



差餉物業估價署  
RATING AND VALUATION DEPARTMENT

二零二四年 十月  
October 2024



香港物業報告 每月補編

HONG KONG PROPERTY REVIEW MONTHLY SUPPLEMENT

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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 \$/m<sup>2</sup> per month)

類別 Class		A 40 平方米以下 Less than 40 m <sup>2</sup>			B 40 至 69.9 平方米 40 m <sup>2</sup> to 69.9 m <sup>2</sup>			C 70 至 99.9 平方米 70 m <sup>2</sup> to 99.9 m <sup>2</sup>			D 100 至 159.9 平方米 100 m <sup>2</sup> to 159.9 m <sup>2</sup>			E 160 平方米或以上 160 m <sup>2</sup> or above		
		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
年 / 月 Year / Month																
2023	4 - 6	437	388	309	376	334	252	413	352	253	425	347	243	435	379	229
	7 - 9	467	405	322	382	345	263	408	348	260	430	358	255	434	( 366 )	229
	10 - 12	467	426	318	392	347	263	422	359	266	428	367	252	465	( 371 )	222
2024	1 - 3	459	404	319	386	350	265	430	358	259	431	341	253	442	408	236
	4 - 6 *	475	418	326	393	360	270	426	368	267	436	366	254	451	( 383 )	221
2023	8	462	418	333	382	348	269	409	347	260	428	371	257	432	( 282 )	240
	9	481	402	312	390	348	260	403	354	257	424	355	244	434	( 605 )	222
	10	468	440	315	391	346	263	423	360	271	442	364	266	471	( 387 )	237
	11	461	413	316	390	351	261	413	356	262	433	363	248	456	( 381 )	( 200 )
	12	472	428	325	396	345	263	429	361	265	405	371	245	468	( 351 )	219
2024	1	468	398	328	393	352	264	437	363	258	454	350	244	440	( 415 )	225
	2	457	410	315	383	348	265	435	344	259	438	344	257	447	( 450 )	253
	3	453	406	314	382	351	267	418	366	259	405	334	257	439	( 345 )	233
	4	469	397	317	388	344	264	420	354	267	427	346	235	446	( 384 )	223
	5	469	423	328	388	364	275	429	376	268	431	365	261	439	( 381 )	215
	6 *	489	437	341	404	375	273	430	373	264	451	390	266	468	( 384 )	222
	7 *	503	451	350	411	384	280	452	384	277	458	369	259	452	( 424 )	225
	8 *	525	453	369	409	384	294	442	384	292	488	361	280	448	( 365 )	230

\* 臨時數字

( ) 表示少於 20 宗交易。

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 1.3 的租金指數。

\* Provisional figures

( ) Indicates fewer than 20 transactions.

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.

**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>)

類別 Class	A 40 平方米以下 Less than 40 m <sup>2</sup>			B 40 至 69.9 平方米 40 m <sup>2</sup> to 69.9 m <sup>2</sup>			C 70 至 99.9 平方米 70 m <sup>2</sup> to 99.9 m <sup>2</sup>			D 100 至 159.9 平方米 100 m <sup>2</sup> to 159.9 m <sup>2</sup>			E 160 平方米或以上 160 m <sup>2</sup> or above			
	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	
年 / 月 Year / Month																
2023	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	150 424	130 348	125 912	153 419	136 242	120 425	200 053	164 197	129 055	204 853	195 697	116 756	( 268 655 )	( 174 153 )	112 112
	10 - 12	144 761	123 327	117 199	149 974	133 635	112 404	177 095	156 651	123 392	185 865	192 340	116 555	( 248 737 )	( 245 171 )	100 668
2024	1 - 3	135 212	120 257	115 038	144 527	128 950	110 859	165 098	160 404	119 873	207 072	180 176	115 266	225 049	( 192 943 )	91 038
	4 - 6 *	138 938	117 279	112 653	143 278	129 966	110 199	167 789	171 707	120 163	202 183	186 580	111 088	265 554	( 180 301 )	97 114
2023	8	149 565	129 340	127 556	151 297	139 096	119 594	210 809	166 373	127 520	( 194 803 )	( 213 516 )	108 066	( 255 227 )	( 118 944 )	( 116 169 )
	9	152 686	128 605	121 808	155 691	130 547	115 148	210 025	166 768	129 476	( 217 720 )	( 191 560 )	( 129 046 )	( 268 883 )	-	( 115 847 )
	10	143 260	125 390	119 531	155 497	133 514	112 661	174 146	157 730	127 450	( 171 662 )	( 208 069 )	120 426	( 234 552 )	( 370 255 )	( 113 721 )
	11	140 890	125 233	118 008	147 898	137 165	111 794	171 789	157 926	123 214	( 174 412 )	195 344	120 789	( 251 198 )	-	( 86 660 )
	12	149 651	120 004	114 341	148 518	130 036	112 808	182 607	155 251	120 414	199 419	( 179 554 )	108 882	( 252 958 )	( 182 629 )	( 98 416 )
2024	1	135 044	118 204	114 155	143 710	126 025	112 457	157 031	156 020	120 715	202 008	177 982	118 338	( 238 780 )	( 209 563 )	( 74 541 )
	2	135 734	123 661	112 613	154 860	130 909	106 100	162 295	157 507	121 259	( 217 749 )	( 174 592 )	107 026	( 249 103 )	-	( 84 874 )
	3	135 087	120 220	115 956	141 912	129 866	111 649	168 895	163 346	118 990	206 817	183 009	116 148	( 211 595 )	( 186 295 )	( 99 517 )
	4	140 215	118 258	113 840	143 930	133 717	112 066	165 168	172 216	121 682	203 250	174 802	114 896	( 265 830 )	( 191 863 )	94 366
	5	141 083	117 821	112 401	143 102	128 946	107 781	172 964	172 993	118 383	199 376	188 280	107 141	( 261 891 )	( 161 752 )	98 752
	6 *	134 254	115 531	111 119	142 516	126 151	110 479	166 178	169 861	119 895	204 561	199 687	110 599	( 270 161 )	( 218 605 )	99 298
	7 *	133 270	114 249	108 928	142 425	122 786	108 876	172 025	155 287	115 905	207 973	185 112	105 124	( 262 047 )	( 207 008 )	101 262
	8 *	128 064	114 235	110 020	137 319	123 162	104 071	169 687	142 940	119 749	225 193	( 146 875 )	109 161	( 219 173 )	( 187 572 )	( 96 387 )

\* 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	B	C	D	E	A, B & C	D & E	所有類別 All Classes
2022	195.7	177.0	153.0	147.7	137.1	181.4	144.2	178.3
2023	201.2	179.1	153.5	147.9	136.3	184.4	144.1	181.1
2023 1 - 3	194.1	172.7	148.3	144.1	131.4	178.0	140.2	175.0
4 - 6	199.5	177.5	153.2	148.5	135.8	182.9	144.4	179.8
7 - 9	204.5	182.4	155.1	149.4	138.2	187.5	145.7	184.0
10 - 12	206.6	183.6	157.2	149.5	139.7	189.2	146.2	185.6
2024 1 - 3	205.5	183.3	156.7	148.4	137.8	188.6	144.8	184.9
4 - 6 *	210.1	189.5	160.8	151.5	139.6	193.8	147.6	190.0
2023 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	205.6	183.4	155.1	149.4	138.2	188.4	145.7	184.9
9	206.4	183.4	155.6	149.4	138.5	188.7	145.7	185.2
10	206.4	183.4	157.1	149.4	139.5	189.0	146.0	185.4
11	206.4	183.4	157.3	149.5	139.7	189.0	146.2	185.5
12	206.9	184.1	157.3	149.6	139.8	189.6	146.3	186.0
2024 1	206.0	183.9	157.0	149.0	138.7	189.1	145.5	185.5
2	204.7	183.0	156.0	148.1	137.3	188.0	144.4	184.4
3	205.7	183.0	157.2	148.1	137.3	188.6	144.4	184.9
4	207.0	185.9	158.5	150.2	138.6	190.6	146.3	186.9
5	209.8	189.7	161.4	150.8	139.5	193.9	147.1	190.0
6 *	213.6	192.8	162.6	153.5	140.7	197.0	149.4	193.0
7 *	216.3	194.8	165.6	155.4	142.3	199.4	151.2	195.3
8 *	219.0	197.3	168.4	155.5	142.8	201.8	151.6	197.5

\* 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 / 月 Year / Month	A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
2022	407.5	357.4	329.8	314.6	301.4	372.1	311.8	369.7
2023	366.7	327.8	310.0	299.3	297.6	338.8	299.0	337.4
2023								
1 - 3	378.6	334.7	315.9	306.6	304.8	347.2	306.3	345.8
4 - 6	383.0	340.2	318.7	309.5	307.2	352.2	309.1	350.6
7 - 9	363.8	328.1	311.1	298.2	293.8	338.1	297.4	336.7
10 - 12	341.2	308.1	294.2	282.7	284.5	317.6	283.1	316.3
2024								
1 - 3	328.7	298.0	286.5	276.9	277.4	307.2	277.0	305.9
4 - 6 *	326.7	298.0	290.4	280.6	276.0	307.2	279.6	305.9
2023								
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	364.1	328.2	312.4	297.8	( 293.9 )	338.4	297.1	337.0
9	355.2	320.7	306.0	292.4	( 291.0 )	330.5	292.1	329.1
10	346.9	314.2	298.6	286.4	( 288.0 )	323.3	286.7	322.0
11	340.0	307.7	293.8	281.5	( 284.4 )	316.9	282.1	315.6
12	336.8	302.5	290.1	280.3	281.1	312.6	280.5	311.3
2024								
1	330.7	299.6	285.7	278.0	( 277.8 )	308.6	278.0	307.3
2	324.9	294.4	285.2	273.8	( 276.0 )	303.7	274.2	302.4
3	330.5	300.1	288.7	278.9	278.4	309.4	278.8	308.1
4	331.5	301.6	292.4	282.7	280.3	311.0	282.2	309.6
5	326.0	297.8	290.5	279.9	274.6	306.8	278.8	305.5
6 *	322.7	294.6	288.2	279.1	273.0	303.7	277.8	302.5
7 *	316.0	290.2	282.3	276.0	270.0	298.3	274.6	297.2
8 *	310.2	285.3	277.5	272.7	( 265.6 )	293.2	271.1	292.1

\* 臨時數字  
 ( ) 表示少於 20 宗交易。  
 住宅樓宇的首次買賣並不會用作分析。

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



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

年 / 月 Year / Month	A, B & C			D & E			所有類別 Overall				
	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		
2022	307.9	308.4	314.1	358.4	274.6	325.2	311.3	309.8	315.9		
2023	281.4	283.2	287.9	337.1	261.1	308.2	284.7	284.8	289.8		
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	281.6	282.8	287.7	334.2	259.3	305.9	284.9	284.3	289.5	
	10 - 12	263.1	265.6	269.7	319.6	248.4	292.9	266.4	267.1	271.6	
2024	1 - 3	253.8	256.3	260.2	311.1	243.7	286.2	257.0	258.0	262.2	
	4 - 6 *	254.6	257.2	261.1	314.4	244.4	288.0	257.9	258.8	263.1	
2023	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	281.8	283.1	288.0	335.0	259.1	306.1	285.1	284.6	289.8	
	9	275.2	275.8	280.8	330.6	255.9	302.2	278.5	277.4	282.7	
	10	268.7	270.5	274.9	324.9	251.7	297.1	272.0	272.0	276.8	
	11	262.2	265.0	269.0	318.5	247.7	292.0	265.5	266.5	270.9	
	12	258.3	261.3	265.2	315.4	245.7	289.5	261.6	262.8	267.1	
	2024	1	255.0	257.5	261.4	311.1	244.3	286.5	258.1	259.2	263.4
		2	250.7	253.2	257.0	308.7	241.8	283.9	253.9	254.8	259.0
3		255.8	258.3	262.3	313.6	245.1	288.1	259.1	260.0	264.2	
4		257.4	259.9	263.9	317.5	246.7	290.7	260.8	261.6	265.9	
5		254.3	256.9	260.8	313.7	243.7	287.3	257.6	258.6	262.8	
6 *		252.1	254.7	258.5	311.9	242.9	286.0	255.4	256.3	260.5	
7 *		248.2	250.5	254.4	309.7	241.6	284.2	251.6	252.2	256.4	
8 *		244.7	247.0	250.8	308.4	240.8	283.2	248.1	248.8	252.9	

\* 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**

(每平方米月租 \$/m<sup>2</sup> per month)

級別 Grade	甲 A							乙 B						丙 C								
	上環	中區	灣仔/ 銅鑼灣	北角/ 鰂魚涌	尖沙咀	油麻地/ 旺角	九龍灣/ 觀塘#	上環	中區	灣仔/ 銅鑼灣	北角/ 鰂魚涌	尖沙咀	油麻地/ 旺角	九龍灣/ 觀塘#	上環	中區	灣仔/ 銅鑼灣	北角/ 鰂魚涌	尖沙咀	油麻地/ 旺角	九龍灣/ 觀塘#	
年 / 月 Year / Month	Sheung Wan	Central	Wan Chai/ Causeway Bay	North/ Point/ Quarry Bay	Tsim Sha Tsui	Mong Kok	Kwun Tong#	Sheung Wan	Central	Wan Chai/ Causeway Bay	North/ Point/ Quarry Bay	Tsim Sha Tsui	Mong Kok	Kwun Tong#	Sheung Wan	Central	Wan Chai/ Causeway Bay	North/ Point/ Quarry Bay	Tsim Sha Tsui	Mong Kok	Kwun Tong#	
2023	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	769	1 014	638	486	515	666	339	512	729	502	388	465	477	342	425	578	495	464	482	449	-
	10 - 12	742	998	614	517	508	636	332	476	717	501	370	466	490	323	406	565	480	453	484	438	-
2024	1 - 3	675	959	629	522	503	573	332	505	742	508	393	450	482	319	394	574	474	429	458	429	-
	4 - 6 *	756	935	616	564	481	556	330	468	788	485	393	437	488	295	405	552	477	447	454	441	-
2023	8	619	1 025	613	469	523	695	339	519	734	507	377	461	458	337	433	570	484	456	477	451	-
	9	774	1 043	652	501	489	631	340	491	665	484	379	484	349	425	546	499	490	488	463	-	-
	10	612	986	608	515	516	666	331	482	720	492	362	470	462	309	407	554	489	435	460	460	-
	11	783	1 016	576	501	521	( 550 )	324	440	710	485	391	475	486	358	403	566	490	444	530	441	-
	12	( 835 )	989	657	542	483	635	336	500	722	517	357	453	523	301	410	574	460	475	464	408	-
2024	1	829	959	669	498	509	( 546 )	329	535	733	512	383	439	470	333	399	540	467	423	469	423	-
	2	( 715 )	976	617	( 499 )	458	( 673 )	324	519	740	502	394	432	463	281	390	553	474	451	388	428	-
	3	533	944	598	567	524	( 464 )	341	469	752	508	404	467	504	330	393	603	479	419	482	437	-
	4	758	876	614	512	457	( 583 )	322	489	747	493	426	444	499	326	401	562	488	429	447	439	-
	5 *	659	966	606	514	509	( 551 )	331	441	877	488	401	448	457	275	426	540	460	444	464	458	-
	6 *	848	952	630	634	503	541	341	472	773	466	( 304 )	404	502	285	390	557	486	478	463	406	-
	7 *	( 780 )	971	596	453	555	( 686 )	314	488	771	428	( 395 )	( 363 )	( 544 )	-	411	546	451	433	( 438 )	316	-
	8 *	( 669 )	833	567	514	681	- ( 381 )		472	806	488	( 342 )	( 482 )	( 496 )	-	358	521	448	391	( 824 )	( 407 )	-

\* 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>)

級別 Grade	甲 A							乙 B							丙 C						
	上環	中區	灣仔/ 銅鑼灣	北角/ 鰂魚涌	尖沙咀	油麻地/ 旺角	九龍灣/ 觀塘#	上環	中區	灣仔/ 銅鑼灣	北角/ 鰂魚涌	尖沙咀	油麻地/ 旺角	九龍灣/ 觀塘#	上環	中區	灣仔/ 銅鑼灣	北角/ 鰂魚涌	尖沙咀	油麻地/ 旺角	九龍灣/ 觀塘#
年 / 月 Year / Month	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Mong Kok	Kwun Tong#	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Mong Kok	Kwun Tong#	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Mong Kok	Kwun Tong#
2023	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 )	-	( 281 237 )	( 296 013 )	-	174 843	145 197	92 592	158 218	( 185 009 )	( 148 624 )	( 193 636 )	141 221	159 807	-
	10 - 12	-	( 464 516 )	-	-	-	( 102 536 )	( 152 454 )	-	( 150 990 )	( 115 372 )	( 163 932 )	( 170 427 )	( 90 890 )	153 902	( 207 254 )	( 172 131 )	159 617	148 936	135 785	-
2024	1 - 3	-	-	( 237 729 )	-	( 205 175 )	-	148 972	-	( 186 352 )	-	( 116 279 )	( 138 226 )	( 96 018 )	128 417	-	( 178 947 )	159 614	147 501	137 298	-
	4 - 6 *	( 130 127 )	( 289 253 )	-	-	-	( 110 254 )	( 133 013 )	-	186 880	( 92 593 )	( 149 006 )	139 054	( 122 581 )	113 919	( 176 005 )	154 880	( 149 573 )	121 176	131 164	-
2023	8	-	-	-	-	-	-	-	( 284 495 )	( 248 023 )	-	182 516	( 146 394 )	91 679	( 203 704 )	-	-	( 193 636 )	142 134	152 419	-
	9	-	-	-	-	-	-	-	( 277 978 )	( 344 004 )	-	( 95 032 )	( 148 284 )	( 100 806 )	( 181 423 )	-	( 148 624 )	-	( 143 394 )	( 149 116 )	-
	10	-	-	-	-	-	-	-	-	-	-	( 105 620 )	-	-	( 126 791 )	-	( 156 051 )	145 140	( 171 733 )	-	
	11	-	( 464 516 )	-	-	-	( 102 536 )	( 134 306 )	-	-	-	( 156 633 )	( 161 111 )	-	( 204 558 )	( 207 254 )	( 172 131 )	155 311	138 881	( 135 985 )	-
	12	-	-	-	-	-	-	( 206 897 )	-	( 150 990 )	( 115 372 )	( 236 842 )	( 175 085 )	( 90 890 )	( 138 204 )	-	( 184 713 )	162 156	( 111 554 )	-	
2024	1	-	-	-	( 199 655 )	-	-	-	-	-	-	( 116 279 )	( 145 771 )	( 102 737 )	( 115 188 )	-	( 248 387 )	( 190 029 )	( 164 909 )	( 159 235 )	-
	2	-	-	( 237 729 )	-	( 216 216 )	-	151 663	-	-	-	-	-	-	( 181 333 )	-	( 159 885 )	148 061	( 129 078 )	( 118 116 )	-
	3	-	-	-	-	-	( 138 208 )	-	( 186 352 )	-	-	( 130 682 )	( 82 582 )	-	-	-	( 147 633 )	( 168 103 )	( 148 518 )	( 123 575 )	-
	4	-	-	-	-	-	-	-	( 261 045 )	-	( 154 826 )	146 494	( 122 581 )	-	( 109 116 )	( 176 005 )	( 233 807 )	( 105 556 )	( 117 100 )	( 148 666 )	-
	5 *	( 130 127 )	( 319 127 )	-	-	-	( 90 355 )	-	( 148 233 )	-	( 143 186 )	-	-	-	( 130 016 )	-	( 123 718 )	( 191 780 )	( 120 671 )	( 121 259 )	-
	6 *	-	( 259 379 )	-	-	-	( 130 153 )	( 133 013 )	-	( 150 319 )	( 92 593 )	-	( 101 852 )	-	( 96 976 )	-	( 159 734 )	( 109 178 )	( 130 083 )	( 125 874 )	-
	7 *	-	( 384 440 )	-	-	-	-	( 102 076 )	-	( 117 292 )	( 143 340 )	( 154 687 )	117 661	( 79 128 )	( 111 179 )	-	( 161 058 )	( 159 693 )	( 146 259 )	( 96 875 )	-
	8 *	( 252 213 )	( 326 586 )	-	-	-	-	( 211 497 )	-	-	-	( 162 848 )	( 123 291 )	( 86 288 )	( 140 512 )	-	( 157 497 )	-	( 67 729 )	( 103 556 )	-

\* 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
2022	232.1	231.6	218.5	230.0
2023	227.6	231.2	221.5	227.7
2023 1 - 3	228.4	228.5	218.0	226.8
4 - 6	227.9	231.1	220.7	227.7
7 - 9	227.2	233.5	224.7	228.6
10 - 12	227.0	231.8	222.6	227.6
2024 1 - 3	225.1	228.9	216.3	224.8
4 - 6 *	221.1	225.6	213.5	221.1
2023 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	226.7	232.9	223.7	228.0
8	228.5	233.8	225.5	229.5
9	226.4	233.7	224.9	228.2
10	226.3	232.2	223.3	227.5
11	227.4	231.6	223.2	227.9
12	227.2	231.5	221.4	227.5
2024 1	225.6	229.3	217.7	225.4
2	224.9	228.8	216.1	224.6
3	224.8	228.7	215.0	224.3
4	222.1	225.8	213.7	221.7
5 *	221.9	225.5	213.5	221.5
6 *	219.4	225.5	213.3	220.1
7 *	215.9	223.5	212.5	217.4
8 *	215.9	222.3	211.5	216.9

\* 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
2022	463.5 @	519.0	505.6	495.7 @
2023	438.1 @	485.3	466.4	468.7 @
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 @
10 - 12	( 426.1 ) @	( 453.6 )	441.8	441.8 @
2024 1 - 3	( 397.3 )	( 436.8 ) @	420.9	421.5 @
4 - 6 *	( 359.8 ) @	( 406.7 )	395.8	386.2 @
2023 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	^	476.3	( 466.7 )	^
9	^	( 463.8 )	( 455.2 )	^
10	^	( 458.0 )	( 444.3 )	^
11	( 426.1 )	( 456.0 )	440.6	441.8
12	^	( 446.8 )	( 440.5 )	^
2024 1	( 409.9 )	( 439.8 )	( 431.8 )	428.7
2	( 397.1 )	^	( 417.9 )	^
3	( 384.8 )	( 433.8 )	( 412.9 )	( 414.3 )
4	^	( 417.7 )	( 402.5 )	^
5 *	( 367.3 )	( 406.2 )	( 396.4 )	391.4
6 *	( 352.3 )	( 396.3 )	( 388.4 )	( 381.0 )
7 *	( 342.8 )	( 386.1 )	( 377.5 )	371.5
8 *	( 341.2 )	( 378.0 )	( 371.9 )	( 364.6 )

\* 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 年的售價指數不包括 2023 年 8、9、10 及 12 月；

2023 年 7-9 季度的售價指數不包括 2023 年 8 及 9 月；

2023 年 10-12 季度的售價指數不包括 2023 年 10 及 12 月；

2024 年 1-3 季度的售價指數不包括 2024 年 2 月；

2024 年 4-6 季度的售價指數不包括 2024 年 4 月。

^ 沒有充足資料作分析。

\* Provisional figures

( ) Indicates fewer than 20 transactions.

@ Price indices for 2022 excluding Mar 2022;

Price indices for the periods of 2023 excluding Aug, Sep, Oct and Dec 2023;

2023 quarter 7-9 excluding Aug and Sep 2023;

2023 quarter 10-12 excluding Oct and Dec 2023;

Price indices for 2024 quarter 1-3 excluding Feb 2024;

2024 quarter 4-6 excluding Apr 2024.

^ 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 )**

年 / 月 Year / Month	租金 Rents			售價 Prices
	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 #
2022	278.1	215.7	194.7	422.7 @
2023	262.9	210.0	190.5	439.3 @
2023				
1 - 3	265.6	210.3	189.2	400.1
4 - 6	262.3	209.0	189.9	( 441.6 )
7 - 9	263.3	211.3	191.8	-
10 - 12	260.4	209.3	191.3	( 549.7 )@
2024				
1 - 3	254.9	211.0	185.7	( 353.6 )@
4 - 6 *	249.0	206.9	186.9	( 293.7 )@
2023				
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	267.6	209.6	194.2	-
8	262.8	212.9	188.0	-
9	259.5	211.3	193.3	-
10	254.2	210.0	196.7	-
11	272.8	209.2	189.7	( 549.7 )
12	254.1	208.6	187.5	-
2024				
1	252.4	214.6	187.1	( 349.4 )
2	256.9	214.8	181.4	( 357.8 )
3	255.3	203.5	188.6	-
4	249.2	210.5	182.6	-
5 *	256.7	201.7	189.3	( 264.1 )
6 *	241.1	208.4	188.9	( 323.2 )
7 *	233.9	204.5	205.4	( 330.0 )
8 *	234.6	199.5	193.2	( 309.5 )

# 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；

2023 年的售價指數不包括 2023 年 7、8、9、10 及 12 月；

2023 年 10-12 季度的售價指數不包括 2023 年 10 及 12 月；

2024 年 1-3 季度的售價指數不包括 2024 年 3 月；

2024 年 4-6 季度的售價指數不包括 2024 年 4 月。

# Core districts : Sheung Wan / Central, Wan Chai / Causeway Bay and Tsim Sha Tsui

\* Provisional figures

( ) Indicates fewer than 10 transactions.

- No transaction record received by this Department.

@ Price indices for 2022 excluding Mar, Apr and Sep 2022;

Price indices for the periods of 2023 excluding Jul, Aug, Sep, Oct and Dec 2023;

2023 quarter 10-12 excluding Oct and Dec 2023;

Price indices for 2024 quarter 1-3 excluding Mar 2024;

2024 quarter 4-6 excluding Apr 2024.



私人零售業樓宇  
**PRIVATE RETAIL**



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

年 / 月 Year / Month	租金 Rents (每平方米月租 \$ / m <sup>2</sup> per month)			售價 Prices (每平方米售價 \$ / m <sup>2</sup> )		
	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
2023 4 - 6	1 316	1 184	1 197	633 827	391 678	405 487
7 - 9	1 301	1 174	1 220	447 738	329 844	250 405
10 - 12	1 205	1 210	1 175	496 447	265 511	311 112
2024 1 - 3	1 123	1 105	1 156	( 284 935 )	342 019	386 731
4 - 6 *	1 160	1 052	1 152	369 634	335 053	308 035
2023 8	1 309	1 164	1 201	( 420 686 )	( 361 393 )	252 223
9	1 334	1 208	1 255	( 287 686 )	( 336 683 )	( 229 418 )
10	1 174	1 143	1 161	( 313 675 )	( 241 032 )	( 442 932 )
11	1 236	1 287	1 174	( 569 236 )	296 290	( 244 473 )
12	1 204	1 210	1 196	( 526 521 )	( 229 753 )	( 366 464 )
2024 1	1 116	1 069	1 008	( 506 884 )	293 845	( 453 660 )
2	1 100	1 104	1 220	( 188 145 )	( 366 646 )	( 300 417 )
3	1 141	1 134	1 235	( 300 955 )	( 377 608 )	( 366 779 )
4	1 201	1 038	1 113	( 325 080 )	393 219	( 229 875 )
5 *	1 071	1 046	1 198	( 331 083 )	306 766	327 032
6 *	1 205	1 097	1 157	( 483 706 )	( 210 676 )	( 341 507 )
7 *	1 194	1 440	1 311	( 520 861 )	( 287 575 )	( 212 334 )
8 *	1 019	1 516	1 100	( 310 152 )	( 247 418 )	( 305 811 )

\* 臨時數字  
( ) 表示少於 20 宗交易。

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。

\* Provisional figures  
( ) Indicates fewer than 20 transactions.

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.

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

年 / 月 Year / Month	租金 Rents	售價 Prices
2022	167.0	523.0
2023	170.9	488.3
2023 1 - 3	167.5	488.0
4 - 6	170.4	499.0
7 - 9	172.8	493.3
10 - 12	172.8	472.9
2024 1 - 3	169.1	458.1
4 - 6 *	166.3	435.2
2023 3	168.1	491.4
4	168.1	496.6
5	170.7	499.3
6	172.5	501.0
7	172.8	498.4
8	172.8	495.5
9	172.8	486.1
10	172.8	478.8
11	172.8	472.3
12	172.8	467.5
2024 1	171.5	463.6
2	168.9	457.7
3	166.9	452.9
4	166.3	444.6
5 *	166.3	435.9
6 *	166.3	425.1
7 *	166.2	416.0
8 *	166.1	406.9

\* 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 — 平均租金及售價**  
**PRIVATE FLATTED FACTORIES - AVERAGE RENTS AND PRICES**

年 / 月 Year / Month	租金 Rents (每平方米月租 \$ / m <sup>2</sup> per month)			售價 Prices (每平方米售價 \$ / m <sup>2</sup> )		
	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
2023 4 - 6	197	222	165	80 623	81 556	59 001
7 - 9	210	224	169	( 70 527 )	84 294	60 024
10 - 12	206	227	168	81 973	82 303	55 073
2024 1 - 3	201	218	165	76 350	77 947	57 047
4 - 6 *	201	218	167	( 68 519 )	77 654	53 185
2023 8	200	225	171	( 75 447 )	96 416	60 744
9	203	222	171	( 62 173 )	( 74 261 )	59 537
10	222	228	172	( 73 164 )	( 79 696 )	54 613
11	209	230	166	( 76 460 )	79 503	51 066
12	183	222	167	( 97 026 )	87 752	60 309
2024 1	204	204	161	( 89 618 )	68 961	55 350
2	196	229	166	( 69 505 )	88 575	57 897
3	201	226	169	( 74 489 )	77 708	57 630
4	201	215	167	( 75 266 )	77 410	54 537
5 *	204	223	168	( 71 138 )	76 392	54 994
6 *	198	217	168	( 57 582 )	79 084	48 889
7 *	202	247	174	( 63 421 )	71 487	50 040
8 *	196	( 213 )	182	( 51 749 )	68 456	53 007

\* 臨時數字

( ) 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。

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。

\* Provisional figures

( ) Indicates fewer than 20 transactions.

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.

**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 Year / Month	租金 Rents	售價 Prices
2022	211.9	880.3
2023	218.6	842.3
2023 1 - 3	214.5	860.1
4 - 6	218.0	861.7
7 - 9	221.3	842.2
10 - 12	220.5	805.2
2024 1 - 3	217.5	760.7
4 - 6 *	215.9	738.5
2023 3	215.8	865.7
4	215.8	862.9
5	218.5	861.4
6	219.6	860.8
7	220.6	851.4
8	222.1	844.7
9	221.2	830.4
10	221.1	816.1
11	220.3	807.7
12	220.1	791.8
2024 1	217.5	776.8
2	217.5	760.1
3	217.5	745.1
4	215.9	743.5
5 *	215.9	741.9
6 *	216.0	730.0
7 *	218.5	714.0
8 *	218.5	698.1

\* 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)

年 / 月 Year / Month	住宅 Domestic				
	A	B	C	D	E
2022	2.5	2.2	2.1	2.1	2.0
2023	2.9	2.5	2.3	2.2	2.1
2023 1 - 3	2.7	2.3	2.2	2.1	1.9
4 - 6	2.7	2.4	2.2	2.1	2.0
7 - 9	3.0	2.5	2.3	2.2	2.1
10 - 12	3.2	2.7	2.5	2.4	2.2
2024 1 - 3	3.3	2.8	2.5	2.4	2.2
4 - 6 *	3.4	2.9	2.6	2.4	2.3
2023 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	2.1
10	3.1	2.7	2.4	2.3	2.2
11	3.2	2.7	2.5	2.4	2.2
12	3.2	2.8	2.5	2.4	2.2
2024 1	3.3	2.8	2.6	2.4	2.3
2	3.3	2.8	2.5	2.4	2.2
3	3.3	2.8	2.5	2.4	2.2
4	3.3	2.8	2.5	2.4	2.2
5	3.4	2.9	2.6	2.4	2.3
6 *	3.5	3.0	2.6	2.4	2.3
7 *	3.6	3.1	2.7	2.5	2.4
8 *	3.7	3.2	2.8	2.5	2.4

\* 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)

年 / 月 Year / Month	非住宅 Non-domestic			
	寫字樓 Offices	分層工廠大廈 ** Flatted Factories**	零售業樓宇 Retail	
	甲級 Grade A	乙級 Grade B		
2022	2.5 @	2.6	2.9	2.5
2023	2.6 @	2.8	3.1	2.8
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
10 - 12	2.6 @	3.0	3.3	2.9
2024				
1 - 3	2.8	3.1 @	3.5	2.9
4 - 6 *	3.0 @	3.3	3.5	3.0
2023				
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	^	3.0	3.2	2.9
10	^	3.0	3.3	2.8
11	2.6	3.0	3.3	3.0
12	^	3.1	3.3	2.9
2024				
1	2.7	3.1	3.4	3.0
2	2.8	^	3.4	2.9
3	2.9	3.1	3.5	2.9
4	^	3.3	3.5	2.9
5 *	3.0	3.3	3.5	3.1
6 *	3.1	3.4	3.5	3.1
7 *	3.2	3.5	3.7	3.1
8 *	3.2	3.6	3.8	3.3

\*

臨時數字

\*\*

此欄數字只就樓上單位計算。

@

2022 年的物業市場回報率不包括 2022 年 3 月；

2023 年的物業市場回報率不包括 2023 年 8、9、10 及 12 月；

2023 年 7-9 季度的物業市場回報率不包括 2023 年 8 及 9 月；

2023 年 10-12 季度的物業市場回報率不包括 2023 年 10 及 12 月；

2024 年 1-3 季度的物業市場回報率不包括 2024 年 2 月；

2024 年 4-6 季度的物業市場回報率不包括 2024 年 4 月。

^

沒有充足資料作分析。

\*

Provisional figures

\*\*

The figures are in respect of upper floor units only.

@

Property Market Yields for 2022 excluding Mar 2022;

Property Market Yields for the periods of 2023 excluding Aug, Sep, Oct and Dec 2023;

2023 quarter 7-9 excluding Aug and Sep 2023;

2023 quarter 10-12 excluding Oct and Dec 2023;

Property Market Yields for 2024 quarter 1-3 excluding Feb 2024;

2024 quarter 4-6 excluding Apr 2024.

^

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 – 私人住宅樓宇**  
**COMPLETIONS AND FORECAST COMPLETIONS - PRIVATE DOMESTIC**

(單位數目 No. of units)

類別 Class	2024年 落成量(截至八月三十一日止) 2024 Completions (up to 31.08.2024)					預測落成量 Forecast Completions
	港島 Hong Kong	九龍 Kowloon	新界 New Territories	全港 Overall	百分率 %*	全港 Overall
A	220	2 132	3 018	5 370	53	10 094
B	1	812	2 400	3 213	35	9 187
C	41	125	97	263	16	1 635
D	43	511	79	633	69	919
E	100	27	16	143	33	432
<b>合計 Overall</b>	<b>405</b>	<b>3 607</b>	<b>5 610</b>	<b>9 622</b>	<b>43</b>	<b>22 267</b>

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。

2024 年全年預測落成量為年初估計的數字。

\* 2024 年截至八月三十一日整體落成量，佔 2024 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 not be specified and hence it should not be assumed that additional units represent completions in the latest period.

All figures exclude village houses.

Forecast completions for the whole year of 2024 are estimates made at the beginning of the year.

\* Overall completions up to 31.08.2024, expressed as a % of forecast for the whole year of 2024.

**落成量及預測落成量 – 私人非住宅樓宇**  
**COMPLETIONS AND FORECAST COMPLETIONS - PRIVATE NON-DOMESTIC**

(千平方米 Thousand m<sup>2</sup>)

	2024年 落成量 (截至八月三十一日止) 2024 Completions (up to 31.08.2024)					預測落成量 Forecast Completions
	港島 Hong Kong	九龍 Kowloon	新界 New Territories	全港 Overall	百分率 %*	全港 Overall
寫字樓 Offices	110.5	26.5	9.3	146.3	94	156.3
商業樓宇 Commercial Premises	26.6	13.2	3.6	43.4	55	78.4
工貿大廈 Industrial / Office	-	-	-	-	-	-
分層工廠大廈 Flatted Factories	-	22.9	-	22.9	42	54.6
特殊廠房 Specialised Factories	-	-	2.9	2.9	6	52.2
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，本報告不會另作說明，因此，不應假定樓面面積的增加，就是代表最近期的落成量。

2024 年全年預測落成量為年初估計的數字。

\* 2024 年截至八月三十一日整體落成量，佔 2024 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 not be specified and hence it should not be assumed that additional floor area represent completions in the latest period.

Forecast completions for the whole year of 2024 are estimates made at the beginning of the year.

\* Overall completions up to 31.08.2024, expressed as a % of forecast for the whole year of 2024.

物業買賣

SALES TRANSACTIONS

**住宅買賣 — 樓宇買賣合約數目及總值**  
**DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION**

年 / 月 Year / Month	數目 No.	總值 (百萬元) Consideration (\$ million)
2022	45 050	407 723
2023	43 002	389 247
2024 1 - 8	35 153	306 419
2023 1 - 3	14 023	119 977
4 - 6	12 199	122 758
7 - 9	9 174	78 022
10 - 12	7 606	68 490
2024 1 - 3	9 823	76 950
4 - 6	17 953	165 323
2023 3	6 690	57 892
4	4 583	52 368
5	4 003	36 769
6	3 613	33 621
7	3 065	26 591
8	3 247	28 645
9	2 862	22 786
10	2 123	24 497
11	2 554	19 669
12	2 929	24 324
2024 1	3 477	27 792
2	2 375	19 096
3	3 971	30 062
4	8 551	77 456
5	5 546	53 376
6	3 856	34 491
7	3 723	35 675
8	3 654	28 471

資料來源：土地註冊處

數字源自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 — 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)

年 / 月 Year / Month	成交金額(百萬元) Range of Consideration (\$ million)										總數 Total
	少於 2 Less than 2		2 至少於 3 2 to less than 3		3 至少於 5 3 to less than 5		5 至少於 10 5 to less than 10		10 或以上 10 or over		
	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	
2022	937	2	1 227	3	9 344	21	24 499	54	9 043	20	45 050
2023	936	2	2 037	5	11 309	26	21 061	49	7 659	18	43 002
2024 1 - 8	855	2	2 646	8	10 234	29	14 961	43	6 457	18	35 153
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
10 - 12	227	3	574	8	2 352	31	3 239	43	1 214	16	7 606
2024 1 - 3	245	2	716	7	2 985	30	4 472	46	1 405	14	9 823
4 - 6	346	2	1 127	6	4 808	27	7 636	43	4 036	22	17 953
2023 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
11	80	3	214	8	788	31	1 063	42	409	16	2 554
12	94	3	196	7	897	31	1 293	44	449	15	2 929
2024 1	111	3	233	7	1 032	30	1 622	47	479	14	3 477
2	58	2	217	9	745	31	1 020	43	335	14	2 375
3	76	2	266	7	1 208	30	1 830	46	591	15	3 971
4	118	1	426	5	2 367	28	3 827	45	1 813	21	8 551
5	117	2	381	7	1 375	25	2 216	40	1 457	26	5 546
6	111	3	320	8	1 066	28	1 593	41	766	20	3 856
7	128	3	346	9	1 198	32	1 491	40	560	15	3 723
8	136	4	457	13	1 243	34	1 362	37	456	12	3 654

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。

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

年 / 月 Year / Month	一手買賣 Primary Sales			二手買賣 Secondary Sales			總數 Total No.
	數目 No.	%	總值 (百萬元) Consideration (\$ million)	數目 No.	%	總值 (百萬元) Consideration (\$ million)	
2022	10 315	23	109 722	34 735	77	297 999	45 050
2023	10 752	25	127 628	32 250	75	261 623	43 002
2024 1 - 8	11 399	32	129 348	23 754	68	177 070	35 153
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	2 516	27	23 541	6 658	73	54 482	9 174
10 - 12	1 862	24	20 807	5 744	76	47 685	7 606
2024 1 - 3	2 869	29	27 777	6 954	71	49 173	9 823
4 - 6	6 550	36	80 631	11 403	64	84 691	17 953
2023 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
11	547	21	6 318	2 007	79	13 352	2 554
12	959	33	9 684	1 970	67	14 640	2 929
2024 1	1 003	29	8 336	2 474	71	19 456	3 477
2	367	15	5 677	2 008	85	13 419	2 375
3	1 499	38	13 764	2 472	62	16 298	3 971
4	3 636	43	42 350	4 915	57	35 106	8 551
5	1 934	35	26 255	3 612	65	27 120	5 546
6	980	25	12 026	2 876	75	22 465	3 856
7	826	22	9 687	2 897	78	25 988	3 723
8	1 154	32	11 253	2 500	68	17 218	3 654

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 — 樓宇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 — 主要類別物業買賣宗數及總值**  
**NON-DOMESTIC SALES - NUMBER OF TRANSACTIONS AND CONSIDERATION BY PROPERTY TYPE**

年 / 月 Year / Month	寫字樓 Offices		商業樓宇 Commercial		分層工廠大廈 Flatted Factories	
	宗數 No.	總值 (百萬元) Consideration (\$ million)	宗數 No.	總值 (百萬元) Consideration (\$ million)	宗數 No.	總值 (百萬元) Consideration (\$ million)
2022	667	8 508	1 397	21 750	2 006	16 884
2023	646	13 530	1 114	16 974	1 860	13 843
2024 1 - 8 *	373	5 191	692	7 468	1 044	6 675
2023 1 - 3	183	2 793	314	5 325	521	4 057
4 - 6	192	2 688	284	4 188	551	4 394
7 - 9	137	1 552	293	4 042	420	2 769
10 - 12	134	6 496	223	3 418	368	2 623
2024 1 - 3	132	1 641	200	2 202	357	2 163
4 - 6 *	153	2 151	342	3 682	403	2 675
2023 3	94	1 335	130	2 064	260	2 222
4	59	792	87	948	180	1 327
5	63	916	119	2 139	204	1 404
6	70	981	78	1 102	167	1 663
7	36	264	92	1 140	170	1 145
8	60	435	126	2 108	141	912
9	41	853	75	794	109	713
10	33	359	72	582	120	958
11	59	5 756	95	1 005	128	950
12	42	381	56	1 832	120	715
2024 1	37	334	70	590	109	772
2	51	936	53	522	93	615
3	44	370	77	1 090	155	776
4	56	680	120	1 419	126	946
5 *	55	897	122	1 258	151	1 041
6 *	42	574	100	1 005	126	687
7 *	49	838	71	703	138	900
8 *	39	561	79	881	146	938

\* 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

樓宇一般是按佔用許可證（俗稱入伙紙）上註明的用途分類，除非本署得悉樓宇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 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
- 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 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。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 Private Office premises comprise premises situated in buildings designed for commercial/business purposes. Excluded are non-domestic floors in composite buildings. Offices are graded as follows:

- Grade A - modern with high quality finishes; flexible layout; large floor plates; spacious, well decorated lobbies and circulation areas; effective central air-conditioning; good lift services zoned for passengers and goods deliveries; professional management; parking facilities normally available.
- Grade B - ordinary design with good quality finishes; flexible layout; average-sized floor plates; adequate lobbies; central or free-standing air-conditioning; adequate lift services, good management; parking facilities not essential.

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** 私人分層工廠大廈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.

**1.4** 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。

分析租金時，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宇交易資料。惟下列類別樓宇交易並不會用作分析：不被接納用作釐定印花稅的樓宇買賣、涉及不同類別物業的買賣、未獲評估差餉的樓宇、並非交吉出售的住宅樓宇，以及住宅樓宇的首次買賣。買賣日期以簽署買賣合約的日期為準。如沒有買賣合約，買賣日期則根據轉讓契約的簽署日期。一般而言，買賣合約日期是在達成臨時協議後二至三周。

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**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，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。

最近數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**加權**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 **weighted** average of the component indices. The weights for compiling the composite index for each type of non-domestic premises are based on the total floor area of components in respect of the current and previous 11 months. For domestic premises the weights for both rental

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宇單位的買賣合約所載的售價來分析計算。在 2024 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、囍匯、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、匯璽、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、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、黃埔新邨、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、傲瀾、海之戀、維景灣畔、天宇海、加州花園、將軍澳中心、珀麗灣、Park Yoho、疊茵庭、藍澄灣、海濱花園、駿景園、御皇庭、加州豪園、浪琴園、太湖花園、新屯門中心、新港城、帝琴灣、大興花園、大埔中心、峻瀆、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

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 2024 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, Cullinan West, Galaxia, Grand Waterfront, Harbour Green, Harbour Place, Island Harbourview, King’s Park Villa, Laguna City, Laguna Verde, Liberte, 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, Mount Pavilia, Ocean Pride, Ocean Shores, Oceanaire, Palm Springs, Park Central, Park Island, Park Yoho, Parkland Villas, Rambler Crest, Riviera Gardens, Royal Ascot, Royal

灣中心、屯門市廣場、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 2024 年的權數是根據 2023 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。

Green, Royal Palms, Sea Crest Villa, Serenity Park, Sun Tuen Mun Centre, Sunshine City, Symphony Bay, Tai Hing Gardens, Tai Po Centre, The Beaumont, The Beverly Hills, The Palazzo, The Parcville, The Reach, The Riverpark, The Sherwood, Tierra Verde, Tsuen Wan Centre, Tuen Mun Town Plaza, 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 2024, the weights are based on the number of transactions effected in 2023.

#### 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.