

#### **Property Market Yields**

- **5.1** Private Domestic
- **5.2** Private Non-Domestic

# **Completions and Forecast Completions in the Private Sector**

- **6.1** Domestic
- **6.2** Non-Domestic

#### **Sales Transactions**

- 7.1 Domestic Sales Number of Sale and Purchase Agreements and Total Consideration
- 7.2 Domestic Sales Number of Sale and Purchase Agreements by Consideration Range
- **7.3** Domestic Primary and Secondary Sales Number of Sale and Purchase Agreements and Total Consideration
- 7.4 Non-Domestic Sales Number of Transactions and Consideration by Property Type

#### **Technical Notes**

各界人士均可轉載本報告的內容,但在轉載時須註明資料是來自香港特別行政 區政府差餉物業估價署。

香港特別行政區政府差餉物業估價署已盡力確保本報告內容為最新及準確無 誤。對於本報告內容上的任何誤差或遺漏,或因使用本報告的任何資料,或根 據此等資料所作的任何意見而可能直接或間接引致的任何損失、行動或不行 動,香港特別行政區政府概不負責。

# 查詢

本報告可從本署網頁 www.rvd.gov.hk 下載或 24 小時電話資訊服務附設的資料傳真索取,電話號碼為 2152 2152。

如有杳詢,請致電 2150 8903 與老樂華先生聯絡。

差餉物業估價署 技術秘書組(物業資料) There is no objection to the reproduction of this Review provided that the source of the data is acknowledged as being Rating and Valuation Department, the Government of the Hong Kong Special Administrative Region.

Every effort has been made by the Rating and Valuation Department of the Government of the Hong Kong Special Administrative Region to ensure the update and the accuracy of the contents of this Review. The Government of the Hong Kong Special Administrative Region does not accept responsibility for any errors or omissions in this Review, or for any loss, action, or inaction, whether directly or indirectly, arising from the use of, or for advice based on, any information therein.

### **ENQUIRIES**

This Review is available on the Department's homepage at www.rvd.gov.hk or the fax-on-demand facility of the 24-hour automated telephone enquiry system at 2152 2152.

For further enquiries, please contact Mr. L.W. LO at 2150 8903.

Technical Secretariat (Information) Rating and Valuation Department

# 私人住宅 PRIVATE DOMESTIC

# 私人住宅 — 各類單位平均租金 PRIVATE DOMESTIC - AVERAGE RENTS BY CLASS

(每平方米月租 \$/m² per month)

類	別 Class		A 40 平方米以 <sup>-</sup> Less than 40 r			B 0 至 69.9 平方 40 m <sup>2</sup> to 69.9			C 0 至 99.9 平力 70 m <sup>2</sup> to 99.9 r			D 0 至 159.9 平 00 m <sup>2</sup> to 159.9		10	E 60 平方米或以 160 m <sup>2</sup> or abo	人上
年 Year	/ 月 / <b>Month</b>	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
2022	7 - 9	453	380	314	384	325	258	405	336	258	409	331	253	420	340	228
	10 - 12	443	377	303	375	318	251	402	339	252	406	320	244	429	( 348 )	219
2023	1 - 3	445	378	299	371	326	248	411	340	247	412	341	245	403	( 393 )	211
	4 - 6	437	388	309	376	334	252	413	352	253	425	347	243	435	379	229
	7 - 9*	461	408	321	377	347	263	410	350	262	433	359	259	442	( 367 )	231
2022	10	455	379	306	380	315	256	392	349	255	397	316	243	426	( 287 )	226
	11	434	380	302	376	317	250	415	326	251	415	327	243	425	( 386 )	213
	12	439	371	300	369	323	245	400	341	251	407	318	246	434	( 319 )	( 212 )
2023	1	446	377	292	369	323	245	432	332	242	419	335	249	389	( 344 )	( 210 )
	2	441	378	301	370	321	248	407	344	243	407	345	238	402	( 405 )	218
	3	448	378	302	374	333	250	401	343	253	409	342	247	415	( 476 )	206
	4	445	391	312	373	329	251	416	354	250	418	324	244	423	( 383 )	221
	5	429	385	304	374	336	254	412	349	255	426	340	242	453	( 361 )	231
	6	436	387	309	381	338	250	411	353	254	431	377	244	428	( 390 )	233
	7	461	392	314	376	339	258	410	345	261	437	348	260	437	(416)	222
	8 *	460	421	330	378	350	269	410	350	265	431	373	261	437	( 294 )	245
	9 *	462	413	314	378	357	259	409	360	258	431	357	252	458	(604)	( 222 )
	10 *	458	419	321	386	346	264	461	355	259	477	( 373 )	( 278 )	481	( 372 )	( 260 )

<sup>\*</sup> 臨時數字

在不同時期的平均租金變化,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**一槪而論視之為該時段中在價值方面的整體變化。如要衡量在有關時期內租金的 轉變,請參考表 1.3 的租金指數。 Changes in average rents 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. To measure rental changes over the relevant periods, please refer to the rental indices in Table 1.3.

<sup>( )</sup> 表示少於 20 宗交易。

<sup>\*</sup> Provisional figures

<sup>( )</sup> Indicates fewer than 20 transactions.

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

(每平方米售價 \$/m<sup>2</sup>)

類另	ll Class		A 40 平方米以T Less than 40 n			B 0 至 69.9 平方 10 m <sup>2</sup> to 69.9 r			C 至 99.9 平方 ) m <sup>2</sup> to 99.9 r			D 至 159.9 平7 ) m <sup>2</sup> to 159.9	7 :		E 60 平方米或以 60 m <sup>2</sup> or abov	
年 / Year /	/ 月 / <b>M</b> onth	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
2022	7 - 9	166 816	149 501	141 995	169 382	149 215	127 641	207 658	171 047	135 273	229 109	185 279	117 861	` ′	( 131 917 )	119 300
	10 - 12	151 923	137 729	131 570	155 746	139 339	121 307	187 090	157 730	127 050	218 614	194 830	107 788	( 269 184 )	( 193 453 )	86 651
2023	1 - 3	156 649	141 350	134 869	163 752	146 506	124 406	196 126	166 488	132 285	225 373	171 219	124 224	( 286 092 )	( 194 474 )	116 796
	4 - 6	159 309	137 684	135 015	164 913	147 575	125 226	193 407	155 996	134 712	231 635	195 580	125 366	( 257 774 )	( 189 089 )	101 902
	7 - 9*	150 245	129 784	126 162	153 419	136 095	120 341	200 053	163 211	129 426	203 673	195 697	116 154	( 259 413 )	( 174 153 )	112 689
2022	10	157 131	142 962	136 554	160 996	139 119	124 261	201 317	161 492	128 253	( 200 180 )	( 189 642 )	111 690	( 324 823 )	_	( 85 564 )
	11	151 119	135 097	130 410	159 903	136 406	120 471	187 274	155 560	124 685	( 222 309 )	( 191 606 )	104 771	( 224 838 )	( 189 259 )	( 84 735 )
	12	148 135	135 679	128 291	149 122	141 607	119 894	175 042	155 809	127 780	( 234 405 )	( 203 543 )	107 355	( 190 957 )	( 201 842 )	( 95 575 )
2023	1	152 558	141 855	131 214	156 684	147 534	123 360	197 219	162 296	129 421	230 883	( 180 373 )	118 449	( 349 346 )	( 166 706 )	( 97 080 )
	2	155 401	143 318	136 413	165 330	145 011	125 067	187 173	171 987	132 808	( 221 425 )	( 177 212 )	116 012	( 276 830 )	( 213 065 )	( 119 582 )
	3	159 963	139 342	136 154	168 071	147 102	124 585	202 866	165 565	133 690	224 248	162 022	132 408	( 230 555 )	( 212 832 )	127 940
	4	158 520	141 401	136 689	167 660	150 351	127 120	194 444	163 011	136 083	( 247 285 )	( 186 025 )	137 723	( 243 851 )	-	( 103 581 )
	5	164 305	137 022	132 705	163 626	145 008	126 415	198 502	155 387	134 544	242 366	186 751	116 941	( 237 326 )	( 188 342 )	( 121 981 )
	6	153 496	134 077	135 447	163 097	147 452	121 339	183 442	146 716	133 501	211 365	( 213 842 )	125 352	( 276 700 )	( 189 463 )	( 80 480 )
	7	149 803	132 524	127 259	153 713	138 019	126 312	181 501	155 312	130 478	( 204 097 )	( 188 278 )	119 427	( 281 514 )	( 229 362 )	( 95 743 )
	8 *	148 986	128 886	127 621	151 297	138 710	120 083	210 809	164 500	128 664	( 194 803 )	( 213 516 )	108 066	( 255 227 )	( 118 944 )	( 116 169 )
	9 *	152 866	127 164	122 588	155 691	130 469	114 295	210 025	166 768	129 192	( 214 593 )	( 191 560 )	( 125 806 )	( 250 456 )	-	( 118 188 )
	10 *	140 664	125 174	119 835	157 889	134 368	110 856	( 178 125 )	151 244	125 182	( 171 662 )	( 208 069 )	121 589	( 234 552 )	( 370 255 )	( 110 631 )
1											1					

- \* 臨時數字
- ( ) 表示少於 20 宗交易。
- 本署沒有收到成交個案。

在不同時期的平均售價變化,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。如要衡量在有關時期內售價的 轉變,請參考表 1.4 及表 1.5 的售價指數。

住宅樓宇的首次買賣並不會用作分析。

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

Changes in average prices 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. To measure price changes over the relevant periods, please refer to the price indices in Tables 1.4 and 1.5.

Primary sales of domestic premises are excluded from the analysis.

私人住宅 — 各類單位租金指數 (全港)
PRIVATE DOMESTIC - RENTAL INDICES BY CLASS (TERRITORY-WIDE)
(1999 = 100)

年 / 月 Year / Month	A	В	С	D	E	A, B & C	D&E	所有類別 All Classes
2021	196.7	180.9	156.1	148.1	136.5	183.8	144.0	179.8
2022	195.7	177.0	153.0	147.7	137.1	181.4	144.2	178.3
2022 4 - 6 7 - 9	194.0 196.9	176.8 177.5	152.7 152.3	149.6 145.7	139.6 133.9	180.7 182.1	146.2 141.9	177.7 178.8
10 - 12	195.8	174.2	150.2	144.3	134.9	179.7	141.4	176.6
2023 1 - 3 4 - 6 7 - 9 *	194.1 199.5 204.6	172.7 177.5 182.4	148.3 153.2 155.8	144.1 148.5 150.2	131.4 135.8 138.6	178.0 182.9 187.6	140.2 144.4 146.3	175.0 179.8 184.2
2022 5 6	194.6 193.9	176.6 177.4	152.2 152.7	150.5 150.2	140.7 138.2	180.8 180.9	147.2 146.2	177.9 178.0
7	194.8	177.4	152.6	147.3	135.5	181.3	143.4	178.1
8	198.1	177.8	153.2	145.0	132.5	182.8	141.0	179.4
9	197.9	177.4	151.2	144.9	133.6	182.3	141.3	179.0
10	197.4	175.5	151.3	144.8	135.4	181.2	141.9	178.0
11	195.3	174.0	149.9	144.6	135.8	179.4	141.9	176.4
12	194.6	173.1	149.5	143.6	133.6	178.6	140.5	175.5
2023 1	192.6	171.3	147.5	141.8	130.8	176.6	138.4	173.6
2	194.1	173.0	148.1	144.0	131.1	178.1	140.1	175.1
3	195.6	173.8	149.3	146.5	132.3	179.2	142.1	176.2
4	198.9	175.9	152.3	146.6	133.8	181.8	142.6	178.7
5	199.0	177.7	153.5	149.4	136.3	182.8	145.2	179.9
6	200.5	178.8	153.7	149.4	137.4	184.0	145.5	180.9
7	201.4	180.4	154.7	149.4	137.9	185.3	145.7	182.0
8 *	205.4	183.2	155.6	149.4	138.4	188.2	145.7	184.8
9 *	207.0	183.7	157.1	151.7	139.6	189.2	147.6	185.7
10 *	207.8	184.3	157.4	152.5	141.4	189.8	148.7	186.3

<sup>\*</sup> 臨時數字

Provisional figures

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

年 / Year /	月 Month	Α	В	С	D	Е	A, B & C	D & E	所有類別 All Classes
2021		436.2	378.2	344.0	331.5	319.2	395.3	328.6	392.7
2022		407.5	357.4	329.8	314.6	301.4	372.1	311.8	369.7
	4 - 6 7 - 9 10 - 12	423.7 405.3 375.5	371.9 356.2 328.2	341.0 329.8 309.9	318.5 315.8 306.2	307.6 297.7 296.6	386.9 370.7 342.5	316.2 312.1 304.4	384.1 368.3 341.0
2023	1 - 3 4 - 6 7 - 9 *	378.6 383.0 363.3	334.7 340.2 328.0	315.9 318.7 310.5	306.6 309.5 298.4	304.8 307.2 293.6	347.2 352.2 337.8	306.3 309.1 297.5	345.8 350.6 336.4
2022	5 6	426.5 419.0	371.8 371.1	343.6 338.5	322.1 316.9	( 310.8 ) ( 306.5 )	388.2 384.6	319.7 314.7	385.5 381.8
	7	414.3	364.4	336.3	318.6	( 301.8 )	379.0	315.1	376.5
	8 9	405.3 396.3	356.2 347.9	328.5 324.7	315.0 313.8	( 294.7 ) ( 296.6 )	370.6 362.4	310.8 310.4	368.2 360.3
	10	385.2	337.3	317.9	313.6	( 295.7 )	351.9	308.2	350.2
	11	372.5	325.4	307.0	305.7	( 293.8 )	339.6	303.5	338.2
	12	368.9	322.0	304.9	301.7	( 300.2 )	335.9	301.4	334.7
2023	1	370.9	326.9	309.2	303.8	301.2	339.6	303.3	338.3
	2	380.4	335.4	316.8	305.8	( 305.4 )	348.3	305.7	346.8
	3	384.6	341.7	321.7	310.2	307.8	353.7	309.8	352.3
	4	387.8	343.1	321.8	314.9	( 311.4 )	355.7	314.3	354.2
	5	382.2	340.4	318.0	308.8	( 308.2 )	351.9	308.7	350.4
	6	379.1	337.2	316.2	304.9	301.9	349.0	304.4	347.3
	7	372.1	335.4	314.8	304.3	( 296.5 )	345.5	302.9	344.0
	8 *	363.4	328.4	311.2	297.8	( 293.9 )	338.2	297.1	336.7
	9 *	354.3	320.1	305.4	293.1	( 290.3 )	329.8	292.6	328.5
	10 *	346.4	313.4	298.3	286.9	( 287.0 )	322.7	286.9	321.4

<sup>\*</sup> 臨時數字

住宅樓宇的首次買賣並不會用作分析。

Primary sales of domestic premises are excluded from the analysis.

<sup>( )</sup> 表示少於 20 宗交易。

<sup>\*</sup> Provisional figures

<sup>( )</sup> Indicates fewer than 20 transactions.

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

		A, B & C			D & E			所有類別 Overall	
年 / 月 Year / Month	市 區 Urban	新 界 N.T.	合計 All	市 區 Urban	新 界 N.T.	合計 All	市 區 Urban	新 界 N.T.	合計 All
2021	330.4	323.4	332.0	370.7	277.5	331.7	333.6	324.5	333.5
2022	307.9	308.4	314.1	358.4	274.6	325.2	311.3	309.8	315.9
2022 4 - 6	319.8	321.6	327.2	366.0	277.7	330.2	323.2	322.7	328.8
7 - 9		307.9	313.4	360.3	277.3	327.8	310.3	309.3	315.3
10 - 12	282.0	283.4	288.4	343.6	270.3	316.8	285.6	285.4	290.6
2023 1 - 3	287.7	289.8	294.5	346.3	269.7	317.8	291.2	291.4	296.5
4 - 6	293.0	294.7	299.6	348.3	267.1	316.3	296.4	296.2	301.5
7 - 9	* 281.9	283.1	288.0	332.4	258.5	304.7	285.2	284.5	289.7
2022 5	321.4	322.6	328.4	367.9	279.4	332.0	324.8	323.8	330.0
6	317.1	319.8	325.0	367.1	278.7	331.3	320.6	321.0	326.7
7	313.4	315.0	320.5	365.3	277.9	330.0	316.9	316.3	322.2
8	306.8	307.8	313.4	360.1	277.4	327.8	310.3	309.3	315.3
9	300.2	300.8	306.4	355.6	276.5	325.6	303.8	302.4	308.4
10		291.5	296.9	353.0	272.8	322.0	294.7	293.3	299.1
11		280.8	285.5	343.0	269.6	316.1	282.4	282.8	287.8
12	276.2	278.0	282.7	334.7	268.6	312.4	279.7	280.0	284.9
2023 1	281.0	283.0	287.6	341.4	268.0	315.0	284.5	284.7	289.7
2	288.6	290.9	295.6	346.5	269.4	317.6	292.1	292.5	297.6
3	293.5	295.5	300.4	351.0	271.8	320.9	297.0	297.1	302.3
4	295.2	297.2	302.0	355.2	271.5	321.9	298.8	298.7	304.0
5	292.9	294.6	299.5	347.8	266.7	315.9	296.3	296.1	301.4
6	290.9	292.4	297.3	341.8	263.0	311.1	294.2	293.7	299.1
7	287.9	289.5	294.3	337.1	262.8	309.5	291.1	290.9	296.1
8	* 281.6	283.5	288.2	332.2	258.2	304.4	284.9	284.9	289.9
9	* 276.2	276.2	281.4	328.0	254.4	300.2	279.5	277.7	283.2
10	* 270.6	271.0	275.9	325.4	251.4	297.1	273.9	272.5	277.8

# \* 臨時數字

請參閱技術附註第7段的較受歡迎屋苑名單。 住宅樓宇的首次買賣並不會用作分析。

# \* Provisional figures

Please see paragraph 7 of the Technical Notes for the list of Selected Popular Residential Developments.

Primary sales of domestic premises are excluded from the analysis.

# 私人寫字樓 PRIVATE OFFICES

# 私人寫字樓 — 各區不同級別平均租金 PRIVATE OFFICES - AVERAGE RENTS BY GRADE AND DISTRICT

(每平方米月和 \$/m² per month)

									г							Г			(14)	7不月忸	φ, p.	, ,
	と別 rade				甲 A							乙 B							丙 C			
		上環	中區	灣仔/ 銅鑼灣 Wan	北角/ 鰂魚涌 North	尖沙咀	油麻地/ 旺角 Yau Ma	九龍灣/ 觀塘# Kowloon	上環	中區	灣仔/ 銅鑼灣 Wan	北角/ 鰂魚涌 North	尖沙咀	油麻地/ 旺角 Yau Ma	九龍灣/ 觀塘# Kowloon	上環	中區	灣仔/ 銅鑼灣 Wan	北角/ 鰂魚涌 North	尖沙咀	油麻地/ 旺角 Yau Ma	九龍灣/ 觀塘# Kowloon
年 / Year /	月 Month	Sheung Wan	Central	Chai/ Causeway Bay	Point/ Quarry Bay	Tsim Sha Tsui	Tei/ Mong Kok	Bay/ Kwun Tong#	Sheung Wan	Central	Chai/ Causeway Bay	Point/ Quarry Bay	Tsim Sha Tsui	Tei/ Mong Kok	Bay/ Kwun Tong#	Sheung Wan	Central	Chai/ Causeway Bay	Point/ Quarry Bay	Tsim Sha Tsui	Tei/ Mong Kok	Bay/ Kwun Tong#
2022	7 - 9	987	1 027	670	514	521	598	360	493	771	480	392	459	474	310	402	602	480	443	457	453	173
	10 - 12	794	993	643	503	515	508	334	489	733	502	401	467	464	332	395	568	497	423	480	461	( 185 )
2023	1 - 3	719	903	628	512	505	706	330	515	767	498	389	453	473	314	411	561	478	408	456	426	( 93)
	4 - 6	710	985	633	496	502	611	324	470	743	500	380	461	466	333	412	582	496	443	469	445	(111)
	7 - 9 *	734	976	640	478	528	620	334	508	803	499	381	458	476	359	427	596	499	448	479	432	-
2022	10	731	907	641	557	520	( 600)	350	464	711	488	448	488	475	336	404	588	501	431	513	454	( 187 )
	11	( 724 )	1 044	636	478	493	( 466 )	303	520	765	499	435	461	452	362	386	590	482	424	476	484	( 145 )
	12	867	1 025	651	478	541	( 488 )	342	479	727	519	338	455	467	303	397	522	507	414	444	442	( 223 )
2023	1	840	956	671	521	504	( 751 )	328	473	780	499	396	455	461	274	397	549	484	398	422	400	-
	2	795 570	854 887	625 581	529 477	506 505	714 694	343 322	533 535	800 722	508 490	372 398	430 464	490 472	343 336	419 419	526 600	440 492	418 407	475 465	420 452	( 93)
	4	848	946	664	477	480	602	316	487	728	509	416	463	472	331	402	567	478	424	463	429	-
	5	666	1 042	645	524	521	( 496 )	340	469	776	485	359	463	473	344	416	588	500	451	482	464	(111)
	6	577	974	597	( 439 )	503	( 743 )	313	458	743	501	373	458	495	321	423	597	515	452	465	443	-
	7 *	788	931	635	511	536	( 694 )	337	515	811	503	403	459	486	351	416	619	502	450	495	432	-
	8 *	595	991	625	444	521	( 598 )	338	501	783	503	352	456	468	365	443	602	486	463	439	432	-
	9 *	( 820)	1 042	659	( 431 )	511	( 389)	298	502	810	486	379	455	439	( 370 )	426	539	509	420	640	436	-
	10 *	-	1 082	584	( 504 )	( 495 )	( 553)	( 249 )	542	689	509	( 351 )	440	-	-	389	( 645 )	486	477	( 494 )	( 405)	-
1		1																				

- \* 臨時數字
- () 表示少於5宗交易。
- 本署沒有收到成交個案。
- # 九龍灣/觀塘的分界等同 18 區區議會選區中的觀塘區。
- 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;升降機僅足使用或不敷應用;管理服務屬最低至一般水平;並無泊車設施。

在不同時期的平均租金變化,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。如要衡量在有關時期內租金的轉變,請參考表 2.3 及 2.5 的租金指數。

- \* Provisional figures
- ( ) Indicates fewer than 5 transactions.
- No transaction record received by this Department.
- The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.
- 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.

Changes in average rents 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. To measure rental changes over the relevant periods, please refer to the rental indices in Tables 2.3 and 2.5.

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

(每平方米售價 \$/m<sup>2</sup>)

																1				( 13-1	刀不占頂	Ψ, 111
	及 別 Frade				甲 A							乙 <b>B</b>							丙 C			
		上環	中區	灣仔/ 銅鑼灣	北角/ 鰂魚涌 North	尖沙咀	油麻地/ 旺角 Yau Ma	九龍灣/ 觀塘# Kowloon	上環	中區	灣仔/ 銅鑼灣	北角/ 鰂魚涌 North	尖沙咀	油麻地/ 旺角 Yau Ma	九龍灣/ 觀塘# Kowloon	上環	中區	灣仔/ 銅鑼灣	北角/ 鰂魚涌 North	尖沙咀	油麻地/ 旺角 Yau Ma	九龍灣/ 觀塘# Kowloon
				Wan Chai/	Point/		Tei/	Bay/			Wan Chai/	Point/		Tei/	Bay/			Wan Chai/	Point/		Tei/	Bay/
年 /	月 Month	Sheung Wan	Central	Causeway	Quarry	Tsim Sha Tsui	Mong Kok	Kwun Tong#	Sheung Wan	Central	Causeway	Quarry	Tsim Sha Tsui	Mong Kok	Kwun	Sheung Wan	Central	Causeway	Quarry	Tsim Sha Tsui	Mong Kok	Kwun
rear /	Monui	w an	Centrai	Bay	Bay	1 Sui	NOK	Tong#	w an	Central	Bay	Bay	1 Sui	KOK	Tong#	w an	Centrar	Bay	Bay	1 Sui	KOK	Tong#
2022	7 - 9	-	-	( 358 680 )	-	( 221 610 )	-	( 120 096 )	( 140 070 )	-	( 215 232 )	-	( 198 991 )	190 071	-	163 036	( 308 320 )	203 409	( 197 008 )	147 801	169 129	-
	10 - 12	- (	393 834 )	( 179 588 )	-	( 181 281 )	-	( 132 548 )	( 159 722 )	( 178 325	)( 324 921 )	( 142 361	( 163 086 )	190 915	( 124 396 )	( 153 516 )	( 135 868 )	( 195 827 )	( 204 896 )	153 757	( 150 777 )	-
2023	1 - 3	-	453 235	( 193 829 )(	202 804 )	192 215	-	143 716	_	( 189 474	) 248 626	_	( 156 308 )	163 230	( 140 010 )	148 107	( 244 003 )	( 173 550 )	( 224 023 )	165 173	156 111	-
	4 - 6	( 367 340 )(	475 146 )	) -	_	212 669	_	( 154 562 )	( 170 837 )	( 325 705	)( 280 876 )	_	165 452	149 927	( 129 510 )	129 696	( 233 863 )	177 525	206 157	163 351	150 667	_
	7 - 9*	_	_	_		_		(118 041)			)( 296 013 )		174 843	145 197				( 148 624 )		141 221	159 807	_
	, - ,	_						( 110041 )	_	( 201 237	)( 2)0013 )		174 043	143 177	72 372	130 210	( 105 007 )	( 140 024 )	( 173 030 )	141 221	137 007	_
2022	10	-	-	( 179 588 )	-	( 176 683 )	-	( 132 548 )	-	-	( 324 921 )	( 142 361	( 133 333 )	( 178 642	) -	( 177 453 )	-	-	( 214 876 )	173 246	( 191 083 )	-
	11	- (	315 271 )	-	-	( 177 054 )	-	-	( 159 722 )	( 178 325	) -	-	( 175 915 )	( 159 246	)( 124 396 )	( 158 451 )	-	( 129 972 )	( 183 962 )	137 829	( 149 300 )	-
	12	- (	472 396 )	-	-	( 194 704 )	-	-	-	-	-	-	( 171 549 )	( 250 690	-	( 139 080 )	( 135 868 )	( 261 682 )	( 215 849 )	( 135 952 )	( 131 362 )	-
2023	1	- (	420 116 )	-	-	( 225 717 )	-	( 88 148 )	-	( 189 474	)( 228 318 )	-	-	( 175 325	)( 140 010 )	( 178 416 )	-	( 155 565 )	-	( 132 128 )	( 161 875 )	-
	2	- (	340 326 )	) -	-	( 199 770 )	-	( 153 146 )	-	-	-	-	( 159 797 )	-	-	( 142 641 )	) -	( 182 543 )	-	( 143 891 )	( 139 102 )	-
	3	- (	542 808 )	( 193 829 )(	202 804 )	( 164 843 )	-	( 162 071 )	-	-	( 279 087 )	-	( 155 144 )	161 719	-	( 145 996 )	( 244 003 )	-	( 224 023 )	176 039	159 643	-
	4	( 364 626 )	-	-	-	( 200 391 )	-	( 178 763 )	-	( 273 926	) -	-	( 165 791 )	( 142 867	)( 139 468 )	( 120 000 )	( 351 563 )	( 189 018 )	( 175 400 )	( 164 361 )	( 160 714 )	-
	5	( 370 054 )	-	-	_	( 218 808 )	-	( 174 200 )	-	( 377 483	) -	_	( 126 304 )	-	_	( 136 521 )	( 194 630 )	( 179 408 )	( 232 075 )	( 123 165 )	144 326	-
	6	- (	475 146 )	) -	-	-	-	( 91 087 )	( 170 837 )	-	( 280 876 )	-	( 184 686 )	( 156 987	)( 119 552 )	( 128 377 )	) -	( 158 401 )	( 228 276 )	( 176 072 )	156 267	-
	7 *	_	-	_	_		_	( 118 041 )	-	_	-	_	( 188 658 )	( 139 485	) -	( 135 243 )	( 185 009 )	_	_	( 134 133 )	( 201 705 )	
	8 *	_	_	_	_	_	_	_	_	( 284 495	)( 248 023 )				) 91 679							-
	9 *	_	_	_	_	_	_	_		`	)( 344 004 )			`	)( 100 806 )	1		( 148 624 )	` ′		( 149 116 )	_
	10 *	-	_	-	_	_	_	_		,	-		` '	`	-	1		-		` '	,	
	10 '	_	-	-	-	-	-	-	_	-	-	-	( 103 020 )		-	( 120 /91 )	, -	-	( 120 031 )	( 130319 )	( 104 313 )	-

- \* 臨時數字
- () 表示少於5宗交易。
- 本署沒有收到成交個案。
- # 九龍灣/觀塘的分界等同 18 區區議會選區中的觀塘區。

在不同時期的平均售價變化,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。如要衡量在有關時期內售價的轉變,請參考表 2.4 及 2.5 的售價指數。

- Provisional figures
- ( ) Indicates fewer than 5 transactions.
- No transaction record received by this Department.
- The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

Changes in average prices 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. To measure price changes over the relevant periods, please refer to the price indices in Tables 2.4 and 2.5.

# 私人寫字樓 — 各級別租金指數(所有地區) PRIVATE OFFICES - RENTAL INDICES BY GRADE (ALL DISTRICTS) (1999 = 100)

年 / 月 Year / Month	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall
2021	237.0	233.1	220.3	233.4
2022	232.1	231.6	218.5	230.0
2022 4 - 6	231.4	231.2	216.3	229.1
7 - 9	232.8	232.5	218.9	230.7
10 - 12	230.4	229.5	219.4	228.5
2023 1 - 3	228.4	228.5	218.0	226.8
4 - 6	227.9	231.1	220.7	227.7
7 - 9*	227.1	232.8	223.7	228.2
2022 5	229.8	230.9	218.2	228.4
6	232.0	232.1	216.6	229.8
7	232.8	232.2	217.7	230.5
8	233.8	233.3	220.6	231.7
9	231.7	232.1	218.3	229.8
10	230.7	229.6	219.4	228.7
11	229.9	230.4	220.8	228.7
12	230.7	228.5	218.0	228.2
2023 1	229.5	225.8	216.1	226.4
2	227.1	228.4	217.3	226.0
3	228.5	231.3	220.6	228.1
4	228.8	230.2	218.0	227.5
5	228.9	230.9	220.7	228.2
6	226.1	232.1	223.5	227.4
7 *	227.0	232.9	224.3	228.3
8 *	227.8	232.8	224.8	228.7
9 *	226.5	232.7	222.0	227.5
10 *	226.2	232.6	221.6	227.3

<sup>\*</sup> 臨時數字 \* Provisional figures

# 私人寫字樓 — 各級別售價指數(所有地區) PRIVATE OFFICES - PRICE INDICES BY GRADE (ALL DISTRICTS) (1999 = 100)

年 / 月 Year / Month	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall
2021	457.5	549.4	518.2	502.5
2022	463.5 @	519.0	505.6	495.7 @
2022 4 - 6	( 470.8 )	521.5	515.6	500.1
7 - 9	( 465.4 )	( 525.5 )	506.3	499.6
10 - 12	( 434.8 )	(512.8)	479.7	479.1
2023 1 - 3	443.9	496.7	478.0	473.9
4 - 6	438.6	513.6	480.3	474.4
7 - 9*	( 430.8 ) @	477.4	465.6	462.8 @
2022 5	( 467.8 )	( 520.0 )	511.6	497.4
6	( 466.3 )	( 531.2 )	505.9	498.1
7	( 469.2 )	( 523.6 )	( 508.7 )	500.4
8	( 461.6 )	(510.2)	502.9	492.7
9	( 465.5 )	( 542.8 )	( 507.4 )	( 505.6 )
10	( 439.8 )	( 522.8 )	( 486.8 )	485.6
11	( 427.1 )	(512.3)	( 474.8 )	( 474.9 )
12	( 437.5 )	( 503.2 )	( 477.5 )	476.9
2023 1	( 444.2 )	( 500.0 )	( 478.0 )	( 477.0 )
2	( 443.4 )	( 490.3 )	( 473.8 )	469.9
3	( 444.0 )	( 499.8 )	482.1	474.7
4	( 443.4 )	( 508.7 )	( 485.3 )	476.8
5	( 438.3 )	( 520.4 )	( 480.7 )	476.6
6	( 434.2 )	( 511.7 )	( 475.0 )	469.8
7 *	( 430.8 )	( 492.0 )	( 474.9 )	462.8
8 *	۸	476.3	( 466.7 )	۸
9 *	^	( 463.8 )	( 455.2 )	^
10 *	٨	( 458.0 )	( 443.0 )	۸

- \* 臨時數字
- ( ) 表示少於 20 宗交易。
- 2022 年的售價指數不包括 2022 年 3 月;2023 年 7-9 季度的售價指數不包括 2023 年 8 及 9 月。
- ^ 沒有充足資料作分析。

- \* Provisional figures
- ( ) Indicates fewer than 20 transactions.
- @ Price indices for the periods of 2022 excluding Mar 2022; 2023 quarter 7-9 excluding Aug and Sep 2023.
- ^ Insufficient data for analysis.

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

			租金 Rents		售價 Prices
年 / J Year / Mo	月 onth	上環 / 中區 Sheung Wan / Central	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	核心地區 # Core Districts #
2021		285.6	227.5	196.2	421.6
2022		278.1	215.7	194.7	422.7 @
2022 4	- 6	274.8	216.0	191.9	( 437.0 )@
7	- 9	276.3	214.9	194.7	( 459.9 )@
10	- 12	275.3	212.6	191.9	( 374.6 )
2023 1	- 3	265.6	210.3	189.2	400.1
4	- 6	262.3	209.0	189.9	( 441.6 )
7	- 9*	265.7	209.9	192.8	-
2022	5	271.4	214.5	195.8	( 451.7 )
	6	277.1	214.7	190.6	( 422.3 )
	7	276.6	220.9	193.2	( 391.5 )
	8	281.7	211.2	195.4	( 528.2 )
	9	270.5	212.5	195.4	-
	10	269.7	216.6	194.9	( 357.1 )
	11	290.0	200.5	184.8	( 379.5 )
	12	266.2	220.8	196.0	( 387.2 )
2023	1	267.7	217.5	191.6	( 410.9 )
	2	267.6	212.8	184.5	( 393.1 )
	3	261.6	200.5	191.4	( 396.3 )
	4	260.4	217.8	187.7	( 355.6 )
	5	264.6	204.1	193.1	( 392.3 )
	6	261.8	205.1	188.8	( 576.9 )
	7 *	263.3	211.5	194.0	-
	8 *	267.2	213.5	187.1	-
	9 *	266.5	204.8	197.4	-
	10 *	269.8	( 200.3 )	( 186.3 )	-

- # 核心地區:上環/中區、灣仔/銅鑼灣及尖沙咀
- \* 臨時數字
- ( ) 表示少於 10 宗交易。
- 本署沒有收到成交個案。
- 2022 年的售價指數不包括 2022 年 3 · 4 及 9 月;
   2022 年 4-6 季度的售價指數不包括 2022 年 4 月;
   2022 年 7-9 季度的售價指數不包括 2022 年 9 月。

- # Core districts: Sheung Wan / Central, Wan Chai / Causeway Bay and Tsim Sha Tsui
- Provisional figures
- ( ) Indicates fewer than 10 transactions.
- No transaction record received by this Department.
- Price indices for the periods of 2022 excluding Mar, Apr and Sep 2022;
   2022 quarter 4-6 excluding Apr 2022;
   2022 quarter 7-9 excluding Sep 2022.

# 私人零售業樓宇 PRIVATE RETAIL

# 私人零售業樓字 — 平均租金及售價 PRIVATE RETAIL - AVERAGE RENTS AND PRICES

		租金 Rents ( 每平方米月租 \$/m² per mon	th)		售價 Prices (每平方米售價 \$/m²)	
年 / 月 Year / Month	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
2022 7 - 9	1 238	1 085	1 171	466 288	332 016	400 075
10 - 12	1 128	1 141	1 195	555 009	256 696	263 228
2023 1 - 3	1 253	1 108	1 197	470 386	434 610	372 726
4 - 6	1 316	1 184	1 197	633 827	391 678	405 487
7 - 9 *	1 303	1 173	1 267	457 092	318 644	263 915
2022 10	1 067	1 078	1 216	( 436 159 )	209 374	( 199 331 )
11	1 265	1 232	1 153	( 618 109 )	286 678	( 210 584 )
12	1 042	1 114	1 217	( 565 273 )	261 113	( 463 529 )
2023 1	1 031	978	1 025	( 541 724 )	490 620	( 500 042 )
2	1 454	1 125	1 254	( 512 867 )	412 190	( 263 102 )
3	1 307	1 187	1 267	( 387 678 )	412 678	377 219
4	1 296	1 184	1 164	( 380 100 )	( 409 620 )	393 806
5	1 216	1 199	1 187	( 846 172 )	368 203	( 480 920 )
6	1 437	1 170	1 244	( 536 640 )	406 325	( 299 937 )
7 *	1 240	1 131	1 211	( 534 154 )	304 708	( 316 433 )
8 *	1 280	1 202	1 258	( 438 558 )	( 361 393 )	252 223
9 *	1 437	1 334	1 390	( 287 686 )	( 298 067 )	( 236 436 )
10 *	1 265	1 061	1 115	( 272 116 )	( 222 876 )	( 470 754 )

<sup>\*</sup> 臨時數字

在不同時期的平均租金和售價變化,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。如要衡量在有關時期內租金和售價的轉變,請參考表 3.2 的租金及售價指數。

Changes in average rents and prices 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. To measure rental and price changes over the relevant periods, please refer to the rental and price indices in Table 3.2.

<sup>( )</sup> 表示少於 20 宗交易。

<sup>\*</sup> Provisional figures

<sup>( )</sup> Indicates fewer than 20 transactions.

# 私人零售業樓字 — 租金及售價指數 PRIVATE RETAIL - RENTAL AND PRICE INDICES (1999 = 100)

年 / 月	租金	售價
Year / Month	Rents	Prices
2021	172.0	543.4
2022	167.0	523.0
2022	165.2 165.9 166.9	525.8 517.6 505.9
2023 1 - 3	167.5	488.0
4 - 6	170.4	499.0
7 - 9 *	173.3	497.9
2022 5 6	165.5 167.0	526.9 532.5
7	167.4	520.9
8	164.9	517.9
9	165.5	513.9
10	166.3	513.4
11	167.3	506.2
12	167.2	498.0
2023 1 2 3	167.2 167.2 168.1	487.9 484.8 491.4
4	168.1	496.6
5	170.7	499.3
6	172.5	501.0
7 *	172.6	501.4
8 *	173.5	499.2
9 *	173.7	493.1
10 *	174.8	487.4

\* 臨時數字

\* Provisional figures

# 私人分層工廠大廈 PRIVATE FLATTED **FACTORIES**

# 私人分層工廠大廈 一 平均租金及售價 PRIVATE FLATTED FACTORIES - AVERAGE RENTS AND PRICES

		(	租金 Rents 每平方米月租 \$ / m <sup>2</sup> per mor	nth )	售價 Prices (每平方米售價 \$/m²)				
年 / Year / l	月 Month	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories		
-	7 - 9	200	228	166	( 86 559 )	89 269	62 063		
1	0 - 12	198	226	165	83 819	81 249	61 370		
2023	1 - 3	198	221	168	71 216	85 447	60 295		
	4 - 6	197	222	165	80 623	81 556	59 001		
	7 - 9*	216	225	169	( 72 775)	84 294	60 363		
2022	10	200	224	164	( 87 283 )	73 743	58 021		
	11	195	229	164	( 73 398 )	89 645	60 976		
	12	199	226	168	( 98 426 )	81 806	65 289		
2023	1	204	216	155	( 92 389 )	78 834	58 922		
	2	185	224	178	( 62 655 )	86 473	63 153		
	3	201	224	173	( 69 564 )	87 924	59 499		
	4	196	215	159	( 84 199 )	81 530	58 808		
	5	199	226	168	( 76 881 )	79 993	57 678		
	6	198	228	168	( 87 554 )	83 176	60 435		
	7 *	224	225	168	( 69 933 )	79 215	59 907		
	8 *	203	223	170	( 79 857 )	96 416	60 744		
	9 *	211	234	169	( 62 173 )	( 74 261 )	60 488		
	10 *	194	244	177	( 75 170 )	( 80 637 )	55 877		

臨時數字

在不同時期的平均租金和售價變化,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。如要衡量在有關時期內租金和售價的 轉變,請參考表 4.2 的租金及售價指數。

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

Changes in average rents and prices 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. To measure rental and price changes over the relevant periods, please refer to the rental and price indices in Table 4.2.

<sup>()</sup> 表示少於20宗交易。

平均租金及售價只以樓上單位的租金及售價計算。

Provisional figures

Indicates fewer than 20 transactions.

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

年 / 月	租金	售價
Year / Month	Rents	Prices
2021	208.8	879.0
2022	211.9	880.3
2022 4 - 6	208.8	892.0
7 - 9	214.4	884.3
10 - 12	213.9	849.6
2023	214.5 218.0 221.8	860.1 861.7 846.5
2022 5	208.4 211.9	898.2 901.2
7	212.8	892.3
8	214.9	889.9
9	215.5	870.8
10	215.4	859.7
11	212.8	852.0
12	213.4	837.2
2023 1 2 3	212.2 215.4 215.8	851.5 863.2 865.7
4	215.8	862.9
5	218.5	861.4
6	219.6	860.8
7 *	220.8	852.4
8 *	222.4	849.7
9 *	222.3	837.3
10 *	221.6	822.7

<sup>\*</sup> 臨時數字

上述指數只就樓上單位計算。

# \* Provisional figures

The indices are in respect of upper floor units only.

# 私人物業的市場回報率 PRIVATE PROPERTY MARKET YIELDS

# 物業市場回報率 — 私人住宅樓宇 PROPERTY MARKET YIELDS - PRIVATE DOMESTIC

(回報百分率 % return)

		I				(回報百分率 % retu
				住宅 Domestic		
				Domestic		
年 / Year /	月 <b>M</b> onth	A	В	С	D	Е
2021		2.4	2.2	2.1	2.0	1.9
2022		2.5	2.2	2.1	2.1	2.0
2022	4 - 6	2.4	2.2	2.1	2.1	2.1
2022	7 - 9	2.6	2.3	2.1	2.0	2.0
	10 - 12	2.7	2.4	2.2	2.1	2.1
2023	1 - 3	2.7	2.3	2.2	2.1	1.9
2023	4 - 6	2.7	2.4	2.2	2.1	2.0
	7 - 9 *	3.0	2.5	2.3	2.2	2.1
2022	5	2.4	2.2	2.0	2.1	2.0
2022	6	2.4	2.2	2.0	2.1	2.0
	7	2.5	2.2	2.1	2.1	2.0
	8	2.6	2.3	2.2	2.0	2.0
	9	2.6	2.3	2.1	2.1	2.0
	10	2.7	2.4	2.2	2.1	2.1
	11	2.8	2.4	2.3	2.1	2.1
	12	2.8	2.4	2.3	2.1	2.0
2023	1	2.7	2.4	2.2	2.1	2.0
	2	2.7	2.3	2.2	2.1	1.9
	3	2.7	2.3	2.1	2.1	1.9
	4	2.7	2.3	2.2	2.1	1.9
	5	2.7	2.4	2.2	2.2	2.0
	6	2.8	2.4	2.3	2.2	2.1
	7	2.9	2.5	2.3	2.2	2.1
	8 *	3.0	2.6	2.3	2.2	2.1
	9 *	3.1	2.6	2.4	2.3	2.2
	10 *	3.2	2.7	2.5	2.4	2.2

<sup>\*</sup> 臨時數字

Provisional figures

# 物業市場回報率 — 私人非住宅樓宇 PROPERTY MARKET YIELDS - PRIVATE NON-DOMESTIC

(回報百分率 % return)

		非住宅 Non-domestic								
		寫: Off	z樓 ices	分層工廠大廈 ** Flatted Factories**	零售業樓宇 Retail					
年 / Year /	月 Month	甲級 Grade A	乙級 Grade B							
2021		2.5	2.5	2.9	2.5					
2022		2.5 @	2.6	2.9	2.5					
2022	4 - 6	2.4	2.6	2.8	2.5					
	7 - 9	2.5	2.6	2.9	2.6					
	10 - 12	2.6	2.7	3.0	2.6					
2023	1 - 3	2.5	2.7	3.0	2.7					
	4 - 6	2.6	2.7	3.1	2.7					
	7 - 9 *	2.6 @	2.9	3.2	2.8					
2022	5	2.4	2.6	2.8	2.5					
	6	2.5	2.6	2.8	2.5					
	7	2.4	2.6	2.9	2.5					
	8	2.5	2.7	2.9	2.5					
	9	2.5	2.5	3.0	2.6					
	10	2.6	2.6	3.0	2.6					
	11	2.7	2.7	3.0	2.5					
	12	2.6	2.7	3.1	2.7					
2023	1	2.6	2.7	3.0	2.7					
	2	2.5	2.8	3.0	2.7					
	3	2.5	2.7	3.0	2.7					
	4	2.6	2.7	3.0	2.7					
	5	2.6	2.6	3.1	2.8					
	6	2.6	2.7	3.1	2.7					
	7 *	2.6	2.8	3.1	2.8					
	8 *	^	2.9	3.2	2.7					
	9 *	۸	3.0	3.2	2.9					
	10 *	^	3.0	3.2	2.8					

<sup>\*</sup> 臨時數字

<sup>\*\*</sup> 此欄數字只就樓上單位計算。

<sup>2022</sup> 年的物業市場回報率不包括 2022 年 3 月;2023 年 7-9 季度的物業市場回報率不包括 2023 年 8 及 9 月。

A 沒有充足資料作分析。

Provisional figures

<sup>\*\*</sup> The figures are in respect of upper floor units only.

<sup>@</sup> Property Market Yields for the periods of 2022 excluding Mar 2022; 2023 quarter 7-9 excluding Aug and Sep 2023.

Insufficient data for analysis.

# 私人樓宇的 落成量及預測落成量 COMPLETIONS AND FORECAST COMPLETIONS IN THE PRIVATE SECTOR

# 落成量及預測落成量 ─ 私人住宅樓字 COMPLETIONS AND FORECAST COMPLETIONS - PRIVATE DOMESTIC

(單位數目 No. of units)

		預測落成量 Forecast Completions				
類別 Class	港島 Hong Kong	九龍 Kowloon	新界 New Territories	全港 Overall	百分率 %*	全港 Overall
A	590	2 499	2 613	5 702	58	9 776
В	41	902	2 770	3 713	51	7 236
С	44	245	608	897	59	1 510
D	35	55	23	113	13	883
Е	114	7	24	145	26	548
合計 Overall	824	3 708	6 038	10 570	53	19 953

以上的落成量只是臨時數字。這些是累積數字,而有關數字在過往月份若有任何修改, 本報告不會另作說明,因此,不應假定單位數目的增加,就是代表最近期的落成量。 所有數字均不包括村屋在內。

2023 年全年預測落成量為年初估計的數字。

\* 2023 年截至十月三十一日整體落成量,佔 2023 年全年預測落成量的百分率。

The completion figures are provisional. Since the figures are cumulative, any amendments made to figures in the previous months will <u>not</u> be specified and hence it should <u>not</u> be assumed that additional units represent completions in the latest period.

All figures exclude village houses.

Forecast completions for the whole year of 2023 are estimates made at the beginning of the year.

\* Overall completions up to 31.10.2023, expressed as a % of forecast for the whole year of 2023.

# 落成量及預測落成量 ─ 私人非住宅樓字 COMPLETIONS AND FORECAST COMPLETIONS - PRIVATE NON-DOMESTIC

(千平方米 Thousand m<sup>2</sup>)

	港島 Hong Kong	(十平方末 Inousand m ) 預測落成量 Forecast Completions 全港 Overall				
寫字樓 Offices	11.6	47.1	-	58.7	22	267.2
商業樓宇 Commercial Premises	26.1	52.7	8.4	87.2	60	146.5
工貿大廈 Industrial / Office	-	-	-	-	-	-
分層工廠大廈 Flatted Factories	-	-	18.4	18.4	18	102.7
特殊廠房 Specialised Factories	-	-	55.6	55.6	83	66.9
貨倉 Storage	-	-	-	-	-	-

以上的落成量只是臨時數字。這些是累積數字,而有關數字在過往月份若有任何修改, 本報告<u>不會</u>另作說明,因此,<u>不應</u>假定樓面面積的增加,就是代表最近期的落成量。 2023 年全年預測落成量為年初估計的數字。

\* 2023年截至十月三十一日整體落成量,佔2023年全年預測落成量的百分率。

The completion figures are provisional. Since the figures are cumulative, any amendments made to figures in the previous months will <u>not</u> be specified and hence it should <u>not</u> be assumed that additional floor area represent completions in the latest period.

Forecast completions for the whole year of 2023 are estimates made at the beginning of the year.

\* Overall completions up to 31.10.2023, expressed as a % of forecast for the whole year of 2023.

# 物業買賣 **SALES TRANSACTIONS**

# 住宅買賣一樓字買賣合約數目及總值 DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月	數目	總值(百萬元)
Year / Month	No.	Consideration (\$ million)
2021 2022 2023	74 297 45 050 37 519 14 925 11 683 8 386 14 023	733 904 407 723 345 254 138 345 95 477 74 081 119 977
2023 1 - 3	14 023	119 977
4 - 6	12 199	122 758
7 - 9	9 174	78 022
2022 5	6 202	58 029
6	4 826	45 158
7	3 671	33 890
8	4 137	32 492
9	3 875	29 095
10	3 148	27 179
11	2 731	25 862
12	2 507	21 040
2023 1 2 3 4 5 6 7 8 9	3 051 4 282 6 690 4 583 4 003 3 613 3 065 3 247 2 862 2 123	25 431 36 654 57 892 52 368 36 769 33 621 26 591 28 645 22 786 24 497

資料來源 : 土地註冊處

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

Source: The Land Registry

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

# 住宅買賣一按成交金額分類的買賣合約數目 DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS BY CONSIDERATION RANGE

( 買賣合約數目 No. of Agreements )

												(買賣合約數目 No. of Agreemer
			成交金額 (百萬元) Range of Consideration (\$ million)									
		少於 Less tl		2 至少於 2 to less th		3 至少抗 3 to less t		5 至少於 5 to less th		10 或以 10 or ov		總數 Total
年 / 月	月	數目		數目		數目		數目		數目		
	onth	No.	%	No.	%	No.	%	No.	%	No.	%	
2021		1 053	1	1 414	2	11 303	15	41 893	56	18 634	25	74 297
2022		937	2	1 227	3	9 344	21	24 499	54	9 043	20	45 050
2023 1 -	- 10	762	2	1 627	4	9 624	26	18 705	50	6 801	18	37 519
2022 4	- 6	227	2	303	2	2 260	15	8 496	57	3 639	24	14 925
7 -	- 9	232	2	328	3	3 076	26	6 222	53	1 825	16	11 683
10	- 12	267	3	354	4	2 390	28	4 125	49	1 250	15	8 386
2023 1 -	- 3	281	2	410	3	3 459	25	7 411	53	2 462	18	14 023
4 -	- 6	223	2	490	4	2 839	23	6 167	51	2 480	20	12 199
7 -	- 9	205	2	563	6	2 659	29	4 244	46	1 503	16	9 174
2022	5	77	1	105	2	842	14	3 499	56	1 679	27	6 202
	6	78	2	112	2	688	14	2 849	59	1 099	23	4 826
	7	63	2	110	3	729	20	2 089	57	680	19	3 671
	8	84	2	101	2	1 128	27	2 202	53	622	15	4 137
	9	85	2	117	3	1 219	31	1 931	50	523	13	3 875
	10	93	3	97	3	908	29	1 559	50	491	16	3 148
	11	91	3	118	4	797	29	1 321	48	404	15	2 731
	12	83	3	139	6	685	27	1 245	50	355	14	2 507
2023	1	73	2	118	4	856	28	1 523	50	481	16	3 051
	2	100	2	123	3	1 139	27	2 180	51	740	17	4 282
	3	108	2	169	3	1 464	22	3 708	55	1 241	19	6 690
	4	78	2	144	3	1 058	23	2 226	49	1 077	23	4 583
	5	74	2	170	4	967	24	2 043	51	749	19	4 003
	6	71	2	176	5	814	23	1 898	53	654	18	3 613
	7	59	2	190	6	745	24	1 577	51	494	16	3 065
	8	84	3	185	6	965	30	1 439	44	574	18	3 247
	9	62	2	188	7	949	33	1 228	43	435	15	2 862
	10	53	2	164	8	667	31	883	42	356	17	2 123

資料來源 : 土地註冊處

有關數字來自"住宅買賣一樓字買賣合約數目及總值"圖表。

由於四捨五入關係,個別項目的百分率數字加起來可能不等於百分之一百。

Source: The Land Registry

Figures are derived from the table 'Domestic Sales - Number of Sale and Purchase Agreements and Total Consideration'.

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

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

			賣 ales		<b></b> Sales	總數		
年 / Year /	/  月 / <b>M</b> onth	數目 No.	%	總值(百萬元) Consideration (\$ million)	數目 No.	%	總值(百萬元) Consideration (\$ million)	Total No.
2021		17 650	24	230 888	56 647	76	503 017	74 297
2022		10 315	23	109 722	34 735	77	297 999	45 050
2023	1 - 10	9 246	25	111 626	28 273	75	233 631	37 519
2022	4 - 6	3 132	21	37 949	11 793	79	100 396	14 925
	7 - 9	4 176	36	35 936	7 507	64	59 540	11 683
	10 - 12	1 284	15	12 733	7 102	85	61 347	8 386
2023	1 - 3	2 805	20	32 997	11 218	80	86 982	14 023
	4 - 6	3 569	29	50 283	8 630	71	72 474	12 199
	7 - 9	2 5 1 6	27	23 541	6 658	73	54 482	9 174
2022	5	1 492	24	18 262	4 710	76	39 767	6 202
	6	1 382	29	16 270	3 444	71	28 888	4 826
	7	1 177	32	13 451	2 494	68	20 438	3 671
	8	1 564	38	12 019	2 573	62	20 473	4 137
	9	1 435	37	10 466	2 440	63	18 629	3 875
	10	672	21	5 230	2 476	79	21 949	3 148
	11	365	13	4 763	2 366	87	21 098	2 731
	12	247	10	2 740	2 260	90	18 300	2 507
2023	1	363	12	5 072	2 688	88	20 359	3 051
	2	655	15	9 053	3 627	85	27 602	4 282
	3	1 787	27	18 872	4 903	73	39 021	6 690
	4	1 550	34	25 758	3 033	66	26 610	4 583
	5	1 000	25	11 807	3 003	75	24 961	4 003
	6	1 019	28	12 718	2 594	72	20 903	3 613
	7	810	26	7 438	2 255	74	19 153	3 065
	8	742	23	8 440	2 505	77	20 205	3 247
	9	964	34	7 663	1 898	66	15 124	2 862
	10	356	17	4 805	1 767	83	19 693	2 123

資料來源 : 土地註冊處

有關數字來自 "住宅買賣 — 樓宇買賣合約數目及總值"圖表。請參閱該圖表有關「住宅買賣」的定義。一手買賣一般指由發展商出售的單位,二手買賣指非由發展商出售的單位。

由於四捨五入關係,一手和二手買賣的總值加起來可能不等於"住宅買賣一樓字買賣合約數目及總值"圖表的總值。

Source: The Land Registry

Figures are derived from the table 'Domestic Sales - Number of Sale and Purchase Agreements and Total Consideration'. Please refer to the table for the definition of 'domestic sales'. Primary sales generally refer to sales from developers. Secondary sales refer to sales from parties other than developers.

Due to rounding, figures of consideration for primary sales and secondary sales may not add up to consideration in the table 'Domestic Sales - Number of Sale and Purchase Agreements and Total Consideration'.

# 非住宅買賣一主要類別物業買賣宗數及總值 NON-DOMESTIC SALES - NUMBER OF TRANSACTIONS AND CONSIDERATION BY PROPERTY TYPE

			寫字樓 Offices		商業樓宇 Commercial	分層工廠大廈 Flatted Factories		
年 / 月	1	宗數	總值(百萬元)	宗數	總值(百萬元)	宗數	總值(百萬元)	
Year / Month		No.	Consideration (\$ million)	No.	Consideration (\$ million)	No.	Consideration (\$ million)	
2021		1 077	14 860	2 189	42 026	3 637	27 350	
2022		667	8 508	1 397	21 750	2 006	16 884	
2023 1 - 1	0 *	544	7 391	965	14 223	1 612	12 178	
2022 4 -	9	218	2 225	464	6 861	620	5 473	
7 -		150	2 307	321	4 275	516	4 300	
10 - 1		160	2 232	291	4 515	368	2 468	
2023 1 -		183	2 793	314	5 325	521	4 057	
4 -		192	2 688	284	4 188	551	4 394	
7 -		136	1 551	295	4 124	420	2 769	
	5	76	696	142	1 933	205	1 490	
	6	74	828	151	2 614	231	1 572	
		61 53 36 75 40 45	861 1 023 423 825 504 903	87 131 103 85 109 97	1 202 1 838 1 234 1 145 1 441 1 929	167 168 181 108 128 132	1 804 1 223 1 273 769 935 764	
	1 2 3 4 5 6	40 49 94 59 63 70 36	744 714 1 335 792 916 981 264	87 97 130 87 119 78 92	1 392 1 869 2 064 948 2 139 1 102 1 140	123 138 260 180 204 167	795 1 039 2 222 1 327 1 404 1 663 1 145	
	8 *	60	435	126	2 108	141	912	
	9 *	40	852	77	876	109	713	
	0 *	33	359	72	585	120	958	

#### \* 臨時數字

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

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

#### Provisional figures

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

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

# 技術附註

# 1. 物業類別

樓字一般是按佔用許可證(俗稱入伙紙)上註明的用途分類,除非本署得悉樓 字其後在結構上有所更改。本署沒有特別調查樓宇現時的用途,也沒有嘗試辨 別那些住宅樓宇是用作非住宅用途,或那些非住宅樓宇是用作住宅用途。

- **1.1** <u>私人住宅</u>單位,是指設有專用煮食設施、浴室和廁所的獨立居住單位,並按樓 面面積分類如下:
  - A 類單位 實用面積少於 40 平方米
  - B 類單位 實用面積為 40 至 69.9 平方米
  - C 類單位 實用面積為 70 至 99.9 平方米
  - D 類單位 實用面積為 100 至 159.9 平方米
  - E 類單位 實用面積為 160 平方米或以上

統計數字並不包括公共房屋發展項目,即私人機構參建居屋、居者有其屋、可租可買、重建置業、夾心階層住屋、市區改善和住宅發售等計劃興建的住宅單位。此外,香港房屋委員會與香港房屋協會興建的出租屋邨、租者置其屋計劃下售出的單位,以及政府所擁有的宿舍,亦不包括在內。解放軍及醫院管理局轄下的宿舍、公用事業機構物業的附設宿舍、私營機構宿舍(包括教育院校的學生宿舍)、酒店和旅舍也不包括在內。自2002年起,樓宇落成量不包括村屋的統計數字。

- **1.2** <u>私人寫字樓</u>包括商用樓宇內的物業,但不包括綜合用途樓宇內的非住宅用途 單位。寫字樓分為以下各級:
  - 甲級 新型及裝修上乘;間隔具彈性;整層樓面面積廣闊;大堂與通道裝潢 講究及寬敞;中央空氣調節系統完善;設有良好的載客及載貨升降機 設備;專業管理;普遍有泊車設施。
  - 乙級 設計一般但裝修質素良好;間隔具彈性;整層樓面面積中等;大堂面 積適中;設有中央或獨立空氣調節系統;升降機設備足夠;管理妥善; 不一定有泊車設施。

# **Technical Notes**

# 1. Property Types

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

- **1.1** Private Domestic units are defined as independent dwellings with exclusive cooking facilities, bathroom and toilet. They are classified by reference to floor area as follows:
  - Class A saleable area less than 40 m<sup>2</sup>
  - Class B saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>
  - Class C saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>
  - Class D saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>
  - Class E saleable area of 160 m<sup>2</sup> or above

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

- **1.2** <u>Private Office</u> premises comprise premises situated in buildings designed for commercial/business purposes. Excluded are non-domestic floors in composite buildings. Offices are graded as follows:
  - Grade A modern with high quality finishes; flexible layout; large floor plates; spacious, well decorated lobbies and circulation areas; effective central air-conditioning; good lift services zoned for passengers and goods deliveries; professional management; parking facilities normally available.
  - Grade B ordinary design with good quality finishes; flexible layout; average-sized floor plates; adequate lobbies; central or free-standing air-conditioning; adequate lift services, good management; parking facilities not essential.

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。

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

- 1.3 私人商業樓宇包括零售業樓宇及其他設計或改建作商業用途的樓宇,但不包括專作寫字樓用途的樓宇,亦不包括車位。香港房屋委員會和香港房屋協會所持有的商業樓宇並不包括在內。自香港房屋委員會於 2005 年年底把旗下部分商業樓宇分拆出售予領展房地產投資信託基金(領展)後,這些分拆出售的物業已歸入私人物業類別。2006 年及之後的統計數字已包括這類別物業的數據在內。讀者把報告年度內的統計數字跟 2005 年及之前的統計數字作比較時,要特別留意有關轉變。
- 1.4 <u>私人分層工廠大廈</u>包括為一般製造業工序及與該等工序有直接關係的用途 (包括寫字樓)而建設的樓宇。此類物業並不包括私人工貿大廈、私人特殊廠 房及私人貨倉。香港房屋委員會興建的工廠樓宇也不包括在內。

## 2. 樓面面積

住宅單位的樓面面積是以「實用面積」來計算。「實用面積」是指個別單位獨立使用的樓面面積,包括露台、陽台、工作平台及其他類似設施,但不包括公用地方,如樓梯、升降機槽、入牆暗渠、大堂及公用洗手間。實用面積是量度至外牆的表面或共用牆的中線所包括的面積。窗台、平台、天台、梯屋、閣樓、花園、前庭、天井、冷氣機房、冷氣機平台、花槽及車位並不包括在內。

非住宅樓宇的面積是以「內部樓面面積」來計算,量度範圍是有關單位牆壁及 / 或與毗連單位的共用牆向內的一面所圍繞的全部面積。

#### 3. 落成量

私人樓宇的落成量是指獲發佔用許可證的樓宇數量。

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.

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.

- 1.3 Private Commercial premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices. Car parking space is excluded. Commercial premises owned by the Hong Kong Housing Authority and Hong Kong Housing Society are excluded. Following the divestment of selected commercial Hong Kong Housing Authority premises to Link Real Estate Investment Trust (Link REIT) at the end of 2005, these divested properties are classified as private sector properties and are included in the statistics from 2006 onwards. Readers should take special note of this change when comparing review year figures with those of 2005 and before.
- Private Flatted Factories comprise premises designed for general manufacturing processes and uses (including offices) directly related to such processes. Private Industrial/Office premises, Private Specialised Factories and Private Storage premises are excluded. Similar premises built by the Hong Kong Housing Authority are not included.

#### 2. Floor Areas

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

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

# 3. Completions

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

各類物業的落成量並不包括上文第 1 段所述的公營房屋落成量。

#### 4. 預測數量

這是指在本年度的落成量預測數字。住宅樓宇是以單位數目計算,非住宅樓宇則以內部樓面總面積計算。

本署是根據屋宇署的統計數字、建築師及發展商提供的圖則及資料、專業估計 及/或實地視察所得的資料,就全港各已知的物業發展項目及重建地盤計算預 測落成量。

上文第1段所述的公營房屋發展項目並不包括在內。

## 5. 平均租金和售價

本署會分析新訂租約的租金資料,以計算在租金生效月份的平均租金。就非住宅樓宇而言,分析資料包括續租時議定的租金,而生效日期即為租賃協議的生效日期。不過,租金一般是在較早的日期議定(新訂租約是在半至一個月前,續訂租約是在一至三個月前)。由 2006 年年中起,零售業樓宇的租金資料包括由領展所持有的物業(詳情可參考上文第 1.3 段)。

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

分析和金時,是根據淨額計算,即不包括差餉、管理費及其他費用。

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

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

Public sector completion figures, as mentioned in paragraph 1 above for each property type, are not included.

#### 4. Forecast

Forecast figures of completions are presented as the number of units for domestic premises and the total internal floor area for non-domestic premises expected to come on stream in the current year.

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

Public sector developments as mentioned in paragraph 1 above are not included.

# 5. Average Rents and Prices

Average rents are based on an analysis of rental information recorded by the Department for fresh lettings effective in the month being analysed. For non-domestic premises, rents negotiated on renewal are also included. The effective date is the commencement date of a tenancy agreement. However, rents are normally agreed earlier (1/2-1 month earlier for fresh lettings, and 1-3 months for lease renewals). Rental statistics of retail premises from mid-2006 onwards include properties owned by Link REIT (for details, please refer to paragraph 1.3 above).

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

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

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

Average rents and prices are analysed for general reference only. They are not

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<u>不應</u>一概而論視之為該時段中在價值方面的整體變化。相對而言,租金與售價指數能較準確地反映價值的轉變。再者,括號中的數字乃由有限的交易宗數推算而來,使用這些數字時應特別小心。

新近數個月的租金與售價數字,均屬臨時性質,有待本署取得更多資料後再作分析。

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

除另有說明外,本報告所用的「元」均指港元。

## 6. 租金和售價指數

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

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

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。

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

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

The rental and price figures for the recent few months are provisional, pending the availability of further data for analysis.

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

Where dollars are quoted, they are, unless otherwise stated, Hong Kong dollars.

#### 6. Rental and Price Indices

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

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

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.

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

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

指數(尤其是租金指數)未必能充分顯示出市場轉變的幅度。雖然所有租金都是按淨額分析(參考上文第5段),但本署無法得知的其他「等同租值」租約條件,是不會相應地調算在內的。例如在租賃市場受壓時,業主通常都會給予租客一些優惠,包括整修樓宇或延長免租期等。如果為反映標準租約條件而調算租金,在指數下降時,經調算的租金很可能低於所報的租金。在指數上升時,情況則相反。

# 7. 較受歡迎屋苑的售價指數

這指數是根據獲選作分析的樓字單位的買賣合約所載的售價來分析計算。在 2022 年及之後獲選作分析的屋苑與以往所選的略有不同,包括:

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

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

新界 — 愛琴海岸、星堤、碧堤半島、麗城花園、映灣園、栢慧豪園、瓏門、 爵悅庭、沙田第一城、藍天海岸、滌濤山、牽晴間、愉景灣、愉景新城、迎海、 粉嶺中心、名城、花都廣場、金獅花園、豪景花園、香港黃金海岸、康樂園、 嘉湖山莊、銀湖・天峰、日出康城-領都、日出康城-首都、匡湖居、新都城、 都會駅、維景灣畔、天宇海、加州花園、將軍澳中心、珀麗灣、Park Yoho、 叠茵庭、藍澄灣、海濱花園、駿景園、御皇庭、加州豪園、浪翠園、太湖花園、 新屯門中心、新港城、帝琴灣、大興花園、大埔中心、峻瀅、比華利山別墅、 御龍山、采葉庭、尚悅、溱岸 8 號、豫豐花園、盈翠半島、荃灣中心、屯門市 and price indices are based on the number of transactions effected in the current and previous 11 months.

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

The indices, especially the rental indices, will tend to understate the magnitude of market changes. Although all rents are analysed on a net basis (see paragraph 5 above), allowances will not be made for the "value equivalent" of other contractual terms that are unknown to the Department. In a "tenants market", for example, landlords are normally prepared to make concessions to tenants, such as refurbishment or the granting of extended rent-free periods. If rents were adjusted to reflect standard terms of agreement, the rents as adjusted would tend to be lower than the quoted rents when the index is moving downwards and vice versa.

# 7. Price Indices for Selected Popular Residential Developments

The indices are based on an analysis of prices paid for units in selected developments as recorded in sale and purchase agreements. Developments selected for analysis from 2022 onwards are slightly different from those of previous years, and include:

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

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

New Territories - Aegean Coast, Avignon, Bellagio, Belvedere Garden, Caribbean Coast, Central Park Towers, Century Gateway, Chelsea Court, City One Shatin, Coastal Skyline, Constellation Cove, Dawning Views, Discovery Bay, Discovery Park, Double Cove, Fanling Centre, Festival City, Flora Plaza, Golden Lion Garden, Hong Kong Garden, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Lake Silver, Lohas Park - Le Prestige, Lohas Park - The Capitol, Marina Cove, Metro City, Metro Town, Ocean Shores, Oceanaire, Palm Springs, Park Central, Park Island, Park Yoho, Parkland Villas, Rambler Crest, Riviera Gardens, Royal Ascot, Royal Green, Royal Palms, Sea

廣場、天巒、雅典居、灝景灣、新時代中城、新時代廣場。

樓宇樣本中每個物業組別的成分指數,是根據物業的售價除以有關物業的應 課差餉租值所得的結果計算出來。每個物業組別的綜合指數是成分指數的加 權平均數,而 2023 年的權數是根據 2022 年內的交易宗數而釐定。

## 8. 物業市場回報率

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

#### 9. 樓宇買賣

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

# 10. 四捨五入

由於數字四捨五入,所以表內個別項目的總和與所示的總數可能有些微差別。

Crest Villa, Serenity Park, Sun Tuen Mun Centre, Sunshine City, Symphony Bay, Tai Hing Gardens, Tai Po Centre, The Beaumount, The Beverly Hills, The Palazzo, The Parcville, The Reach, The Riverpark, The Sherwood, Tierra Verde, Tsuen Wan Centre, Tuen Mun Town Plaza, Valais, Villa Athena, Villa Esplanada, YOHO Midtown, YOHO Town.

The component index for each property group in the sample developments is calculated by reference to the factor of price divided by rateable value of the subject properties. The composite index for a property group is compiled by calculating a weighted average of the component indices. For the year 2023, the weights are based on the number of transactions effected in 2022.

# 8. Property Market Yields

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

#### 9. Sales Transactions

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

# 10. Rounding of Figures

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