

香港統計月刊

Hong Kong

Monthly Digest of Statistics

節錄
Extract

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

2019 年 1 月
January 2019



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



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

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

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

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

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

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

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

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

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

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

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

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

代號

月刊內各代號的含意如下：

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

計量單位

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

財政年度

除非另有註明外，跨年的統計數據是指有關的財政年度的數字。例如「2017-18 年」是指由 2017 年 4 月 1 日至 2018 年 3 月 31 日的財政年度。

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

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

Symbols

The following symbols are used throughout the *Digest* :

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

Units of measurement

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

Financial year

Unless otherwise specified, the symbol “-” represents financial year. For instance, “2017-18” means the financial year starting on 1 April 2017 and ending on 31 March 2018.

貨幣數字

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

匯率

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

數字的進位

由於四捨五入關係，統計表內個別項目的數字加起來可能與總數略有出入。

Monetary figures

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

Exchange rate

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

Rounding of figures

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

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8

房屋及物業 Housing and Property

概念及方法

永久性居住屋宇單位

(表 8.1)

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

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

公共租住房屋

(表 8.2 - 8.3)

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

8.4 認可居民人數指在房屋署（房署）及房協租住記錄上登記的人數。

Concepts and methods

Permanent living quarters

(Table 8.1)

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

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

Public rental housing

(Tables 8.2 - 8.3)

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

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

新落成樓宇／單位；獲批准可動工興建樓宇

(表 8.4 - 8.9)

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

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

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

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

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

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

(Tables 8.4 - 8.9)

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

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

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

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

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

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

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

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

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

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

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

物業交易

(圖 8.1 - 8.2，表 8.10 - 8.14)

8.16 表 8.10 及 8.12 所載私人住宅單位是指各自設有專用的煮食設施和浴室（及／或廁所）的獨立居住單位，並按樓面面積分類如下：

A 類單位：實用面積少於 40 平方米；

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

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

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

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

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

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

Property transactions

(Charts 8.1 - 8.2, Tables 8.10 - 8.14)

8.16 Private domestic units in Tables 8.10 and 8.12 are defined as independent dwellings with separate cooking facilities and bathroom (and/or lavatory). They are classified by reference to floor area as follows:

Class A : saleable area less than 40m²;

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

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

8.17 私人參建居屋興建的資助出售住宅單位，以及居屋、可租可買計劃、重建置業計劃、夾心階層住屋計劃、市區改善計劃、住宅發售計劃和資助出售房屋項目等興建的全部單位，並不包括在表 8.10 及 8.12 私人樓宇的統計數字內。房委會與房協興建的出租屋邨、房協轄下的優質長者房屋項目單位、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。但政府資助房屋單位在業權轉讓限制期屆滿及向有關機構繳付補價後，在公開市場的租賃和買賣卻包括在內。

8.17 Domestic units built under PSPS for subsidised sale, and all units built under HOS, BRO, MSS, SCHS, UIS, FFSS and Subsidised Sale Flats Projects, etc. are not included in statistics for the private sector in Tables 8.10 and 8.12. Rental estates built by HKHA and HKHS, units under the Quality Elderly Housing Project of HKHS, units sold under the Tenants Purchase Scheme, and Government-owned quarters are also excluded. However, open market lettings and sales of Government-subsidised housing units upon expiry of the restriction period and payment of the premium to the relevant bodies are included.

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

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

8.19 寫字樓分為以下各級：

8.19 Offices are graded as follows :

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

Grade A : Modern with high quality finishes; flexible layout; large floor plates; spacious, well decorated lobbies and circulation areas; effective central air-conditioning; good lift services zoned for passengers and goods deliveries; professional management; parking facilities normally available.

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

Grade B : Ordinary design with good quality finishes; flexible layout; average-sized floor plates; adequate lobbies; central or free-standing air-conditioning; adequate lift services, good management; parking facilities not essential.

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

Grade C : Plain with basic finishes; less flexible layout; small floor plates; basic lobbies; generally without central air-conditioning; barely adequate or inadequate lift services; minimal to average management; no parking facilities.

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

8.20 It should be noted that location is not a feature of grade. Offices owned by the Government of the Hong Kong Special Administrative Region and managed by the Government Property Agency are excluded.

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

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

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

8.24 計算售價和租金指數所根據的資料，跟用以計算平均售價和租金的數據相同。以指數衡量價值轉變時，是根據租金或售價除以有關物業的應課差餉租值所得的結果，而非根據每平方米樓面面積的租金或售價計算。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。物業的

8.21 Statistics on average property price and property prices indices in Tables 8.10 and 8.11 are based on an analysis of transactions scrutinised by RVD for stamp duty purposes. The following types of transactions are excluded: those considered to be unacceptable for stamp duty purposes; those involving a mix of property types; premises which have not yet been assessed to rates; domestic premises sold subject to existing tenancies; and primary sales of domestic premises. Date of sale is the date on which an Agreement for Sale and Purchase is signed, or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase. It should be borne in mind that provisional agreement is generally reached 2 to 3 weeks earlier than an Agreement for Sale and Purchase.

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

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

8.24 Price and rental indices are derived from the same data that are used to compile average prices and rents. The indices measure value changes by reference to the factor of rent or price divided by rateable value of the subject properties rather than by reference to the rent or price per square metre of floor area. In effect, by utilising rateable value, allowance is made not only for floor area but also other qualitative differences between properties. The rateable value of a property is

應課差餉租值是假設物業在一個指定估價日期空置出租時，估計全年可得的合理市面租金。如應課差餉租值在全面重估後有所變更，新應課差餉租值會調算至舊應課差餉租值的水平，以便指數數列得以連貫。

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

8.26 樓宇轉讓契約指訂明不可分割業權（即樓宇單位）轉讓的文件。

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

8.28 租約指批租人和承租人之間有關物業租用方面的協議。

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

政府土地拍賣及批租

(表 8.15)

8.30 通過拍賣或公開投標而取得的已徵收地價即為該幅土地的拍賣／投標價。

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

其他有關刊物

香港物業報告，差餉物業估價署編製

資料月報，刊載於屋宇署的網站
(www.bd.gov.hk)

an estimate of its annual open market rental value at a designated valuation reference date, on the assumption that the premises were then vacant and to let. Following a General Revaluation of rateable values, the new rateable values are matched with the old ones for the purpose of maintaining the index series.

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

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

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

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

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

Disposals of government land

(Table 8.15)

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

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

Further references

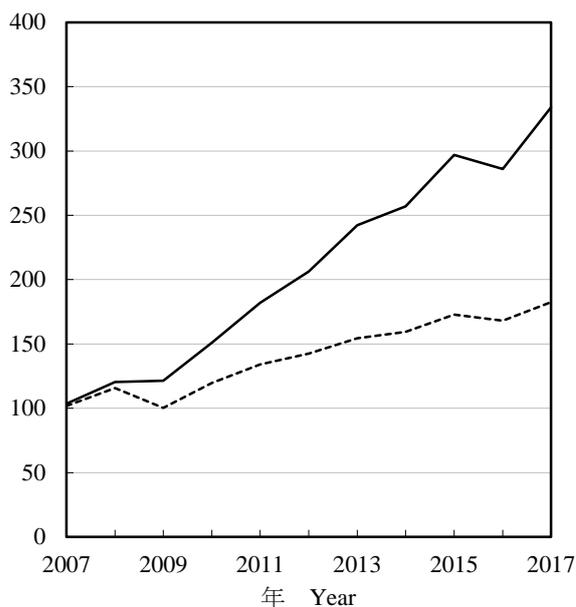
Hong Kong Property Review, published by the Rating and Valuation Department

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

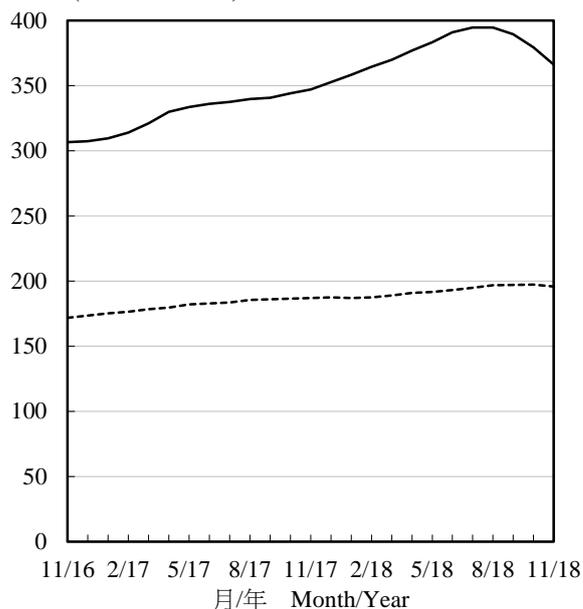
圖 8.1 私人住宅單位的售價及租金指數

Chart 8.1 Price and rental indices of private domestic units

指數 (1999年=100)
Index (Year 1999=100)



指數 (1999年=100)
Index (Year 1999=100)



—— 售價指數
Price index

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

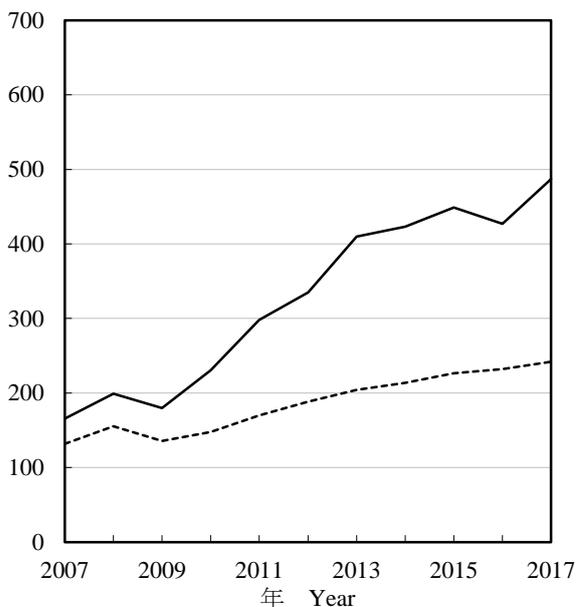
註釋：2018年9月至11月的按月數字為臨時數字。

Note: Monthly figures for September to November 2018 are provisional.

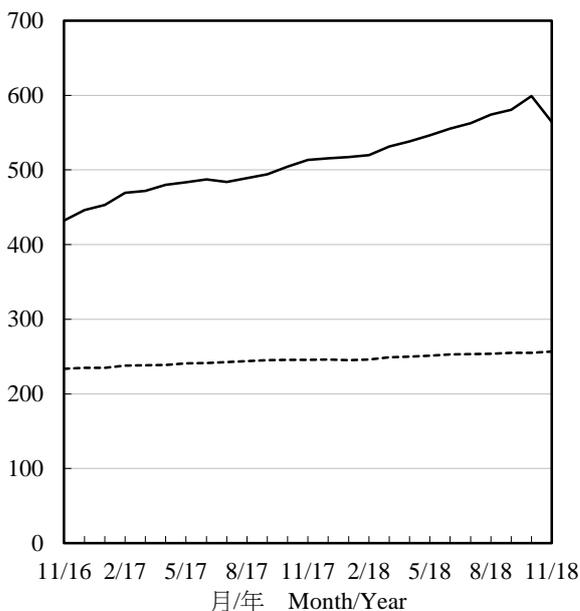
圖 8.2 私人寫字樓的售價及租金指數

Chart 8.2 Price and rental indices of private offices

指數 (1999年=100)
Index (Year 1999=100)



指數 (1999年=100)
Index (Year 1999=100)



—— 售價指數
Price index

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

註釋：2018年6月至11月的按月數字為臨時數字。

Note: Monthly figures for June to November 2018 are provisional.

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

年 (期末數字) Year	季 As at end of Quarter	中西區	灣仔	東區	南區	油尖旺	深水埗	九龍城	黃大仙	觀塘
		Central & Western	Wan Chai	Eastern	Southern	Yau Tsim Mong	Sham Shui Po	Kowloon City	Wong Tai Sin	
2016	3	108 600	79 400	198 800	94 700	137 400	155 200	157 500	150 700	240 300
2017	1	109 000	79 500	199 200	94 800	137 800	156 500	157 500	151 600	244 500
	3	108 700	79 600	199 200	94 800	138 100	156 400	161 200	151 600	245 900
2018	1	108 800	79 800	199 400	94 800	137 500	159 100	161 000	151 600	247 300
	3	109 300	79 700	201 300	94 800	137 600	162 100	162 900	151 800	253 600

年 (期末數字) Year	季 As at end of Quarter	葵青	荃灣	屯門	元朗	北區	大埔	沙田	西貢	離島	總計 Total
		Kwai Tsing	Tsuen Wan	Tuen Mun	Yuen Long	North	Tai Po	Sha Tin	Sai Kung	Islands	
2016	3	180 700	113 200	188 000	236 600	115 100	113 200	245 700	167 500	69 500	2 752 100
2017	1	181 100	114 200	188 200	241 700	115 400	113 500	251 800	167 900	69 600	2 773 600
	3	181 100	114 200	189 600	245 500	115 500	113 700	252 000	168 700	69 600	2 785 400
2018	1	181 100	114 200	194 900	248 500	115 400	113 800	253 400	169 900	73 900	2 804 400
	3	182 100	117 100	195 800	249 100	115 700	114 000	253 500	172 400	74 000	2 826 700

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

數字進位至最接近的百位數。

資料來源：政府統計處普查策劃組

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

Figures are rounded to the nearest hundred.

Source: Census Planning Section, Census and Statistics Department

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

年 (期末數字) Year	季 As at end of Quarter	中西區 Central & Western	灣仔 Wan Chai	東區 Eastern	南區 Southern	油尖旺 Yau Tsim Mong	深水埗 Sham Shui Po	九龍城 Kowloon City	黃大仙 Wong Tai Sin	觀塘 Kwun Tong
香港房屋委員會(1) Hong Kong Housing Authority(1)										
2015		636	0	35 069	26 186	2 820	53 877	29 609	76 418	128 392
2016		636	0	35 217	26 052	2 820	56 727	29 609	76 187	137 988
2017		636	0	35 171	25 881	2 820	56 604	29 609	75 800	140 535
2017	3	636	0	35 180	25 932	2 820	56 638	29 609	75 911	139 276
	4	636	0	35 171	25 881	2 820	56 604	29 609	75 800	140 535
2018	1	636	0	35 161	25 845	2 820	56 558	29 609	75 669	140 411
	2	636	0	35 433	25 803	2 820	56 539	29 609	75 611	142 989
	3	636	0	35 423	25 749	2 820	56 893	29 609	75 522	146 006
香港房屋協會(2) Hong Kong Housing Society(2)										
2015		2 334	0	6 380	1 144	665	0	6 377	0	4 921
2016		2 334	2 675	3 705	1 144	665	0	6 377	0	4 921
2017		2 337	2 675	3 705	1 144	665	0	6 377	0	4 922
2017	3	2 337	2 675	3 705	1 144	665	0	6 377	0	4 922
	4	2 337	2 675	3 705	1 144	665	0	6 377	0	4 922
2018	1	2 340	2 675	3 705	1 144	665	0	6 377	0	4 922
	2	2 340	2 675	3 705	1 144	665	0	6 377	0	4 922
	3	2 341	2 675	3 705	1 144	665	0	6 377	0	4 922
單位總數(1)(2) Total stock(1)(2)										
2015		2 970	0	41 449	27 330	3 485	53 877	35 986	76 418	133 313
2016		2 970	2 675	38 922	27 196	3 485	56 727	35 986	76 187	142 909
2017		2 973	2 675	38 876	27 025	3 485	56 604	35 986	75 800	145 457
2017	3	2 973	2 675	38 885	27 076	3 485	56 638	35 986	75 911	144 198
	4	2 973	2 675	38 876	27 025	3 485	56 604	35 986	75 800	145 457
2018	1	2 976	2 675	38 866	26 989	3 485	56 558	35 986	75 669	145 333
	2	2 976	2 675	39 138	26 947	3 485	56 539	35 986	75 611	147 911
	3	2 977	2 675	39 128	26 893	3 485	56 893	35 986	75 522	150 928

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

年 (期末數字) Year	季 As at end of Quarter	葵青 Kwai Tsing	荃灣 Tsuen Wan	屯門 Tuen Mun	元朗 Yuen Long	北區 North	大埔 Tai Po	沙田 Sha Tin	西貢 Sai Kung	離島 Islands	總計 Total
香港房屋委員會(1) Hong Kong Housing Authority(1)											
2015		101 312	21 729	55 728	67 389	23 353	17 309	64 423	29 832	15 684	749 766
2016		101 165	21 729	55 093	67 501	23 117	17 573	68 188	29 636	15 682	764 920
2017		100 909	21 729	54 526	68 433	22 781	17 103	71 930	29 356	15 682	769 505
2017	3	101 003	21 729	54 664	68 516	22 853	17 318	72 033	29 450	15 682	769 250
	4	100 909	21 729	54 526	68 433	22 781	17 103	71 930	29 356	15 682	769 505
2018	1	100 811	21 729	59 051	68 314	22 695	16 946	71 781	29 249	19 262	776 547
	2	101 638	21 729	58 824	68 119	22 598	16 907	71 713	29 139	19 262	779 369
	3	101 578	21 729	58 496	68 098	22 483	16 829	71 648	29 044	19 262	781 825
香港房屋協會(2) Hong Kong Housing Society(2)											
2015		2 980	1 768	0	0	662	0	3 740	1 507	0	32 478
2016		2 981	1 767	0	0	662	0	3 747	1 507	0	32 485
2017		2 981	1 767	0	0	802	0	3 747	1 507	0	32 629
2017	3	2 981	1 767	0	0	802	0	3 747	1 507	0	32 629
	4	2 981	1 767	0	0	802	0	3 747	1 507	0	32 629
2018	1	2 981	1 767	0	0	802	0	3 747	1 507	0	32 632
	2	2 981	1 767	0	0	802	0	3 747	1 507	0	32 632
	3	2 989	1 767	0	0	802	0	3 747	1 507	0	32 641
單位總數(1)(2) Total stock(1)(2)											
2015		104 292	23 497	55 728	67 389	24 015	17 309	68 163	31 339	15 684	782 244
2016		104 146	23 496	55 093	67 501	23 779	17 573	71 935	31 143	15 682	797 405
2017		103 890	23 496	54 526	68 433	23 583	17 103	75 677	30 863	15 682	802 134
2017	3	103 984	23 496	54 664	68 516	23 655	17 318	75 780	30 957	15 682	801 879
	4	103 890	23 496	54 526	68 433	23 583	17 103	75 677	30 863	15 682	802 134
2018	1	103 792	23 496	59 051	68 314	23 497	16 946	75 528	30 756	19 262	809 179
	2	104 619	23 496	58 824	68 119	23 400	16 907	75 460	30 646	19 262	812 001
	3	104 567	23 496	58 496	68 098	23 285	16 829	75 395	30 551	19 262	814 466

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

(1) 數字不包括中轉房屋單位及租者置其屋計劃的已售單位。

(2) 不包括長者安居樂住屋計劃。

資料來源：房屋署；
香港房屋協會

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

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

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

Sources: Housing Department;
Hong Kong Housing Society

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

年 Year	季 (期末數字) Quarter As at end of	中西區 Central & Western	灣仔 Wan Chai	東區 Eastern	南區 Southern	油尖旺 Yau Tsim Mong	深水埗 Sham Shui Po	九龍城 Kowloon City	黃大仙 Wong Tai Sin	觀塘 Kwun Tong
香港房屋委員會 ⁽¹⁾ Hong Kong Housing Authority ⁽¹⁾										
2015		2 095	0	99 439	73 876	8 156	137 702	75 627	210 240	338 284
2016		2 074	0	98 987	73 051	8 102	142 878	75 480	208 265	359 440
2017		2 077	0	98 376	71 967	8 030	142 543	75 065	205 422	365 812
2017	3	2 086	0	98 433	72 198	8 039	142 656	75 094	205 599	362 346
	4	2 077	0	98 376	71 967	8 030	142 543	75 065	205 422	365 812
2018	1	2 069	0	98 255	71 780	8 025	142 332	74 958	205 013	366 131
	2	2 060	0	97 773	71 481	7 965	142 046	74 651	203 942	370 857
	3	2 055	0	98 033	71 205	7 950	142 732	74 519	203 176	378 141
香港房屋協會 ⁽²⁾ Hong Kong Housing Society ⁽²⁾										
2015		6 421	0	15 859	2 477	1 616	0	16 483	0	13 016
2016		6 380	6 910	8 676	2 397	1 600	0	16 289	0	12 969
2017		6 348	6 866	8 495	2 341	1 583	0	16 015	0	12 759
2017	3	6 356	6 858	8 542	2 355	1 591	0	16 091	0	12 814
	4	6 348	6 866	8 495	2 341	1 583	0	16 015	0	12 759
2018	1	6 350	6 828	8 447	2 316	1 587	0	15 948	0	12 713
	2	6 369	6 818	8 401	2 284	1 582	0	15 890	0	12 675
	3	6 349	6 801	8 369	2 276	1 584	0	15 820	0	12 629
總認可居民人數 ⁽¹⁾⁽²⁾ Total authorised population ⁽¹⁾⁽²⁾										
2015		8 516	0	115 298	76 353	9 772	137 702	92 110	210 240	351 300
2016		8 454	6 910	107 663	75 448	9 702	142 878	91 769	208 265	372 409
2017		8 425	6 866	106 871	74 308	9 613	142 543	91 080	205 422	378 571
2017	3	8 442	6 858	106 975	74 553	9 630	142 656	91 185	205 599	375 160
	4	8 425	6 866	106 871	74 308	9 613	142 543	91 080	205 422	378 571
2018	1	8 419	6 828	106 702	74 096	9 612	142 332	90 906	205 013	378 844
	2	8 429	6 818	106 174	73 765	9 547	142 046	90 541	203 942	383 532
	3	8 404	6 801	106 402	73 481	9 534	142 732	90 339	203 176	390 770

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

年 (期末數字) As at end of	季 Quarter	葵青 Kwai Tsing	荃灣 Tsuen Wan	屯門 Tuen Mun	元朗 Yuen Long	北區 North	大埔 Tai Po	沙田 Sha Tin	西貢 Sai Kung	離島 Islands	總計 Total
香港房屋委員會 ⁽¹⁾ Hong Kong Housing Authority ⁽¹⁾											
2015		282 897	58 949	141 447	199 048	65 119	47 564	175 435	86 956	52 562	2 055 396
2016		281 476	58 656	139 777	200 985	64 464	47 687	184 274	85 951	52 316	2 083 863
2017		277 434	57 894	137 078	202 110	62 916	46 119	192 060	84 325	51 784	2 081 012
2017	3	277 791	57 911	137 608	202 617	63 281	46 761	192 302	84 667	51 893	2 081 282
	4	277 434	57 894	137 078	202 110	62 916	46 119	192 060	84 325	51 784	2 081 012
2018	1	277 474	57 924	142 145	201 520	62 627	45 575	191 849	83 824	58 586	2 090 087
	2	277 751	57 754	147 516	199 853	62 004	45 112	190 925	83 014	59 386	2 094 090
	3	277 182	57 589	146 632	199 434	61 578	44 883	190 439	82 692	60 084	2 098 324
香港房屋協會 ⁽²⁾ Hong Kong Housing Society ⁽²⁾											
2015		8 757	4 506	0	0	2 960	0	10 594	3 370	0	86 059
2016		8 535	4 455	0	0	2 925	0	10 492	3 294	0	84 922
2017		8 380	4 414	0	0	3 191	0	10 327	3 244	0	83 963
2017	3	8 416	4 384	0	0	3 162	0	10 327	3 265	0	84 161
	4	8 380	4 414	0	0	3 191	0	10 327	3 244	0	83 963
2018	1	8 336	4 408	0	0	3 155	0	10 317	3 224	0	83 629
	2	8 301	4 377	0	0	3 157	0	10 287	3 204	0	83 345
	3	8 281	4 381	0	0	3 152	0	10 292	3 189	0	83 123
總認可居民人數 ⁽¹⁾⁽²⁾ Total authorised population ⁽¹⁾⁽²⁾											
2015		291 654	63 455	141 447	199 048	68 079	47 564	186 029	90 326	52 562	2 141 455
2016		290 011	63 111	139 777	200 985	67 389	47 687	194 766	89 245	52 316	2 168 785
2017		285 814	62 308	137 078	202 110	66 107	46 119	202 387	87 569	51 784	2 164 975
2017	3	286 207	62 295	137 608	202 617	66 443	46 761	202 629	87 932	51 893	2 165 443
	4	285 814	62 308	137 078	202 110	66 107	46 119	202 387	87 569	51 784	2 164 975
2018	1	285 810	62 332	142 145	201 520	65 782	45 575	202 166	87 048	58 586	2 173 716
	2	286 052	62 131	147 516	199 853	65 161	45 112	201 212	86 218	59 386	2 177 435
	3	285 463	61 970	146 632	199 434	64 730	44 883	200 731	85 881	60 084	2 181 447

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

(1) 數字不包括中轉房屋單位及租者置其屋計劃已售單位內的人口。

(2) 不包括長者安居樂住屋計劃。

資料來源：房屋署；
香港房屋協會

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

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

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

Sources: Housing Department;
Hong Kong Housing Society

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

年 Year	月 Month	住宅 Residential		商住兩用 Residential/commercial		商業 Commercial		工業 Industrial		
		樓宇數目 No. of blocks	實用樓面面積(1) (千平方米) Usable floor area(1) (thousand sq. m.)	樓宇數目 No. of blocks	實用樓面面積(千平方米) Usable floor area (thousand sq.m.)		樓宇數目 No. of blocks	實用樓面面積 (千平方米) Usable floor area (thousand sq. m.)	樓宇數目 No. of blocks	實用樓面面積 (千平方米) Usable floor area (thousand sq. m.)
					住宅 Residential	非住宅 Non- residential				
2015		283	275.8	113	293.6	28.5	16	213.3	18	52.7
2016		262	330.4	67	283.5	68.1	21	193.4	13	91.4
2017		355	394.7	128	231.3	34.1	24	239.4	22	195.2
2017	8	17	33.0	2	6.0	2.0	5	31.3	2	3.4
	9	91	24.0	0	0.0	0.0	2	19.9	1	102.4
	10	19	25.0	12	22.9	6.2	0	0.0	0	0.0
	11	11	8.2	1	2.1	0.6	3	25.4	7	0.8
	12	6	50.6	37	48.7	4.2	4	93.7	2	2.1
2018	1	5	16.4	1	3.4	1.1	1	22.5	2	7.6
	2	32	37.1	0	0.0	0.0	2	13.6	0	0.0
	3	103	21.4	3	4.7	1.6	1	2.3	1	1.2
	4	15	58.7	1	3.9	0.9	8	53.8	1	4.8
	5	3	3.0	76	95.5	26.1	1	0.8	0	0.0
	6	13	6.4	7	34.2	11.7	0	0.0	1	0.0
	7	28	31.0	19	74.7	36.7	0	0.0	1	7.0
	8	9	31.2	9	33.8	7.2	5	37.5	1	5.0
	9	51	52.9	6	9.5	0.8	1	68.6	1	10.3
	10	22	13.6	3	4.6	1.6	2	0.0	1	1.6

年 Year	月 Month	其他用途 Others			所有種類 All types			
		樓宇數目 No. of blocks	實用樓面面積(千平方米) Usable floor area (thousand sq.m.)		樓宇數目 No. of blocks	實用樓面面積(千平方米) Usable floor area (thousand sq.m.)		總計 Total
			住宅 Residential	非住宅 Non- residential		住宅(1) Residential(1)	非住宅 Non- residential	
2015		182	15.6	153.4	612	585.0	447.9	1 032.9
2016		193	23.1	238.6	556	637.0	591.6	1 228.6
2017		174	5.5	272.7	703	631.5	741.3	1 372.9
2017	8	10	0.0	23.3	36	39.0	59.9	99.0
	9	17	1.2	109.4	111	25.2	231.7	256.9
	10	8	0.0	0.9	39	47.9	7.1	55.0
	11	11	0.0	17.4	33	10.3	44.2	54.5
	12	6	0.0	3.3	55	99.4	103.2	202.6
2018	1	14	0.0	0.6	23	19.8	31.9	51.8
	2	23	0.4	7.4	57	37.5	21.0	58.6
	3	17	0.8	37.5	125	26.9	42.6	69.5
	4	21	0.4	42.8	46	63.1	102.3	165.3
	5	21	0.0	5.2	101	98.5	32.1	130.7
	6	51	0.1	20.4	72	40.6	32.1	72.7
	7	16	0.3	6.4	64	106.0	50.1	156.1
	8	34	0.0	15.0	58	65.1	64.6	129.7
	9	12	0.0	15.6	71	62.4	95.3	157.7
	10	16	2.0	84.2	44	20.2	87.4	107.6

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

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

資料來源：屋宇署；
房屋署

Sources: Buildings Department;
Housing Department

8.5 按樓宇種類劃分的獲批准可動工興建私人樓宇 Private buildings with consent to commence work by type of building

		住宅 Residential				商住兩用 Residential/commercial					
		樓宇數目 No. of blocks		實用樓面面積(1)(千平方米) Usable floor area (1)(thousand sq.m.)		樓宇數目 No. of blocks		實用樓面面積(千平方米) Usable floor area (thousand sq.m.)			
								住宅 Residential		非住宅 Non-residential	
年	月	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision
Year	Month	submission	revision	submission	revision	submission	revision	submission	revision	submission	revision
2015		261	65	369.4	13.6	99	66	192.3	284.9	50.9	69.7
2016		262	110	317.3	187.8	53	36	96.2	40.3	53.1	12.7
2017		165	151	296.3	117.8	35	28	112.8	336.0	113.5	120.9
2017	8	14	55	35.5	19.6	0	0	0.0	0.0	0.0	0.0
	9	13	19	67.8	36.5	5	0	24.2	0.0	49.2	0.0
	10	3	7	4.5	2.2	1	0	5.2	0.0	2.1	0.0
	11	5	0	9.4	0.0	1	0	1.6	0.0	0.3	0.0
	12	0	12	0.0	6.6	7	5	21.2	27.8	2.2	3.2
2018	1	4	38	61.1	44.8	1	0	4.8	0.0	1.2	0.0
	2	3	0	13.9	0.0	42	0	65.4	0.0	3.6	0.0
	3	3	0	60.0	0.0	4	1	16.5	3.5	3.8	0.4
	4	5	0	43.5	0.0	0	2	0.0	35.7	0.0	34.6
	5	4	59	0.9	13.9	1	1	2.6	0.4	0.7	0.2
	6	0	65	0.0	37.8	2	0	32.5	0.0	8.7	0.0
	7	17	0	60.5	0.0	0	0	0.0	0.0	0.0	0.0
	8	16	0	43.2	0.0	0	0	0.0	0.0	0.0	0.0
	9	5	0	1.0	0.0	1	1	1.3	8.2	0.3	2.5
	10	25	13	14.7	20.4	38	1	73.8	3.0	4.4	0.9

		商業 Commercial				工業 Industrial			
		樓宇數目 No. of blocks		實用樓面面積(千平方米) Usable floor area (thousand sq.m.)		樓宇數目 No. of blocks		實用樓面面積(千平方米) Usable floor area (thousand sq.m.)	
年	月	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision
Year	Month	submission	revision	submission	revision	submission	revision	submission	revision
2015		20	1	198.1	2.9	21	1	206.3	19.0
2016		9	6	187.4	59.2	12	3	63.3	12.8
2017		14	3	244.3	9.9	9	1	54.2	8.4
2017	8	3	0	66.0	0.0	0	0	0.0	0.0
	9	0	0	0.0	0.0	0	0	0.0	0.0
	10	0	1	0.0	0.2	1	0	12.3	0.0
	11	0	1	0.0	9.5	0	0	0.0	0.0
	12	3	0	13.7	0.0	1	0	6.4	0.0
2018	1	1	1	10.0	1.7	0	0	0.0	0.0
	2	0	0	0.0	0.0	0	0	0.0	0.0
	3	1	0	3.5	0.0	1	0	29.5	0.0
	4	1	0	3.5	0.0	1	1	7.4	1.5
	5	1	0	2.2	0.0	1	0	3.5	0.0
	6	2	1	3.4	0.1	0	0	0.0	0.0
	7	2	0	11.9	0.0	1	0	1.6	0.0
	8	0	0	0.0	0.0	2	2	20.2	22.3
	9	1	1	4.4	0.0	0	0	0.0	0.0
	10	1	0	3.0	0.0	0	0	0.0	0.0

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

		其他用途 Others					
		樓宇數目 No. of blocks		實用樓面面積(千平方米) Usable floor area (thousand sq.m.)			
				住宅 Residential		非住宅 Non-residential	
年 Year	月 Month	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision
2015		85	26	28.0	2.4	382.1	173.2
2016		47	8	4.2	0.0	163.5	71.5
2017		46	9	9.5	0.3	184.8	42.3
2017	8	0	0	0.0	0.0	0.0	0.0
	9	1	0	0.0	0.0	0.8	0.0
	10	1	0	0.0	0.0	13.9	0.0
	11	4	1	0.1	0.0	48.8	0.8
	12	1	0	0.0	0.0	0.3	0.0
2018	1	3	0	0.0	0.0	14.4	0.0
	2	4	1	0.3	0.0	2.1	12.7
	3	2	1	0.0	0.0	0.2	0.4
	4	4	1	0.0	1.2	5.1	0.6
	5	5	0	0.0	0.0	2.4	0.0
	6	2	1	0.0	0.0	23.6	0.3
	7	1	0	0.0	0.0	1.1	0.0
	8	3	2	0.0	0.6	1.0	15.6
	9	1	0	0.0	0.0	0.2	0.0
	10	1	1	0.0	0.0	0.5	0.5

		所有種類 All types							
		樓宇數目 No. of blocks		實用樓面面積(千平方米) Usable floor area (thousand sq.m.)					
				住宅 ⁽¹⁾ Residential ⁽¹⁾		非住宅 Non-residential		總計 Total	
年 Year	月 Month	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision	初次呈 交圖則 First submission	重大修改 Major revision
2015		486	159	589.7	300.9	837.5	264.8	1 427.2	565.8
2016		383	163	417.7	228.1	467.4	156.3	885.1	384.4
2017		269	192	418.7	454.1	596.8	181.5	1 015.5	635.6
2017	8	17	55	35.5	19.6	66.0	0.0	101.5	19.6
	9	19	19	92.0	36.5	50.0	0.0	142.0	36.5
	10	6	8	9.7	2.2	28.3	0.2	38.0	2.4
	11	10	2	11.1	0.0	49.2	10.3	60.3	10.3
	12	12	17	21.2	34.4	22.5	3.2	43.7	37.6
2018	1	9	39	65.9	44.8	25.6	1.7	91.5	46.5
	2	49	1	79.6	0.0	5.7	12.7	85.4	12.7
	3	11	2	76.5	3.5	36.9	0.9	113.4	4.4
	4	11	4	43.5	36.9	16.0	36.7	59.5	73.7
	5	12	60	3.5	14.3	8.9	0.2	12.4	14.5
	6	6	67	32.5	37.8	35.7	0.5	68.2	38.2
	7	21	0	60.5	0.0	14.6	0.0	75.1	0.0
	8	21	4	43.2	0.6	21.2	37.9	64.4	38.5
	9	8	2	2.2	8.2	4.9	2.5	7.1	10.7
	10	65	15	88.5	23.4	7.9	1.4	96.4	24.8

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

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

資料來源：屋宇署

Source: Buildings Department

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

年 Year	月 Month	中西區 Central & Western	灣仔 Wan Chai	東區 Eastern	南區 Southern	油尖旺 Yau Tsim Mong	深水埗 Sham Shui Po	九龍城 Kowloon City	黃大仙 Wong Tai Sin	觀塘 Kwun Tong
公共租住單位(1) Public rental flats(1)										
2015		0	0	0	0	0	0	0	0	567
2016		0	0	187	0	0	2 917	0	0	9 799
2017		0	0	0	0	0	0	0	0	2 860
2017	7 - 9	0	0	0	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	0	0	0	0
2018	1 - 3	0	0	288	0	0	0	0	0	2 639
	4 - 6	0	0	0	0	0	374	0	0	3 062
	7 - 9	0	0	0	0	0	3 318	0	0	0
資助出售單位(1) Subsidised sale flats(1)										
2015		0	0	0	0	0	0	322	0	0
2016		0	0	0	0	0	0	0	0	0
2017		0	0	0	0	0	0	0	857	0
2017	7 - 9	0	0	0	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	0	0	0	0
2018	1 - 3	0	0	0	0	0	0	0	0	0
	4 - 6	0	0	0	0	0	0	0	0	0
	7 - 9	0	0	0	0	0	824	0	0	0
私人樓宇單位 Private flats										
2015		438	1 418	595	8	114	592	1 194	0	0
2016		1 424	442	0	382	646	892	1 377	0	256
2017		493	502	404	53	683	2 238	3 762	0	0
2017	7 - 9	48	4	0	19	128	0	624	0	0
	10 - 12	31	173	170	8	0	2 238	0	0	0
2018	1 - 3	128	1	37	54	18	318	33	0	0
	4 - 6	447	16	0	0	0	0	79	0	0
	7 - 9	0	75	2 289	0	0	181	1 111	234	0
所有房屋類型單位 All types of flats										
2015		438	1 418	595	8	114	592	1 516	0	567
2016		1 424	442	187	382	646	3 809	1 377	0	10 055
2017		493	502	404	53	683	2 238	3 762	857	2 860
2017	7 - 9	48	4	0	19	128	0	624	0	0
	10 - 12	31	173	170	8	0	2 238	0	0	0
2018	1 - 3	128	1	325	54	18	318	33	0	2 639
	4 - 6	447	16	0	0	0	374	79	0	3 062
	7 - 9	0	75	2 289	0	0	4 323	1 111	234	0

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

年 Year	月 Month	葵青 Kwai Tsing	荃灣 Tsuen Wan	屯門 Tuen Mun	元朗 Yuen Long	北區 North	大埔 Tai Po	沙田 Sha Tin	西貢 Sai Kung	離島 Islands	總計 Total
公共租住單位(1) Public rental flats(1)											
2015		0	0	0	4 905	1 358	0	3 317	0	0	10 147
2016		0	0	0	1 641	0	483	6 728	0	0	21 755
2017		0	0	4 688	0	140	0	0	0	3 580	11 268
2017	7 - 9	0	0	0	0	0	0	0	0	0	0
	10 - 12	0	0	4 688	0	0	0	0	0	3 580	8 268
2018	1 - 3	866	0	0	0	0	0	0	0	0	3 793
	4 - 6	0	0	0	0	0	0	0	0	0	3 436
	7 - 9	0	0	0	0	0	0	0	0	3 866	7 184
資助出售單位(1) Subsidised sale flats(1)											
2015		988	0	0	0	0	0	0	0	0	1 310
2016		0	0	0	229	0	0	0	0	0	229
2017		465	962	0	0	0	0	504	0	0	2 788
2017	7 - 9	0	0	0	0	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	0	0	0	0	0
2018	1 - 3	0	0	0	0	0	0	248	0	0	248
	4 - 6	0	0	0	0	0	0	0	0	699	699
	7 - 9	0	0	0	2 409	0	0	0	0	0	3 233
私人樓宇單位 Private flats											
2015		0	0	7	1 381	0	1 370	2 085	596	1 498	11 296
2016		0	0	32	2 325	0	0	651	3 761	2 406	14 594
2017		0	0	1 786	4 194	0	0	1 193	2 442	40	17 790
2017	7 - 9	0	0	1 785	1 450	0	0	69	0	0	4 127
	10 - 12	0	0	0	0	0	0	1 004	1 210	40	4 874
2018	1 - 3	0	0	0	25	0	0	624	0	5	1 243
	4 - 6	0	1 936	100	8	0	0	0	2 391	0	4 977
	7 - 9	136	970	718	0	557	0	160	10	0	6 441
所有房屋類型單位 All types of flats											
2015		988	0	7	6 286	1 358	1 370	5 402	596	1 498	22 753
2016		0	0	32	4 195	0	483	7 379	3 761	2 406	36 578
2017		465	962	6 474	4 194	140	0	1 697	2 442	3 620	31 846
2017	7 - 9	0	0	1 785	1 450	0	0	69	0	0	4 127
	10 - 12	0	0	4 688	0	0	0	1 004	1 210	3 620	13 142
2018	1 - 3	866	0	0	25	0	0	872	0	5	5 284
	4 - 6	0	1 936	100	8	0	0	0	2 391	699	9 112
	7 - 9	136	970	718	2 409	557	0	160	10	3 866	16 858

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

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

資料來源：屋宇署；
房屋署；
香港房屋協會

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

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

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

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

年 Year	月 Month	中西區 Central & Western	灣仔 Wan Chai	東區 Eastern	南區 Southern	油尖旺 Yau Tsim Mong	深水埗 Sham Shui Po	九龍城 Kowloon City	黃大仙 Wong Tai Sin	觀塘 Kwun Tong
公共租住單位 Public rental flats										
2015		0	0	0	0	0	5 013	0	0	0
2016		0	0	0	0	0	10 746	0	0	1 915
2017		0	0	1 792	0	0	1 088	0	1 787	0
2017	7 - 9	0	0	966	0	0	0	0	1 033	0
	10 - 12	0	0	826	0	0	0	0	0	0
2018	1 - 3	0	0	0	0	0	0	0	3 130	0
	4 - 6	0	0	0	0	0	0	0	0	0
	7 - 9	0	0	0	0	0	0	0	0	0
資助出售單位 Subsidised sale flats										
2015		0	0	0	0	0	2 522	603	0	0
2016		0	0	0	0	0	811	683	0	1 358
2017		0	0	0	0	0	0	0	0	0
2017	7 - 9	0	0	0	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	0	0	0	0
2018	1 - 3	0	0	0	0	0	0	0	0	0
	4 - 6	0	0	0	0	0	0	0	0	0
	7 - 9	0	0	0	0	0	0	0	0	0
私人樓宇單位 - 初次呈交圖則 Private flats - first submission										
2015		1 016	298	1 612	120	191	0	3 169	0	0
2016		294	86	260	57	568	509	3 173	45	0
2017		714	46	556	146	78	241	464	234	7
2017	7 - 9	15	1	0	0	0	0	88	0	7
	10 - 12	365	0	205	0	0	138	51	0	0
2018	1 - 3	156	0	281	0	0	589	0	0	326
	4 - 6	0	0	0	18	142	0	2	0	0
	7 - 9	1	0	0	0	0	537	482	0	0
私人樓宇單位 - 重大修改 Private flats - major revision										
2015		0	0	188	0	0	3 571	326	0	0
2016		278	0	447	0	0	0	1 008	0	0
2017		645	0	0	0	0	876	493	0	2 645
2017	7 - 9	0	0	0	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	876	0	0	0
2018	1 - 3	0	192	0	1	0	0	0	0	0
	4 - 6	0	0	0	15	0	0	54	0	0
	7 - 9	0	0	0	0	0	0	551	0	0

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

年 Year	月 Month	葵青 Kwai Tsing	荃灣 Tsuen Wan	屯門 Tuen Mun	元朗 Yuen Long	北區 North	大埔 Tai Po	沙田 Sha Tin	西貢 Sai Kung	離島 Islands	總計 Total
公共租住單位 Public rental flats											
2015		866	0	0	0	140	0	3 024	0	3 866	12 909
2016		0	0	0	0	1 144	0	4 846	0	0	18 651
2017		0	0	0	0	938	655	0	0	0	6 260
2017	7 - 9	0	0	0	0	0	655	0	0	0	2 654
	10 - 12	0	0	0	0	0	0	0	0	0	826
2018	1 - 3	0	0	0	0	6 371	0	0	0	0	9 501
	4 - 6	0	0	0	0	2 494	0	0	0	0	2 494
	7 - 9	540	0	0	0	0	0	0	0	0	540
資助出售單位 Subsidised sale flats											
2015		0	0	0	2 409	0	0	0	0	699	6 233
2016		0	0	0	0	0	0	1 020	0	0	3 872
2017		494	0	290	0	0	0	2 371	1 725	1 226	6 106
2017	7 - 9	0	0	0	0	0	0	0	1 725	1 226	2 951
	10 - 12	0	0	290	0	0	0	735	0	0	1 025
2018	1 - 3	0	0	0	0	3 222	0	0	0	0	3 222
	4 - 6	0	0	0	0	0	0	0	0	0	0
	7 - 9	0	0	0	0	0	0	0	0	0	0
私人樓宇單位 - 初次呈交圖則 Private flats - first submission											
2015		0	1 932	1 392	1 436	0	1	525	2 478	187	14 357
2016		136	198	22	12	263	1 496	1 868	4 259	4	13 250
2017		0	1 680	5 451	1 224	0	3 235	118	1	0	14 195
2017	7 - 9	0	840	41	0	0	3 235	0	0	0	4 227
	10 - 12	0	0	1 040	504	0	0	0	0	0	2 303
2018	1 - 3	0	0	465	1 777	0	0	0	3 370	0	6 964
	4 - 6	0	0	0	940	0	0	0	893	0	1 995
	7 - 9	0	0	0	0	0	1 758	0	0	0	2 778
私人樓宇單位 - 重大修改 Private flats - major revision											
2015		0	2 410	0	0	0	0	69	1 729	64	8 357
2016		0	0	357	95	296	673	160	3 784	61	7 159
2017		0	0	178	123	6	2 517	6 148	34	27	13 692
2017	7 - 9	0	0	178	0	0	2 517	148	0	6	2 849
	10 - 12	0	0	0	0	6	0	0	34	0	916
2018	1 - 3	0	0	1 154	0	0	0	0	0	0	1 347
	4 - 6	0	0	41	347	0	0	547	1 120	0	2 124
	7 - 9	0	0	0	0	0	0	0	0	0	551

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

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

資料來源：屋宇署；
房屋署；
香港房屋協會

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

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

年 Year	月 Month	公共租住單位(2) Public rental flats(2)		資助出售單位(2) Subsidised sale flats(2)	
		少於 40平方米 Less than 40 sq. m.	40至69.9 平方米 40-69.9 sq. m.	少於 40平方米 Less than 40 sq. m.	40至69.9 平方米 40-69.9 sq. m.
2015		10 147	0	84	1 226
2016		21 755	0	0	229
2017		11 268	0	686	2 102
2017	4 - 6	1 352	0	0	0
	7 - 9	0	0	0	0
	10 - 12	8 268	0	0	0
2018	1 - 3	3 793	0	0	248
	4 - 6	3 436	0	415	284

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

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

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

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

資料來源：屋宇署；
房屋署；
香港房屋協會

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

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

年 Year	月 Month	少於40平方米 Less than 40 sq. m.	40至69.9平方米 40-69.9 sq. m.	70至99.9平方米 70-99.9 sq. m.	100至159.9平方米 100-159.9 sq. m.	160平方米或以上 160 sq. m. or above
新落成私人居住單位(1) Private residential flats newly completed(1)						
2015		2 135	5 047	2 190	1 471	453
2016		3 937	7 162	1 413	1 324	758
2017		6 891	7 665	1 794	1 058	383
2017	7 - 9	1 181	2 100	470	195	182
	10 - 12	2 795	1 194	262	551	72
2018	1 - 3	494	50	168	373	158
	4 - 6	1 191	2 188	1 180	220	198
	7 - 9	2 537	2 136	1 174	429	165
獲批准可動工興建私人居住單位(2) Private residential flats with consent to commence work(2)						
初次呈交圖則 First submission						
2015		10 063	2 923	745	464	162
2016		11 336	1 397	237	150	130
2017		11 933	1 527	556	134	45
2017	7 - 9	2 880	778	473	71	25
	10 - 12	2 283	13	3	3	1
2018	1 - 3	5 466	1 473	13	12	0
	4 - 6	1 324	590	50	26	5
	7 - 9	1 778	724	246	14	16
重大修改 Major revision						
2015		5 944	1 491	831	91	0
2016		6 142	534	328	131	24
2017		10 878	2 593	168	38	15
2017	7 - 9	2 162	516	153	9	9
	10 - 12	658	244	0	8	6
2018	1 - 3	1 043	236	24	40	4
	4 - 6	1 262	733	55	23	51
	7 - 9	551	0	0	0	0

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

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

資料來源： 屋宇署；
差餉物業估價署

Sources: Buildings Department;
Rating and Valuation Department

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

元(每平方米計)
\$/sq. m.

		平均售價 Average prices					
		少於40平方米 Less than 40 sq. m.			40至69.9平方米 40-69.9 sq. m.		
年 Year	月 Month	香港 Hong Kong	九龍 Kowloon	新界 New Territories	香港 Hong Kong	九龍 Kowloon	新界 New Territories
2015		146,515	117,955	107,763	147,969	120,994	94,297
2016		137,558	112,486	102,680	140,103	115,792	91,942
2017		158,293	130,558	121,633	160,860	131,061	106,554
2017	9	158,448	131,876	122,362	160,460	133,062	108,131
	10	158,716	134,022	124,552	160,567	132,749	108,076
	11	164,230	136,552	125,342	166,462	137,656	113,119
	12	164,551	138,535	129,226	170,118	136,298	112,829
2018	1	171,329	140,763	132,075	170,467	141,290	115,354
	2	172,459	147,791	131,983	175,351	146,427	117,872
	3	174,970	149,386	135,073	169,328	147,390	116,440
	4	183,541	149,355	139,675	176,744	148,831	119,473
	5	181,374	152,141	141,153	177,459	151,918	123,144
	6	184,662	160,077	147,492	179,950	156,826	128,706
	7	190,109	156,704	143,969	186,035	143,081	126,824
	8	186,766	157,093	144,151	179,921	151,818	124,646
	9 #	182,792	148,343	141,159	181,215	148,013	118,571
	10 #	184,003	141,708	138,418	176,662	132,615	114,960
	11 #	172,764	137,129	130,479	174,602	144,559	112,030

		平均售價 --- 續 Average prices --- cont'd					
		70至99.9平方米 70-99.9 sq. m.			100至159.9平方米 100-159.9 sq. m.		
年 Year	月 Month	香港 Hong Kong	九龍 Kowloon	新界 New Territories	香港 Hong Kong	九龍 Kowloon	新界 New Territories
2015		171,848	148,980	101,364	198,709	166,958	96,962
2016		162,731	149,335	97,811	197,622	167,980	94,692
2017		186,054	163,325	112,805	215,818	179,974	103,235
2017	9	180,860	169,957	113,868	189,855	173,071	100,692
	10	184,141	158,590	116,829	242,599	176,252	101,953
	11	190,567	172,766	123,395	221,537	192,403	109,617
	12	200,471	157,133	121,393	240,344	194,677	108,534
2018	1	203,758	170,613	121,870	231,143	176,014	120,848
	2	206,056	205,891	126,876	229,862	217,407 ++	125,806
	3	188,657	165,662	127,666	222,381	226,643	107,341
	4	208,410	180,819	124,817	235,148	190,609	115,753
	5	218,381	167,171	129,269	227,107	187,300	113,624
	6	218,786	189,263	135,044	230,433	213,306 ++	121,026
	7	216,671	169,237	126,511	231,824	218,193 ++	111,461
	8	208,694	173,651	134,150	250,619 ++	156,000 ++	113,785
	9 #	225,441	168,759	132,616	242,261 ++	184,709 ++	113,613
	10 #	222,714	145,934	134,475	264,667 ++	184,684 ++	116,561
	11 #	221,993	185,404	118,483	242,993 ++	200,516 ++	116,714 ++

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

元(每平方米計)
\$/sq. m.

		平均售價 --- 續 Average prices --- cont'd		
		160平方米或以上 160 sq. m. or above		
年 Year	月 Month	香港 Hong Kong	九龍 Kowloon	新界 New Territories
2015		238,707	206,485	88,734
2016		238,737	231,700	82,547
2017		251,606	273,418	91,785
2017	9	264,747 ++	245,016 ++	93,452
	10	276,889 ++	400,288 ++	98,788
	11	286,886 ++	243,749 ++	78,091
	12	279,933 ++	242,672 ++	89,477 ++
2018	1	285,351 ++	317,792 ++	91,250
	2	287,628 ++	230,788 ++	107,487 ++
	3	278,303 ++	287,468 ++	73,282
	4	276,919 ++	237,793 ++	101,404
	5	286,441	248,338 ++	99,602
	6	282,608	334,351 ++	81,838 ++
	7	327,510 ++	~	105,437 ++
	8	337,828 ++	236,813 ++	117,800
	9 #	274,992 ++	173,088 ++	100,806 ++
	10 #	437,099 ++	~	149,520
	11 #	234,407 ++	~	111,017 ++

		售價指數 (1999年=100) Price indices (Year 1999=100)					
		少於 40平方米 Less than 40 sq. m.	40至69.9 平方米 40-69.9 sq. m.	70至99.9 平方米 70-99.9 sq. m.	100至159.9 平方米 100-159.9 sq. m.	160平方米 或以上 160 sq. m. or above	所有類別 Overall
年 Year	月 Month						
2015		326.7	282.8	265.4	269.4	283.4	296.8
2016		314.8	272.9	258.8	264.5	275.1	286.1
2017		368.3	318.4	296.9	293.1	306.1	333.9
2017	9	377.3	323.3	302.7	297.2	312.0	340.8
	10	379.5	327.4	306.8	299.3	310.5	344.2
	11	381.5	330.5	312.0	305.1	313.6	347.2
	12	388.9	334.8	314.5	310.2	319.3	352.7
2018	1	395.2	340.1	320.3	314.7	322.2	358.4
	2	402.3	346.5	322.4	315.2	324.6	364.5
	3	407.2	353.1	326.9	315.3	327.2	370.0
	4	415.1	359.9	333.1	319.1	327.3	377.0
	5	423.0	364.8	339.9	325.5	330.1	383.4
	6	431.9	372.0	346.4	331.3	333.4	391.1
	7	435.4	376.5	346.7	332.3	334.8	394.8
	8	436.8	375.5	345.8	330.8	334.2	394.6
	9 #	431.0	372.0	339.3	324.2	329.2	389.6
	10 #	420.0	361.8	332.3	317.2	321.2	379.6
	11 #	404.6	348.2	325.3	311.2	316.6	366.3

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

住宅樓宇的首次買賣並不會用作分析。

數字按實用面積分類。

++ 表示少於 20 宗交易。

~ 差餉物業估價署沒有收到成交個案。

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

Primary sales of domestic premises are excluded from the analysis.

Figures are classified by saleable area.

++ Indicates fewer than 20 transactions.

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

資料來源：差餉物業估價署

Source: Rating and Valuation Department

8.11 按私人非住宅樓宇類別劃分的平均售價及售價指數

Average prices and price indices by type of private non-domestic premises

元(每平方米計)
\$/sq. m.

		平均售價 Average prices						
		私人寫字樓 Private offices						
		甲級 Grade A						
年 Year	月 Month	上環 Sheung Wan	中區 Central	灣仔／銅鑼灣 Wan Chai/ Causeway Bay	北角／鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地／旺角 Yau Ma Tei/ Mong Kok	九龍灣／觀塘(1) Kowloon Bay/ Kwun Tong(1)
2015		162,989 +	354,300	292,141	~	196,338	~	141,364
2016		221,386	401,674	262,387	~	195,282	~	135,339
2017		200,155 +	468,426	264,440	236,771	216,390	~	157,011
2017	9	~	463,489 +	203,008 +	~	190,854 +	~	173,977
	10	~	~	224,266 +	225,642 +	253,771 +	~	175,762
	11	~	511,965 +	402,313 +	~	264,129 +	~	130,070
	12	213,269 +	~	259,877 +	~	236,000 +	~	169,082 +
2018	1	298,819 +	444,612 +	~	~	221,954	~	160,144
	2	~	570,521 +	~	~	239,645 +	~	166,857 +
	3	~	547,086 +	359,980 +	~	248,264 +	~	158,135
	4	191,033 +	543,950 +	~	~	207,483 +	~	158,361
	5	257,426 +	506,335 +	217,490 +	~	252,538 +	~	213,385 +
	6 #	~	543,179 +	251,185 +	358,169 +	187,097 +	~	164,146 +
	7 #	602,283 +	491,488 +	~	~	253,530 +	~	206,405 +
	8 #	~	587,157 +	~	~	304,569 +	~	113,660 +
	9 #	~	388,585 +	~	~	191,939 +	~	212,443 +
	10 #	~	820,864 +	~	~	~	~	196,262 +
	11 #	~	718,170 +	261,343 +	~	~	~	184,383 +

		平均售價 --- 續 Average prices --- cont'd						
		私人寫字樓 --- 續 Private offices --- cont'd						
		乙級 Grade B						
年 Year	月 Month	上環 Sheung Wan	中區 Central	灣仔／銅鑼灣 Wan Chai/ Causeway Bay	北角／鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地／旺角 Yau Ma Tei/ Mong Kok	九龍灣／觀塘(1) Kowloon Bay/ Kwun Tong(1)
2015		179,341	306,904	211,178	132,400	183,862	148,677	132,890 +
2016		171,000	253,163 +	215,050	123,836 +	166,129	141,069	~
2017		190,522	263,078	249,421	154,921	189,220	155,729	142,948 +
2017	9	188,503 +	~	182,881 +	~	195,407	157,623	~
	10	210,777 +	~	241,999 +	164,657 +	206,293	153,884	~
	11	184,983 +	~	199,185 +	164,656 +	183,638 +	167,524	152,885 +
	12	199,634 +	~	191,288 +	147,326 +	222,213	159,406	~
2018	1	155,449 +	~	273,860 +	156,679 +	242,868 +	165,111	~
	2	196,942 +	~	348,740 +	~	226,119 +	168,065 +	~
	3	~	~	315,546 +	~	194,659	190,165 +	~
	4	~	~	349,296 +	157,620 +	191,814 +	179,848	~
	5	~	~	256,399 +	160,677 +	191,940 +	172,398 +	~
	6 #	~	398,596 +	284,726 +	162,734 +	210,885 +	154,906 +	~
	7 #	221,836 +	~	290,937 +	~	202,024 +	191,695	~
	8 #	214,003 +	543,626 +	352,780 +	~	196,822 +	197,781	~
	9 #	~	~	~	191,652 +	~	208,734 +	~
	10 #	180,435 +	~	~	~	212,830 +	202,241	154,321 +
	11 #	~	~	303,260 +	~	220,788 +	207,182 +	~

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

元(每平方米計)
\$/sq. m.

		平均售價 --- 續 Average prices --- cont'd							
		私人寫字樓 --- 續 Private offices --- cont'd							
		丙級 Grade C							
年	月	上環 Sheung Wan	中區 Central	灣仔／銅鑼灣 Wan Chai/ Causeway Bay	北角／鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地／旺角 Yau Ma Tei/ Mong Kok	九龍灣／觀塘(1) Kowloon Bay/ Kwun Tong(1)	
Year	Month								
2015		162,955	249,848	184,743	153,436	155,350	157,972	~	
2016		152,156	199,522	184,737	158,194	143,648	149,229	~	
2017		175,739	254,595	201,589	181,866	159,117	166,169	~	
2017	9	228,841 +	~	207,585	190,483	183,825	177,751	~	
	10	164,163	~	195,855	190,268	159,087	173,351	~	
	11	202,746	264,582 +	203,145	167,959 +	176,786 +	168,344	~	
	12	174,388 +	240,224 +	160,907	185,122	172,399	176,453	~	
2018	1	~	312,892 +	185,157	177,641	171,152	170,772	~	
	2	178,756 +	~	190,097 +	191,857 +	173,504 +	174,393	~	
	3	169,504	269,192 +	195,731 +	217,865 +	210,554 +	169,072	~	
	4	207,335	187,983 +	225,680 +	181,029	161,983	175,460	~	
	5	196,090	~	209,141	200,632 +	170,608	198,031	~	
	6 #	184,485	227,114 +	220,597	237,943 +	161,379	161,642	~	
	7 #	215,838	279,156 +	222,811	~	173,516	173,928	~	
	8 #	186,209	~	321,994 +	278,816 +	161,926	182,731	~	
	9 #	283,728 +	~	207,816 +	187,292 +	187,188	193,061	~	
	10 #	233,934	~	267,045 +	186,086 +	182,458 +	179,515 +	~	
	11 #	153,351 +	~	193,904 +	200,568 +	156,072 +	159,773 +	~	

		平均售價 --- 續 Average prices --- cont'd						售價指數 (1999年=100) Price indices (Year 1999=100)		
		私人零售業樓宇 Private retail			私人分層工廠大廈(2) Private flatted factories(2)			私人寫字樓 (甲級、乙級及丙級)(3) Private offices (Grades A, B and C)(3)		私人分層 工廠大廈(2) Private flatted factories(2)
年	月	香港 Hong Kong	九龍 Kowloon	新界 New Territories	香港 Hong Kong	九龍 Kowloon	新界 New Territories	私人零售業樓宇 Private retail	私人零售業樓宇 Private retail	私人分層工廠大廈(2) Private flatted factories(2)
Year	Month									
2015		560,318	403,499	368,610	80,632	75,916	47,552	448.9	559.2	723.9
2016		469,391	411,195	401,118	74,398	70,929	46,381	426.9	526.9	692.7
2017		527,179	376,050	402,002	84,816	80,598	51,802	487.1	558.4	778.1
2017	9	420,152	429,095	504,227	91,375 ++	77,233	51,811	494.2	567.4	802.5
	10	468,486	380,443	275,079	93,538 ++	81,377	53,197	504.5	569.1	808.2
	11	701,148	353,150	460,931	91,206	80,218	54,929	513.3	574.8	823.4
	12	615,585	341,376	387,937	80,030	87,177	55,067	515.6	577.0	824.1
2018	1	430,806	537,371	323,440	88,280	85,261	54,422	517.3	581.8	836.3
	2	436,367 ++	404,305	466,843	88,048 ++	88,701	57,367	519.7	583.3	849.8
	3	380,580	511,518	486,844	82,844	87,956	55,599	531.5	587.0	865.8
	4	656,849	540,651	348,460	82,278 ++	95,854	60,386	538.3	587.6	873.6
	5	715,553	392,954	346,066	103,113	88,907	59,732	546.2	588.9	893.7
	6 #	468,131	367,441	397,519	98,820	94,848	58,376	555.3	593.6	895.6
	7 #	382,839 ++	544,558	393,238	101,039	97,928	61,147	562.8	595.0	899.5
	8 #	413,441	353,577	621,414	81,863	93,425	62,587	574.1	597.9	916.0
	9 #	526,729	426,851	353,310	99,613 ++	89,447	65,320	580.4	598.1	918.8
	10 #	541,477 ++	380,800	316,057 ++	89,473 ++	86,782	70,237	599.0	598.6	911.5
	11 #	429,573 ++	296,540	363,388 ++	104,444 ++	85,215	65,291	564.2	599.8	900.7

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

(1) 九龍灣／觀塘的分界與 18 區區議會選區中的觀塘區相同。

(2) 數字只計算樓上單位。

(3) 指數並非限於主要寫字樓地區。

+ 表示少於 5 宗交易（只適用於私人寫字樓）。

++ 表示少於 20 宗交易（只適用於私人零售業樓宇及私人分層工廠大廈）。

~ 差餉物業估價署沒有收到成交個案。

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

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

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

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

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

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

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

資料來源：差餉物業估價署

Source: Rating and Valuation Department

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

元(每平方米每月計)
\$/sq. m. per month

		平均租金 Average rents					
		少於40平方米 Less than 40 sq. m.			40至69.9平方米 40-69.9 sq. m.		
年 Year	月 Month	香港 Hong Kong	九龍 Kowloon	新界 New Territories	香港 Hong Kong	九龍 Kowloon	新界 New Territories
2015		435	345	272	392	324	238
2016		415	329	266	372	302	226
2017		452	354	296	403	327	251
2017	9	460	357	298	401	331	251
	10	460	366	306	412	330	255
	11	468	365	311	412	337	258
	12	465	373	305	416	347	257
2018	1	472	390	298	427	345	256
	2	477	386	305	427	354	262
	3	467	383	303	416	352	260
	4	467	382	304	418	337	260
	5	474	378	312	420	358	265
	6	481	387	322	419	345	265
	7	493	392	323	431	349	272
	8	494	410	328	435	366	276
	9 #	500	390	309	436	358	275
	10 #	500	393	321	443	362	273
	11 #	496	388	321	437	372	277

		平均租金 --- 續 Average rents --- cont'd					
		70至99.9平方米 70-99.9 sq. m.			100至159.9平方米 100-159.9 sq. m.		
年 Year	月 Month	香港 Hong Kong	九龍 Kowloon	新界 New Territories	香港 Hong Kong	九龍 Kowloon	新界 New Territories
2015		421	355	249	438	349	256
2016		395	329	233	422	326	247
2017		433	356	259	444	349	256
2017	9	436	361	261	454	360	257
	10	423	361	260	457	340	271
	11	467	357	269	439	358	262
	12	458	364	263	470	361	256
2018	1	476	365	264	444	379	269
	2	468	383	260	450	382	277
	3	448	364	260	452	389	257
	4	460	365	266	445	342	271
	5	469	372	263	458	396	265
	6	456	381	266	459	384	258
	7	427	369	277	443	388	264
	8	443	374	285	449	382	278
	9 #	455	387	270	464	378	263
	10 #	454	387	281	448	370	295
	11 #	440	381	279	441	450 ++	289

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

元(每平方米每月計)
\$/sq. m. per month

		平均租金 --- 續 Average rents --- cont'd		
		160平方米或以上 160 sq. m. or above		
年 Year	月 Month	香港 Hong Kong	九龍 Kowloon	新界 New Territories
2015		466	342	256
2016		433	349	235
2017		454	368	240
2017	9	481	441 ++	248
	10	492	369 ++	222
	11	446	392 ++	226
	12	437	253 ++	240
2018	1	482	367 ++	271
	2	447	111 ++	261 ++
	3	437	~	251
	4	467	307 ++	226 ++
	5	482	466 ++	243
	6	474	453 ++	212
	7	493	365 ++	270
	8	486	409 ++	250
	9 #	463	315 ++	256
	10 #	465	208 ++	256 ++
	11 #	452	~	272 ++

		租金指數 (1999年=100) Rental indices (Year 1999=100)					
		少於 40平方米 Less than 40 sq. m.	40至69.9 平方米 40-69.9 sq. m.	70至99.9 平方米 70-99.9 sq. m.	100至159.9 平方米 100-159.9 sq. m.	160平方米 或以上 160 sq. m. or above	所有類別 Overall
年 Year	月 Month						
2015		187.4	172.7	154.0	150.5	145.7	172.8
2016		184.8	165.8	148.4	146.3	141.9	168.2
2017		201.2	181.7	159.4	153.5	143.9	182.6
2017	9	205.5	184.9	162.0	156.6	145.2	186.0
	10	206.9	185.4	162.0	155.2	144.3	186.7
	11	207.5	186.0	162.1	155.3	143.9	187.2
	12	208.1	186.0	162.2	155.4	144.4	187.5
2018	1	207.6	185.8	161.8	155.3	144.6	187.2
	2	207.6	186.5	162.1	155.6	144.7	187.5
	3	208.3	188.7	164.6	156.1	146.6	189.1
	4	210.5	190.8	166.0	156.3	148.3	191.0
	5	211.1	191.6	166.2	157.7	148.4	191.7
	6	213.9	192.6	166.3	159.1	149.0	193.1
	7	215.7	194.7	167.6	160.6	150.6	194.9
	8	217.4	196.6	169.8	162.3	150.9	196.8
	9 #	218.3	196.7	170.0	162.9	151.0	197.2
	10 #	218.6	196.8	170.2	163.2	151.0	197.4
	11 #	217.0	195.7	168.6	161.8	149.7	195.9

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

數字按實用面積分類。

++ 表示少於 20 宗交易。

~ 差餉物業估價署沒有收到成交個案。

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

Figures are classified by saleable area.

++ Indicates fewer than 20 transactions.

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

資料來源：差餉物業估價署

Source: Rating and Valuation Department

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

元(每平方米每月計)
\$/sq. m. per month

		平均租金 Average rents						
		私人寫字樓 Private offices						
		甲級 Grade A						
年 Year	月 Month	上環 Sheung Wan	中區 Central	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龍灣/ 觀塘(1) Kowloon Bay/ Kwun Tong(1)
2015		892	1,033	717	469	538	693	370
2016		976	1,114	746	506	552	703	372
2017		958	1,196	784	515	566	656	375
2017	9	1,079 +	1,254	775	532	591	696	394
	10	866	1,249	769	533	578	715 +	373
	11	957	1,157	770	509	574	569 +	398
	12	1,010	1,247	761	495	547	488 +	391
2018	1	1,143	1,188	725	519	599	673	375
	2	786 +	1,281	736	559	550	843	358
	3	966	1,181	773	548	575	1,362 +	385
	4	1,188	1,241	711	527	570	833	368
	5	1,112	1,302	798	560	588	942 +	400
	6 #	1,154	1,327	841	591	579	1,143	411
	7 #	1,051	1,180	844	548	574	575 +	387
	8 #	1,321	1,245	868	574	617	674 +	415
	9 #	1,114 +	1,333	820	559	601	526 +	403
	10 #	953	1,279	793	615	630	558 +	404
	11 #	823 +	1,348	797	631	629	776 +	420

		平均租金 --- 續 Average rents --- cont'd						
		私人寫字樓 --- 續 Private offices --- cont'd						
		乙級 Grade B						
年 Year	月 Month	上環 Sheung Wan	中區 Central	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龍灣/ 觀塘(1) Kowloon Bay/ Kwun Tong(1)
2015		476	741	522	381	461	463	358
2016		476	747	528	380	475	471	382
2017		518	785	543	405	478	487	365
2017	9	565	747	551	401	500	469	351
	10	562	792	553	413	489	437	374
	11	558	805	531	424	499	491	358
	12	510	869	573	396	458	509	348 +
2018	1	534	762	526	403	467	445	345
	2	580	880	564	438	461	486	409
	3	546	831	564	414	510	488	339
	4	572	870	544	439	488	524	341
	5	556	797	560	437	477	476	373
	6 #	584	840	548	424	482	485	396
	7 #	576	841	580	405	508	488	299
	8 #	587	896	553	427	487	464	330 +
	9 #	536	818	572	438	489	467	311
	10 #	569	817	564	511	520	427	313
	11 #	671	874	566	481	484	490	387 +

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

元(每平方米每月計)
\$/sq. m. per month

		平均租金 --- 續 Average rents --- cont'd							
		私人寫字樓 --- 續 Private offices --- cont'd							
		丙級 Grade C							
年	月	上環 Sheung Wan	中區 Central	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龍灣/ 觀塘(1) Kowloon Bay/ Kwun Tong(1)	
2015		415	592	477	421	475	408	268	
2016		415	616	479	427	474	409	289 +	
2017		437	610	494	436	476	427	191 +	
2017	9	418	633	491	453	493	442	~	
	10	408	623	512	437	482	453	~	
	11	445	590	476	432	495	447	~	
	12	425	608	464	465	480	443	191 +	
2018	1	408	611	490	445	473	429	~	
	2	454	645	504	463	442	428	155 +	
	3	441	660	516	466	480	440	~	
	4	427	626	479	444	465	436	~	
	5	431	630	512	445	492	451	247 +	
	6 #	430	601	500	450	505	437	~	
	7 #	446	652	516	472	494	461	~	
	8 #	430	671	498	454	492	452	~	
	9 #	467	634	536	482	480	485	~	
	10 #	424	625	520	472	504	498	~	
	11 #	410	754	509	447	472	470	~	

		平均租金 --- 續 Average rents --- cont'd						租金指數 (1999年=100) Rental indices (Year 1999=100)			
		私人零售業樓宇 Private retail			私人分層工廠大廈(2) Private flatted factories(2)			私人寫字樓 (甲級、乙級 及丙級)(3) Private offices (Grades A, B and C)(3)		私人零售 業樓宇 Private retail	私人分層 工廠大廈(2) Private flatted factories(2)
年	月	香港 Hong Kong	九龍 Kowloon	新界 New Territories	香港 Hong Kong	九龍 Kowloon	新界 New Territories				
2015		1,612	1,519	1,284	169	179	124	226.7	182.5	174.4	
2016		1,499	1,338	1,300	175	181	128	232.3	178.6	181.4	
2017		1,518	1,396	1,325	185	189	134	241.8	182.5	190.7	
2017	9	1,398	1,624	1,277	191	192	138	245.0	184.3	193.8	
	10	1,470	1,445	1,450	197	193	138	245.5	184.4	195.2	
	11	1,591	1,561	1,313	198	204	135	245.6	184.4	196.1	
	12	1,478	1,403	1,246	205	200	145	246.1	186.2	196.4	
2018	1	1,427	1,328	1,167	177	199	137	245.2	185.2	194.9	
	2	1,461	1,412	1,283	177	200	141	246.1	185.5	197.1	
	3	1,551	1,578	1,384	185	202	145	249.0	185.6	199.3	
	4	1,411	1,481	1,262	183	197	140	249.9	185.8	199.6	
	5	1,529	1,373	1,374	197	207	148	251.3	186.9	203.0	
	6 #	1,605	1,403	1,420	193	205	149	252.9	187.0	203.4	
	7 #	1,502	1,303	1,331	197	208	145	253.2	187.2	204.9	
	8 #	1,647	1,467	1,345	194	208	151	253.8	188.3	205.6	
	9 #	1,640	1,502	1,291	195	223	148	254.8	188.4	205.7	
	10 #	1,337	1,634	1,273	196	216	141	255.1	188.4	206.5	
	11 #	1,597	1,442	1,569	191	209	136	256.5	188.2	206.8	

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

(1) 九龍灣／觀塘的分界與 18 區區議會選區中的觀塘區相同。

(2) 數字只計算樓上單位。

(3) 指數並非限於主要寫字樓地區。

+ 表示少於 5 宗交易（只適用於私人寫字樓）。

~ 差餉物業估價署沒有收到成交個案。

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

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

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

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

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

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

資料來源：差餉物業估價署

Source: Rating and Valuation Department

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

		契約數目 No. of deeds						
		樓宇買賣合約 Agreements for Sale and Purchase of building units			地段買賣合約 Agreements for Sale and Purchase of land	樓宇轉讓契約 Assignments of building units	地段轉讓契約 Assignments of land	
年 Year	月 Month	住宅 Residential	非住宅 Non-residential	小計 Sub-total				
2016		54 701	18 303	73 004	2 588	77 374	5 211	
2017		61 591	22 224	83 815	2 777	103 663	5 130	
2018		57 247	21 946	79 193	3 038	105 293	5 519	
2017	10	5 289	1 774	7 063	205	6 807	426	
	11	5 694	1 907	7 601	275	7 458	459	
	12	5 337	1 821	7 158	256	9 006	407	
2018	1	5 270	1 953	7 223	257	8 929	513	
	2	5 482	1 974	7 456	225	8 123	378	
	3	4 263	2 152	6 415	213	8 970	385	
	4	6 646	2 095	8 741	247	9 004	417	
	5	5 522	2 266	7 788	296	9 453	408	
	6	6 713	2 539	9 252	268	8 314	445	
	7	6 091	2 375	8 466	330	9 769	522	
	8	4 822	1 866	6 688	278	9 680	585	
	9	3 500	1 299	4 799	227	7 657	389	
	10	4 243	1 131	5 374	251	9 579	501	
	11	2 635	1 318	3 953	268	9 151	550	
	12	2 060	978	3 038	178	6 664	426	

		契約數目 --- 續 No. of deeds --- cont'd						
		建築按揭/ 抵押 Building mortgages/ building legal charges	樓宇按揭/ 抵押 Other mortgages/ legal charges	撤銷按揭/ 抵押 Receipts/ discharges/ releases	租約 Leases/tenancy agreements	戰前樓宇 重建豁免 管制令 Exclusion orders	其他 Others	總計 Total
年 Year	月 Month							
2016		56	81 923	84 644	4 109	0	99 123	428 032
2017		39	111 507	109 411	4 180	0	110 300	530 822
2018		24	114 086	110 037	4 197	0	105 245	526 632
2017	10	3	7 454	8 625	333	0	8 404	39 320
	11	6	7 957	9 123	403	0	9 843	43 125
	12	0	9 258	7 583	318	0	8 214	42 200
2018	1	0	8 883	9 224	406	0	9 405	44 840
	2	3	8 367	7 823	293	0	8 739	41 407
	3	5	8 669	8 612	346	0	8 858	42 473
	4	2	8 940	8 382	313	0	8 682	44 728
	5	2	9 293	8 995	365	0	9 091	45 691
	6	3	9 052	9 357	352	0	9 423	46 466
	7	3	10 912	10 865	379	0	9 438	50 684
	8	0	10 140	10 872	392	0	9 391	48 026
	9	2	8 992	8 771	350	0	8 043	39 230
	10	2	11 397	9 844	351	0	8 558	45 857
	11	1	11 306	9 957	329	0	8 456	43 971
	12	1	8 135	7 335	321	0	7 161	33 259

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

年 Year	月 Month	價值(百萬元) Consideration (\$ million)						
		樓宇買賣合約 Agreements for Sale and Purchase of building units			總計 Total	地段買賣合約 Agreements for Sale and Purchase of land	樓宇轉讓契約 Assignments of building units	地段轉讓契約 Assignments of land
		住宅 Residential	非住宅 Non-residential					
2016		428,041	104,816	532,857	34,425	493,511	38,114	
2017		556,348	170,067	726,415	36,486	683,136	40,266	
2018		559,293	182,090	741,383	36,899	824,222	43,895	
2017	10	41,888	11,777	53,665	2,097	45,471	3,122	
	11	53,817	12,901	66,718	3,504	51,040	2,408	
	12	51,955	34,685	86,640	1,487	61,058	3,024	
2018	1	49,805	18,678	68,483	3,935	61,543	3,109	
	2	50,894	11,689	62,583	1,641	61,316	3,183	
	3	38,810	11,700	50,510	2,283	83,999	1,972	
	4	61,825	16,013	77,838	2,233	66,960	4,787	
	5	52,184	11,305	63,489	2,115	80,105	1,373	
	6	68,023	12,754	80,777	2,001	56,170	3,734	
	7	65,237	34,130	99,367	9,804	92,586	3,024	
	8	46,765	14,179	60,944	2,577	72,192	2,342	
	9	37,083	8,404	45,487	1,460	54,356	8,170	
	10	38,571	6,965	45,536	1,774	67,554	2,523	
	11	26,020	17,305	43,325	5,579	62,707	7,094	
	12	24,076	18,968	43,044	1,497	64,734	2,584	

資料來源：土地註冊處

Source: Land Registry

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

		公開拍賣／投標 Public auction/tender					
		市區 Urban area					
		工業／貨倉 Industrial/godown		商業 Commercial		商業／住宅 Commercial/residential	
		已徵收的地價 (百萬元) Realised premium		已徵收的地價 (百萬元) Realised premium		已徵收的地價 (百萬元) Realised premium	
年 Year	月 Month	面積(平方米) Area (sq. m.)	(\$ million)	面積(平方米) Area (sq. m.)	(\$ million)	面積(平方米) Area (sq. m.)	(\$ million)
2015		0	0	10 638	8,899	0	0
2016		0	0	15 924	9,916	0	0
2017		0	0	41 576	67,731	0	0
2017	7 - 9	0	0	2 873	2,967	0	0
	10 - 12	0	0	4 880	5,060	0	0
2018	1 - 3	0	0	0	0	0	0
	4 - 6	0	0	0	0	0	0
	7 - 9	0	0	0	0	0	0

		公開拍賣／投標 --- 續 Public auction/tender --- cont'd					
		市區 --- 續 Urban area --- cont'd					
		住宅 Residential		其他用途 Other uses		總計 Total	
		已徵收的地價 (百萬元) Realised premium		已徵收的地價 (百萬元) Realised premium		已徵收的地價 (百萬元) Realised premium	
年 Year	月 Month	面積(平方米) Area (sq. m.)	(\$ million)	面積(平方米) Area (sq. m.)	(\$ million)	面積(平方米) Area (sq. m.)	(\$ million)
2015		31 043	9,410	0	0	41 681	18,309
2016		117 952	48,280	1 512	369	135 388	58,565
2017		57 630	54,344	0	0	99 206	122,075
2017	7 - 9	0	0	0	0	2 873	2,967
	10 - 12	19 348	17,288	0	0	24 228	22,348
2018	1 - 3	16 616	15,564	0	0	16 616	15,564
	4 - 6	16 556	25,161	0	0	16 556	25,161
	7 - 9	3 680	3,300	0	0	3 680	3,300

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

		公開拍賣／投標 --- 續 Public auction/tender --- cont'd					
		新界 New Territories					
		工業／貨倉 Industrial/godown		商業 Commercial		商業／住宅 Commercial/residential	
		已徵收的地價 (百萬元) Realised premium		已徵收的地價 (百萬元) Realised premium		已徵收的地價 (百萬元) Realised premium	
年 Year	月 Month	面積(平方米) Area (sq. m.)	(\$ million)	面積(平方米) Area (sq. m.)	(\$ million)	面積(平方米) Area (sq. m.)	(\$ million)
2015		1 265	449	13 727	3,053	0	0
2016		3 707	834	1 775	1,109	0	0
2017		1 730	451	0	0	0	0
2017	7 - 9	0	0	0	0	0	0
	10 - 12	0	0	0	0	0	0
2018	1 - 3	1 973	726	0	0	0	0
	4 - 6	0	0	0	0	0	0
	7 - 9	3 765	733	0	0	0	0

		公開拍賣／投標 --- 續 Public auction/tender --- cont'd					
		新界 --- 續 New Territories --- cont'd					
		住宅 Residential		其他用途 Other uses		總計 Total	
		已徵收的地價 (百萬元) Realised premium		已徵收的地價 (百萬元) Realised premium		已徵收的地價 (百萬元) Realised premium	
年 Year	月 Month	面積(平方米) Area (sq. m.)	(\$ million)	面積(平方米) Area (sq. m.)	(\$ million)	面積(平方米) Area (sq. m.)	(\$ million)
2015		149 132	22,636	3 426	435	167 550	26,573
2016		222 549	23,933	2 640	314	230 671	26,190
2017		27 166	5,216	4 361	691	33 257	6,358
2017	7 - 9	14 760	1,916	0	0	14 760	1,916
	10 - 12	201	131	0	0	201	131
2018	1 - 3	0	0	3 209	1,040	5 182	1,766
	4 - 6	1 336	867	33 246	3,297	34 582	4,164
	7 - 9	0	0	0	0	3 765	733

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

		私人協約方式批地 Private treaty grant				
		市區 Urban area				
年 Year	月 Month	工業／貨倉 Industrial/godown	住宅 Residential	公用事業／團體用途 Public utilities/ institutional uses	其他用途 Other uses	總計 Total
		面積(平方米) Area (sq. m.)	面積(平方米) Area (sq. m.)	面積(平方米) Area (sq. m.)	面積(平方米) Area (sq. m.)	面積(平方米) Area (sq. m.)
2015 #		0	11 629	19 522	0	31 151
2016 #		0	14 454	6 430	68 555	89 439
2017 #		0	27 798	11 779	0	39 577
2017	7 - 9 #	0	19 932	2 241	0	22 173
	10 - 12 #	0	7 098	0	0	7 098
2018	1 - 3 #	0	0	0	0	0
	4 - 6 #	0	1 490	0	0	1 490
	7 - 9 #	0	23 434	0	0	23 434

		私人協約方式批地 --- 續 Private treaty grant --- cont'd				
		新界 New Territories				
年 Year	月 Month	工業／貨倉 Industrial/godown	住宅 Residential	公用事業／團體用途 Public utilities/ institutional uses	其他用途 Other uses	總計 Total
		面積(平方米) Area (sq. m.)	面積(平方米) Area (sq. m.)	面積(平方米) Area (sq. m.)	面積(平方米) Area (sq. m.)	面積(平方米) Area (sq. m.)
2015 #		0	166 839	2 835	0	169 674
2016 #		0	35 332	20 375	682 889	738 596
2017 #		0	51 298	1 451	0	52 749
2017	7 - 9 #	0	0	1 451	0	1 451
	10 - 12 #	0	0	0	0	0
2018	1 - 3 #	0	5 438	0	0	5 438
	4 - 6 #	0	0	0	0	0
	7 - 9 #	0	0	0	0	0

註釋： 以上資料乃根據在該時期達成協議的個案而定。

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

資料來源：地政總署

Source: Lands Department

統計資料來源

Sources of Statistical Data

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

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

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

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

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