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8 房屋及物業

Housing and Property

概念及定義

非住宅樓宇 包括工業樓宇、商業樓宇、酒店、作教育用途不連宿舍的樓宇、作醫務衛生用途的樓宇、及其他不用作住宅用途的樓宇。(表 8.2)

綜合用途樓宇 是指部分屬住用而部分屬非住用的樓宇，例如寓所／商業樓宇、住宅／商業樓宇或作教育用途連宿舍的樓宇。(表 8.2)

香港房屋協會(房協)、私人機構參建居屋計劃或私人樓宇獲屋宇署簽發佔用許可證後，才算落成。(表 8.2 至表 8.4)

就房屋委員會(房委會)租住單位和居者有其屋(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。(表 8.5)

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)及房委會的私人機構參建居屋計劃。(表 8.7 至表 8.8)

樓宇完成後的「樓面總面積」 是指每層樓面水平量度所得的建築物外牆以內面積，包括露台和建築物外牆的厚度。(表 8.1)

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。(表 8.2 至表 8.3)

室內樓面面積 是指單位內計至外牆及／或間隔牆向內一面的總面積。

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。(表 8.7 至表 8.8)

用作特別低價房屋計劃、居屋計劃，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。(表 8.9)

Concepts and definitions

Non-residential buildings include industrial buildings, commercial buildings, hotels, educational buildings without dormitory, health buildings and other buildings not intended for residential use. (Table 8.2)

Composite buildings refer to buildings that are partly domestic and partly non-domestic such as apartment/commercial buildings, tenement/commercial buildings or educational buildings with dormitory. (Table 8.2)

A building is said to be *completed* upon the issuance of an Occupation Permit by the Buildings Department (BD) in the case of a Hong Kong Housing Society (HKHS) building, Private Sector Participation Scheme building or a private building. (Tables 8.2 to 8.4)

Consents to commence work for Housing Authority (HA) rental flats and Home Ownership Scheme (HOS) residential flats refers to the award of contracts to contractor(s) by HA. (Table 8.5)

Buildings with consents to commence work refer to buildings with consents to commence building works issued by the BD. Such “consents” are issued to private development projects (including HKHS’s projects) and HA’s development projects under the Private Sector Participation Scheme. (Tables 8.7 to 8.8)

The *gross floor area of buildings* is defined as the area contained within the external walls of the building measured at each floor level, including balconies and thickness of the external walls. (Table 8.1)

Usable floor area 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. (Tables 8.2 to 8.3)

Internal floor area refers to the total area inside the flat measured to the internal face of external and/or party walls.

First submission refers to plans for a building project which are 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. (Tables 8.7 to 8.8)

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. (Table 8.9)

通過拍賣或公開投標而取得的 *地價* 即為該幅土地的拍賣/投標價。(表 8.9)

永久性居住屋宇單位

永久性居住屋宇單位總數 取自屋宇單位檔案庫，該檔案庫包括所有住宅屋宇單位及通常有人居住的非住宅屋宇單位，但不包括非住宅用途、酒店及院舍內的屋宇單位。

屋宇單位類型 主要是根據屋宇單位所在的大廈類型而劃分。

家庭住戶的房屋特徵

居所租住權 指居所被家庭住戶佔用的條款和情況。

- (a) *自置居所住戶*：住戶擁有其居住的屋宇單位的業權。
- (b) *全租戶*：住戶向居於別處的人士租住整個屋宇單位自住，沒有分租，單位內也沒有其他的住戶。
- (c) *合租戶*：兩個或以上的住戶，分別向居於別處的人士租用部分的屋宇單位居住。
- (d) *二房東*：住戶向居於別處的人士租用整個屋宇單位，並把部分單位分租予其他住戶。
- (e) *三房客*：住戶向居於同一屋宇單位內的人士租用部分單位居住。
- (f) *免租*：住戶免費在屋宇單位內居住，不論是否獲得業主同意，但不包括本身是業主或由僱主提供居所的住戶。
- (g) *居所由僱主提供*：住戶居住在由其成員之一的僱主提供的居所，包括以象徵式租金向僱主租住屋宇單位的住戶。假如住戶使用由僱主提供的房屋津貼租住居所，則租住權不屬於「居所由僱主提供」類別。

公營房屋

公營租住單位包括房委會及房協轄下的租住單位（包括房協轄下以「長期租約」形式推出的「長者安居樂住屋計劃」單位）。

房委會是一個財政自主的機構，須負責管理本身的財政。根據房委會與政府之間的財政安排（已由 1994 年的增補協議加以修訂），政府承

The *realised premium of land* acquired through auction or public tender is the auctioned/tendered price of the land. (Table 8.9)

Permanent living quarters

The *stock of permanent living quarters* is obtained from the frame of quarters which includes all quarters used for residential purpose as well as those non-residential quarters usually with people living therein. Quarters known to be used for non-residential purpose and those in hotels and institutions are excluded.

Type of quarters is classified mainly according to the type of building in which the quarters are located.

Housing characteristics of domestic households

Tenure of accommodation refers to the terms or conditions under which the accommodation is held by a domestic household.

- (a) *Owner-occupier* : A household which owns the quarters it occupies.
- (b) *Sole tenant* : A household which rents the whole quarters it occupies from someone who lives outside the quarters without sharing it with other household(s) or subletting.
- (c) *Co-tenant* : Two or more households each of which rents part of the quarters from someone who lives outside the quarters.
- (d) *Main tenant* : A household which rents the whole quarters it occupies from someone who lives outside the quarters and sublets part of it to other household(s).
- (e) *Sub-tenant* : A household which rents part of the quarters from someone who lives in the same quarters.
- (f) *Rent free* : A household which occupies an accommodation for free, with or without the owner's permission. This does not include owner-occupiers or households occupying accommodation provided by employers.
- (g) *Accommodation provided by employer* : A household which occupies an accommodation provided by the employer of one of the household members. This also includes households occupying quarters leased from employer at a nominal rent. If a household member uses housing allowance given by his/her employer for renting accommodation, the tenure is not regarded as "accommodation provided by employer".

Public housing

Public rental housing flats comprise rental flats of HA and HKHS (including Senior Citizen Residences Scheme units, which are disposed of under a "long lease" arrangement).

The HA is a financially autonomous body responsible for the management of its own finances. Under the financial arrangements with the government (as amended by the 1994

諾資助房委會，俾能推行長遠房屋策略所訂定的房屋計劃。房委會則會一如以往，致力保持財政狀況良好，以配合既定政策，按市民的負擔能力為他們提供租金或樓價合理的房屋；因此市民的需要和負擔能力，仍是提供公營房屋的主導方針。

房委會的租住屋邨大廈及居屋計劃下興建的樓宇，須待房屋署（房署）總建築師證明樓宇大致上已竣工後，始視作落成。

認可居民人數 指在房署及房協租住記錄上登記的人數。

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。

從2005年5月起，房委會建屋落成量的房屋類別之分類經修訂如下：

- (a) 房委會的租住房屋建屋落成量包括公營租住房屋、中轉房屋和那些由剩餘居屋計劃轉作公營租住房屋的項目單位。由公營租住房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。
- (b) 房委會的資助出售單位建屋落成量包括居屋計劃、私人機構參建居屋計劃和可租可買計劃／重建置業計劃（這類單位多數是由公營租住房屋轉作出售用途）。從2002年至2004年期間落成而未定用途的剩餘居屋計劃／私人機構參建居屋計劃單位的落成時間以其首次推售時間為準。

私人物業

私人樓宇落成量 是指獲發佔用許可證的樓宇數量（在村屋來說則是完工證或不反對佔用的函件）。私人商業樓宇落成量包括私人機構參建居屋計劃的商業樓宇面積。（表 8.23 至表 8.25）

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，並按樓面面積細分如下：

- 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

所有公共房屋發展計劃，包括私人機構參建居屋計劃的資助出售住宅單位、居屋計劃、可租

Supplemental Agreement), the government gave a commitment to support the housing programmes as set out in the Long Term Housing Strategy. For its part, the HA continues to pursue financial efficiency in a manner consistent with providing accommodation at affordable rents and prices. Need and affordability remain the guiding principles in the provision of public housing.

An HA estate block and HOS building are *completed* when they have been certified as substantially completed by the Chief Architects of the Housing Department (HD).

Authorised population refers to the persons registered on the tenancy records kept by the HD and HKHS.

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.

As from May 2005, the housing type classifications of housing production of HA have been revised as follows :

- (a) HA rental housing flat production figures include the production of public rental housing flats, Interim Housing flats and projects converted from surplus HOS to public rental housing; but exclude the production of projects built as rental housing but subsequently converted to The Buy or Rent Option/The Mortgage Subsidy Scheme (BRO/MSS) housing.
- (b) HA subsidised sales housing flat production figures include the production of HOS flats, Private Sector Participation Scheme (PSPS) flats and BRO/MSS flats (which were mainly transferred from public rental housing flats). Surplus HOS/PSPS flats completed between 2002 and 2004 with unspecified usage are counted as production at the first time they put up for sales.

Private property

Completions of private sector premises comprise those premises deemed completed by virtue of the issue of an occupation permit (or a certificate of compliance or a letter of no objection to occupy in the case of village houses). The private commercial completion figure includes commercial premises built under the PSPS. (Tables 8.23 to 8.25)

Private domestic units are defined as independent dwellings with separate cooking facilities and bathroom (and/or lavatory). They are sub-divided by reference to floor area as follows :

- Class A : Saleable area less than 40 m²
- Class B : Saleable area of 40 m² to 69.9 m²
- Class C : Saleable area of 70 m² to 99.9 m²
- Class D : Saleable area of 100 m² to 159.9 m²
- Class E : Saleable area of 160 m² or above

Public sector developments, including domestic units built under the PSPS for subsidised sale, and all units built under the

可買計劃、重建置業計劃、夾心階層住屋計劃、市區改善計劃和住宅發售計劃的全部單位，未有包括在私人樓宇的統計數字內。（表 8.23 至表 8.24 及表 8.26 至表 8.29）

私人住宅和非住宅樓宇的總存量，都是以某一指定日期的差餉估價記錄為根據。公營房屋的數字並不包括在內。而私人商業樓宇的總存量亦包括私人機構參建居屋計劃的商業樓宇面積。（表 8.23 及表 8.25 至表 8.26）

住宅單位的樓面面積是以「實用面積」來計算。「實用面積」是指單位獨佔的樓面面積，包括露台及工作平台，但不包括樓梯、升降機槽、渠管及大堂等公用地方。量度「實用面積」時，是從圍繞該單位的外牆向外的一面或該單位與毗連單位的共用牆的中間點起計。窗台、天井、花園、庭院、平台、車位等地方則不包括在內。

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（或與毗連單位的共用牆）向內的一面所圍繞的全部面積。

私人非住宅樓宇包括工業樓宇、商業樓宇、酒店、作教育用途不連宿舍的樓宇、作醫務衛生用途的樓宇、及其他不用作住宅用途的樓宇。

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。房委會和房協所持有的商業樓宇並不包括在內。自房委會於 2005 年年底把旗下部分商業樓宇分拆出售予領匯房地產投資信託基金（領匯房地產基金）後，這些分拆出售的物業現已由領匯房地產基金持有，並歸入私人物業類別。

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；普遍有停車設施。
- 乙級：設計一般但裝修質素良好；間隔有彈性；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；不一定有停車設施。
- 丙級：設計簡單及有基本裝修；間隔彈性較小；整層樓面面積狹小；大堂只有基本設施；一般並無中央空氣調節系統；升降機僅夠使用或不敷應用；管理服務屬最低至一般水平；並無停車設施。

HOS, BRO, MSS, Sandwich Class Housing, Urban Improvement and Flat-for-Sale Schemes are not included in statistics for the private sector. (Tables 8.23 to 8.24 and Tables 8.26 to 8.29)

Both private domestic and non-domestic stock figures are based on rating records at a given date. Public sector figures are excluded. The private commercial stock figure also includes commercial premises built under the PSPS. (Table 8.23 and Tables 8.25 to 8.26)

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 and utility platforms but excluding common areas such as stairs, lift shafts, pipe ducts and lobbies. It is measured from the outside of the exterior enclosing walls of the unit and the middle of the party walls between two units. Bay windows, yards, gardens, terraces, flat roofs, carports and the like are excluded from the area.

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.

Private non-domestic premises include industrial buildings, commercial buildings, hotels, educational buildings without dormitory, health buildings and other buildings not intended for residential use.

Private commercial premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices. Carparking space is excluded. Commercial premises owned by the HA and the HKHS are excluded. Following the divestment of selected commercial HA premises to The Link Real Estate Investment Trust (The Link REIT) at the end of 2005, these divested properties now owned by The Link REIT are classified as private sector properties.

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.
- 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.

應注意寫字樓的所在地點並不影響等級。

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，並通常由發展商出售或出租的樓宇。此類物業並不包括下述的 *私人特殊廠房*。房委會興建的工廠樓宇也不包括在內。

私人工貿大廈 是設計或獲證明作工貿用途的樓面面積。

私人特殊廠房 包括所有其他廠房，主要是為特殊製造業而建的廠房，每間廠房通常由一名廠東使用。

私人貨倉 包括設計或改建作倉庫或冷藏庫的樓宇及其附屬寫字樓，並包括位於貨櫃碼頭區內的樓宇。

非住宅樓宇的 *空置量* 是在年底就該等樓宇進行普查後計算出來的。空置物業數據是向大廈管理處、業主和佔用人搜集，或派員視察而獲得的。

計算 *平均售價* 時，差餉物業估價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 2 至 3 周。

平均租金 是根據差餉物業估價署記錄年內生效的新訂租金資料分析所得。就非住宅樓宇而言，分析資料還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 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匯房地產基金所持有的物業。

有關平均租金和售價的分析，只供一般參考用途。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。

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平均租金的數據相同。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

It should be noted that location is not a feature of grade.

Private flatted factories comprise premises designed for general manufacturing processes and uses, including offices, directly related to such processes, and normally intended for sale or letting by the developers. *Private specialised factories*, as described below, are excluded. Similar premises built by the HA are not included.

Private industrial/office premises are floor space designed or certified for industrial/office use.

Private specialised factories comprise all other factory premises, primarily purpose-built for specialised manufacturing processes, usually for occupation by a single operator.

Private storage premises comprise premises designed or adapted for use as godowns or cold stores and include ancillary offices. Premises located within container terminals are included.

Vacancies in respect of non-domestic premises are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices, owners, occupiers or by inspection.

Average prices are based on an analysis of transactions scrutinised by the Rating and Valuation Department (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.

Average rents are based on an analysis of rental information recorded by the RVD for fresh lettings effective in the year 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 (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 The Link REIT.

Average rents and prices are analysed for general reference only. 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 the 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.

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

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。

樓宇買賣合約 是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。

樓宇轉讓契約 是指訂明不可分割業權（即樓宇單位）轉讓的文件。

撤銷按揭／抵押 是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。

租約 是指批租人和承租人之間有關物業租用方面的協議。

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）第一部的規定，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1部已於1998年12月31日期滿失效。

其他有關刊物

屋宇建築、建造及地產業的業務表現及營運特色的主要統計數字

綜合住戶統計調查按季統計報告

服務業統計摘要（年刊）

房屋統計數字一覽，刊載於香港房屋委員會網站
(www.housingauthority.gov.hk)

香港物業報告，差餉物業估價署編製

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 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.

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.

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).

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.

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

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 1 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.

Further references

Key Statistics on Business Performance and Operating Characteristics of the Building, Construction and Real Estate Sectors

Quarterly Report on General Household Survey

Statistical Digest of the Services Sector (annual)

Housing in Figures, published on the Hong Kong Housing Authority website
(www.housingauthority.gov.hk)

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

8.1 2010年按樓宇用途劃分的地產發展計劃統計數字 Real estate project statistics by end-use of buildings, 2010

百萬元(另有註明除外)
\$ million (unless otherwise specified)

樓宇用途 End-use of buildings	發展計劃 數目 Number of projects	總支出 Total expenses	在填報年度內發展計劃的支出 Project expenses incurred during reporting period				
			付予承建商 的費用 Payments to contractors	建築合約價 值外另行供 應的建築材 料及裝置 Building materials & fittings & supplied	建築設計及 技術顧問費用 Architectural design & technical consultancy fees	利息支付 Interest payments	發展計劃內 其他支出 Other project expenses
住宅樓宇 ⁽¹⁾ Private residential premises ⁽¹⁾	108	21,607	18,242	39	945	1,168	1,214
寫字樓 Office buildings	13	1,751	1,583	0	70	27	71
酒店及旅舍 Hotels and boarding houses	20	1,002	692	79	79	89	64
綜合式商業大廈 Multi-purpose commercial premises	20	3,904	3,560	0	141	37	166
多層工廠大廈及貨倉 Flatted factory blocks and warehouses	6	483	415	0	15	26	27
總計 Total	167	28,748	24,492	118	1,250	1,346	1,542

樓宇用途 End-use of buildings	填報年度內發展 計劃累積的總值 Value accrued to project during reporting period	發展計劃的 地段面積 (千平方米) Land area of projects (thousand sq. m.)	樓宇完成後的 樓面總面積 (千平方米) Gross floor area of buildings when completed (thousand sq. m.)
住宅樓宇 ⁽¹⁾ Private residential premises ⁽¹⁾	48,844	1 109	3 665
寫字樓 Office buildings	3,078	35	389
酒店及旅舍 Hotels and boarding houses	1,885	27	162
綜合式商業大廈 Multi-purpose commercial premises	13,213	149	987
多層工廠大廈及貨倉 Flatted factory blocks and warehouses	999	14	125
總計 Total	68,019	1 334	5 328

註釋： ⁽¹⁾ 數字包括作純住宅用途及商住兩用的樓宇。

Note: ⁽¹⁾ Figures include buildings purely for residential purpose and combined residential and non-residential buildings.

資料來源：政府統計處建造及雜項服務統計組

Source: Construction and Miscellaneous Services Statistics Section, Census and Statistics Department

8.2 按樓宇種類劃分有佔用許可證的新落成樓宇 Newly completed buildings certified for occupation by type

樓宇種類	Type of building	2001	2006	2007	2008	2009	2010	2011
住宅樓宇	Residential							
建築樓盤數目	Number of building projects	48	42	37	24	39	28	32
建築成本總計 (百萬元)	Total cost of construction (\$ million)	12,193	8,671	6,972	5,329	8,212	5,553	8,649
實用樓面面積成本 (元/每平方米計) (1)(2)	Cost of usable floor area (\$/sq. m.) (1)(2)	21,662	19,851	20,187	35,055	40,732	26,346	22,572
非住宅樓宇	Non-residential							
建築樓盤數目	Number of building projects	123	155	115	107	102	100	130
建築成本總計 (百萬元)	Total cost of construction (\$ million)	7,330	11,646	11,483	12,775	12,564	13,936	11,414
實用樓面面積成本 (元/每平方米計) (1)	Cost of usable floor area (\$/sq. m.) (1)	19,141	17,255	19,858	18,603	28,722	27,350	22,149
綜合用途樓宇	Composite buildings							
建築樓盤數目	Number of building projects	38	15	14	20	13	17	15
建築成本總計 (百萬元)	Total cost of construction (\$ million)	10,926	5,480	3,331	5,279	5,275	11,991	4,414
實用樓面面積成本 (元/每平方米計) (1)	Cost of usable floor area (\$/sq. m.) (1)	17,433	17,776	22,026	19,252	19,040	26,904	41,105
合計	Overall							
建築樓盤數目	Number of building projects	209	212	166	151	154	145	177
建築成本總計 (百萬元)	Total cost of construction (\$ million)	30,449	25,797	21,785	23,384	26,051	31,480	24,477
實用樓面面積成本 (元/每平方米計) (1)	Cost of usable floor area (\$/sq. m.) (1)	19,371	18,187	20,287	21,046	28,402	26,989	24,366

註釋： 數字包括香港房屋協會、香港房屋委員會的私人機構參建居屋計劃及私人建造的樓宇，但不包括新界區小型屋宇。

(1) 計算不包括沒有提供樓面面積或建築成本數字的樓盤。

(2) 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。

資料來源： 屋宇署；
房屋署；
香港房屋協會

Notes : Figures include buildings of the Hong Kong Housing Society, Private Sector Participation Scheme of the Hong Kong Housing Authority and private buildings but exclude small houses in the New Territories.

(1) Calculation excludes projects with no floor area or construction costs provided.

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

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

8.3 按用途及地區劃分的新落成樓宇的實用樓面面積

Usable floor area of newly completed buildings by end-use and geographic area

千平方米
Thousand sq. m.

用途／地區	End-use/Geographic area	2001	2006	2007	2008	2009	2010	2011
住宅 ⁽¹⁾	Residential ⁽¹⁾							
香港島	Hong Kong Island	373	73	61	72	81	73	70
九龍	Kowloon	321	259	55	98	126	167	82
新界	New Territories	426	383	335	263	236	371	320
小計	Sub-total	1 120	715	451	434	443	612	472
非住宅	Non-residential							
香港島	Hong Kong Island	126	84	72	171	38	70	177
九龍	Kowloon	164	228	330	332	220	312	186
新界	New Territories	105	360	176	159	114	145	156
小計	Sub-total	395	673	578	663	372	528	519
總計	Total							
香港島	Hong Kong Island	499	157	133	243	119	143	247
九龍	Kowloon	485	487	385	431	346	479	269
新界	New Territories	531	744	512	423	350	517	476
合計	Grand total	1 515	1 388	1 030	1 097	815	1 139	991

註釋： 數字包括香港房屋協會、香港房屋委員會的私人機構參建居屋計劃及私人建造的樓宇，但不包括新界區小型屋宇。

Notes : Figures include buildings of the Hong Kong Housing Society, Private Sector Participation Scheme of the Hong Kong Housing Authority and private buildings but exclude small houses in the New Territories.

(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。

(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；
香港房屋協會

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

8.4 按建築成本劃分的新落成樓宇 Newly completed buildings by cost of construction

建築成本 (元)	Cost of construction (\$)	2001	2006	2007	2008	2009	2010	2011
200萬元以下	Under \$2 million							
建築樓盤數目	Number of building projects	19	22	14	13	8	14	21
建築成本總計 (百萬元)	Total cost of construction (\$ million)	20	22	9	10	9	13	17
200萬元至1,000萬元以下	\$2 million - below \$10 million							
建築樓盤數目	Number of building projects	20	44	36	27	31	28	30
建築成本總計 (百萬元)	Total cost of construction (\$ million)	104	230	175	148	169	126	161
1,000萬元至2,000萬元以下	\$10 million - below \$20 million							
建築樓盤數目	Number of building projects	39	30	20	11	14	28	19
建築成本總計 (百萬元)	Total cost of construction (\$ million)	528	432	272	142	183	378	269
2,000萬元至5,000萬元以下	\$20 million - below \$50 million							
建築樓盤數目	Number of building projects	51	41	31	33	27	20	25
建築成本總計 (百萬元)	Total cost of construction (\$ million)	1,668	1,238	909	1,051	884	641	835
5,000萬元至1億元以下	\$50 million - below \$100 million							
建築樓盤數目	Number of building projects	27	24	19	18	22	15	28
建築成本總計 (百萬元)	Total cost of construction (\$ million)	1,832	1,631	1,344	1,310	1,540	1,031	2,035
1億元至5億元以下	\$100 million - below \$500 million							
建築樓盤數目	Number of building projects	35	37	33	36	35	25	44
建築成本總計 (百萬元)	Total cost of construction (\$ million)	7,464	8,921	7,021	7,751	7,142	5,453	10,810
5億元至10億元以下	\$500 million - below \$1,000 million							
建築樓盤數目	Number of building projects	10	10	7	9	10	7	7
建築成本總計 (百萬元)	Total cost of construction (\$ million)	7,548	7,690	4,415	6,322	6,004	5,959	4,357
10億元及以上	\$1,000 million or above							
建築樓盤數目	Number of building projects	8	4	6	4	7	8	3
建築成本總計 (百萬元)	Total cost of construction (\$ million)	11,591	5,634	7,641	6,650	10,120	17,878	5,993

註釋： 若建築樓盤只有總合的建築成本數字，與其有關的樓盤便會被視作單一樓盤而相應地撥歸為該總合成本數字的類別中。所以，此表中建築樓盤的總計與表8.2未必一致。

數字包括香港房屋協會、香港房屋委員會的私人機構參建居屋計劃及私人建造的樓宇，但不包括新界區小型屋宇。

資料來源： 屋宇署；
房屋署；
香港房屋協會

Notes: If only the aggregated cost of construction can be given for a building project, a number of its related projects are regarded as one single project and classified under the category corresponding to the aggregated value. Therefore, the total number of building projects in this table may not reconcile with that in Table 8.2.

Figures include buildings of the Hong Kong Housing Society, Private Sector Participation Scheme of the Hong Kong Housing Authority and private buildings but exclude small houses in the New Territories.

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

8.5 按區議會分區劃分的獲批准可動工興建房屋委員會（房委會）居住單位 Housing Authority residential flats with consents to commence work by District Council district

單位數目
Number of flats

房委會居住單位/ 區議會分區(1)	Housing Authority residential flats/ District Council district(1)	2001-02	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
公營租住房屋單位	Public Rental Housing Flats							
東區	Eastern	0	0	1 600	0	0	0	0
南區	Southern	3 168	2 398	0	0	0	0	0
深水埗	Sham Shui Po	0	0	0	0	5 540	2 878	0
九龍城	Kowloon City	0	0	0	1 938	8 158	5 204	0
黃大仙	Wong Tai Sin	0	714	2 077	0	1 333	0	990
觀塘	Kwun Tong	0	13 386	2 002	5 205	4 238	0	443
葵青	Kwai Tsing	4 663	0	1 470	0	839	0	1 507
荃灣	Tsuen Wan	3 850	0	0	0	0	0	0
屯門	Tuen Mun	0	0	0	0	0	990	0
元朗	Yuen Long	5 174	2 365	0	0	0	0	0
北區	North	0	4 765	0	0	0	0	0
沙田	Sha Tin	799	1 958	0	2 587	0	2 823	3 039
西貢	Sai Kung	0	0	1 974	0	0	0	2 059
總計	Total	17 654	25 586	9 123	9 730	20 108	11 895	8 038
居者有其屋計劃 居住單位(2)	Home Ownership Scheme residential flats(2)							
元朗	Yuen Long	0	0	640	0	0	0	0
總計	Total	0	0	640	0	0	0	0

註釋：(1) 上表只列出有獲批准可動工興建房委會居住單位的區議會分區。

(2) 數字不包括私人機構參建居屋計劃的居住單位。

Notes: (1) The above table only shows those District Council districts having Housing Authority residential flats with consents to commence work.

(2) Figures exclude Private Sector Participation Scheme residential flats.

資料來源：房屋署

Source: Housing Department

8.6 按單位類型劃分的獲批准可動工興建房屋委員會公營租住房屋單位 Housing Authority public rental housing flats with consents to commence work by flat type

		單位數目 Number of flats						
單位類型	Flat type	2001-02	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
細單位	Small flat	6 836	10 738	5 587	5 739	10 986	6 760	3 375
一睡房單位	1-bedroom flat	7 559	8 624	2 500	2 742	7 102	4 088	3 580
兩睡房單位	2-bedroom flat	3 130	5 744	1 036	1 249	2 020	1 047	1 083
三睡房單位	3-bedroom flat	129	480	0	0	0	0	0
總計	Total	17 654	25 586	9 123	9 730	20 108	11 895	8 038

資料來源： 房屋署

Source : Housing Department

8.7 2006年至2011年按區議會分區劃分的獲批准可動工興建私人居住單位 Private residential flats with consents to commence work by District Council district, 2006 to 2011

單位數目
Number of units

區議會分區	District Council district	2006		2007		2008	
		初次呈交圖則	重大修改	初次呈交圖則	重大修改	初次呈交圖則	重大修改
		First submission	Major revision	First submission	Major revision	First submission	Major revision
中西區	Central & Western	84	476	1 028	1 120	772	54
灣仔	Wan Chai	92	487	96	800	395	0
東區	Eastern	25	111	0	0	0	0
南區	Southern	7	709	19	0	854	67
油尖旺	Yau Tsim Mong	86	406	1 084	0	121	852
深水埗	Sham Shui Po	871	22	192	0	90	0
九龍城	Kowloon City	276	952	494	0	51	0
黃大仙	Wong Tai Sin	304	0	1 179	0	0	0
觀塘	Kwun Tong	205	0	0	322	0	79
葵青	Kwai Tsing	0	0	0	0	0	0
荃灣	Tsuen Wan	46	452	0	861	4	548
屯門	Tuen Mun	0	0	0	0	2 672	256
元朗	Yuen Long	418	47	604	2 582	0	1 096
北區	North	0	104	376	319	0	51
大埔	Tai Po	0	0	0	0	1	0
沙田	Sha Tin	2 694	2 329	4 276	279	1 164	13
西貢	Sai Kung	2 108	1	4 283	5	1 016	3
離島	Islands	590	0	103	56	164	0
總計	Total	7 806	6 096	13 734	6 344	7 304	3 019

區議會分區	District Council district	2009		2010		2011	
		初次呈交圖則	重大修改	初次呈交圖則	重大修改	初次呈交圖則	重大修改
		First submission	Major revision	First submission	Major revision	First submission	Major revision
中西區	Central & Western	119	136	460	0	462	0
灣仔	Wan Chai	176	0	580	0	1 359	6
東區	Eastern	74	168	276	0	353	92
南區	Southern	61	460	18	417	2	0
油尖旺	Yau Tsim Mong	1 475	0	524	364	0	0
深水埗	Sham Shui Po	333	96	208	327*	89	21
九龍城	Kowloon City	631	2	515	183	24	248
黃大仙	Wong Tai Sin	990	0	0	0	11	0
觀塘	Kwun Tong	0	0	102	0	120	0
葵青	Kwai Tsing	0	0	0	0	0	0
荃灣	Tsuen Wan	0	171	0	0	1 720	34
屯門	Tuen Mun	42	499	0	75	1	191
元朗	Yuen Long	734	1 977	0	800	0	3 377
北區	North	0	0	253	0	728	0
大埔	Tai Po	214	0	0	1 307	2 560	0
沙田	Sha Tin	0	0	981	889	1	928
西貢	Sai Kung	1 649	338	2	1 777	1	1 777
離島	Islands	0	0	26	27	1	0
總計	Total	6 498	3 847	3 945	6 166*	7 432	6 674

註釋：私人居住單位亦包括香港房屋協會的市區改善計劃及市區重建項目所建造的居住單位。

Note: Private residential flats also include residential flats built under the Urban Improvement Scheme and the urban renewal projects of the Hong Kong Housing Society.

資料來源：屋宇署；
香港房屋協會

Sources: Buildings Department;
Hong Kong Housing Society

8.8 2006年至2011年按樓面面積劃分的獲批准可動工興建私人居住單位 Private residential flats with consents to commence work by floor area, 2006 to 2011

單位數目
Number of units

		2006		2007		2008	
		初次呈交圖則	重大修改	初次呈交圖則	重大修改	初次呈交圖則	重大修改
		First	Major	First	Major	First	Major
樓面面積 (平方米)	Floor area (sq. m.)	submission	revision	submission	revision	submission	revision
少於40	Less than 40	5 381	2 067	9 027	3 698	3 734	1 833
40至69.9	40 - 69.9	1 961	2 598	4 362	1 611	2 692	940
70至99.9	70 - 99.9	262	1 050	218	387	605	173
100至159.9	100 - 159.9	161	354	105	504	205	63
160或以上	160 or above	41	27	22	144	68	10
總計	Total	7 806	6 096	13 734	6 344	7 304	3 019

		2009		2010		2011	
		初次呈交圖則	重大修改	初次呈交圖則	重大修改	初次呈交圖則	重大修改
		First	Major	First	Major	First	Major
樓面面積 (平方米)	Floor area (sq. m.)	submission	revision	submission	revision	submission	revision
少於40	Less than 40	1 748	2 192	2 295	3 474*	4 131	5 200
40至69.9	40 - 69.9	3 598	1 088	909	1 251*	2 685	1 093
70至99.9	70 - 99.9	731	346	571	1 059*	361	229
100至159.9	100 - 159.9	347	155	115	325	209	125
160或以上	160 or above	74	66	55	57	46	27
總計	Total	6 498	3 847	3 945	6 166*	7 432	6 674

註釋：私人居住單位亦包括香港房屋協會的市區改善計劃及市區重建項目所建造的居住單位。

Note: Private residential flats also include residential flats built under the Urban Improvement Scheme and the urban renewal projects of the Hong Kong Housing Society.

資料來源：屋宇署；
香港房屋協會；
差餉物業估價署

Sources: Buildings Department;
Hong Kong Housing Society;
Rating and Valuation Department

8.9 政府土地拍賣及批租

Disposals of government land

(A) 市區

Urban areas

		2001	2006	2007	2008	2009	2010	2011
公開拍賣/投標	Public auction/tender							
工業/貨倉	Industrial/Godown							
面積(平方米)	Area (sq. m.)	0	0	0	0	0	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	0	0	0	0	0	0	0
商業	Commercial							
面積(平方米)	Area (sq. m.)	30 304	0	0	0	0	0	43 726
已徵收的地價 (百萬元)	Realised premium (\$ million)	1,745	0	0	0	0	0	13,964
商業/住宅	Commercial/Residential							
面積(平方米)	Area (sq. m.)	0	0	0	0	0	0	7 887
已徵收的地價 (百萬元)	Realised premium (\$ million)	0	0	0	0	0	0	6,267
住宅	Residential							
面積(平方米)	Area (sq. m.)	9 169	13 441	35 318	0	0	66 593	33 734
已徵收的地價 (百萬元)	Realised premium (\$ million)	280	3,740	19,250	0	0	33,995	20,071
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	0	0	2 519	375	826	1 321	1 724
已徵收的地價 ⁽¹⁾ (百萬元)	Realised premium ⁽¹⁾ (\$ million)	0	0	741	408	60	537	241
總計	Total							
面積(平方米)	Area (sq. m.)	39 473	13 441	37 837	375	826	67 914	87 071
已徵收的地價 (百萬元)	Realised premium (\$ million)	2,025	3,740	19,991	408	60	34,532	40,543
私人協約方式批地	Private treaty grant							
工業/貨倉	Industrial/Godown							
面積(平方米)	Area (sq. m.)	0	0	0	0	0	0	0
住宅	Residential							
面積 ⁽²⁾ (平方米)	Area ⁽²⁾ (sq. m.)	83 103	0	0	24 544	14 115	28 987	2 134
公用事業/團體用途	Public utilities/ Institutional uses							
面積(平方米)	Area (sq. m.)	4 130	2 478	15 859	8 875	1 354	8 398*	16 995
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	0	544	936 112	456 810	645 495	469 796	10 509
總計	Total							
面積(平方米)	Area (sq. m.)	87 233	3 022	951 971	490 229	660 964	507 181*	29 638

註釋：(1) 2007年及2008年的數字各包括在該年經一次公開招標為數共三幅位於市區及新界的加油站用地。

Notes: (1) Figures for 2007 and 2008 each include one lot of three petrol filling stations in the urban area and the New Territories sold by public tenders in the year.

(2) 2001年的數字包括以私人協約方式批出的新九龍內地段第6373號及新九龍內地段第6377號共79 906平方米供作租者置其屋計劃用途的用地。

(2) Figure for 2001 includes the Private Treaty Grant of New Kowloon Inland Lot (NKIL) 6373 and NKIL 6377 with a total area of 79 906 sq. m. for use by the Tenant Purchase Scheme.

8.9 (續) 政府土地拍賣及批租
(cont'd) Disposals of government land
(B) 新界
New Territories

		2001	2006	2007	2008	2009	2010	2011
公開拍賣/投標	Public auction/tender							
工業/貨倉	Industrial/Godown							
面積(平方米)	Area (sq. m.)	0	0	0	0	0	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	0	0	0	0	0	0	0
商業	Commercial							
面積(平方米)	Area (sq. m.)	0	0	0	0	0	8 533	34 136
已徵收的地價 (百萬元)	Realised premium (\$ million)	0	0	0	0	0	816	2,282
商業/住宅	Commercial/Residential							
面積(平方米)	Area (sq. m.)	390	0	2 750	0	306	0	2 260
已徵收的地價 (百萬元)	Realised premium (\$ million)	41	0	570	0	61	0	55
住宅	Residential							
面積(平方米)	Area (sq. m.)	44 078	20 756	111 097	191	41 850	49 960	134 030
已徵收的地價 (百萬元)	Realised premium (\$ million)	950	3,324	12,479	17	10,400	8,579	16,657
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	3 900	0	4 866	24 765	3 375	26 037	1 487
已徵收的地價 ⁽¹⁾ (百萬元)	Realised premium ⁽¹⁾ (\$ million)	7	0	63	648	556	1,319	233
總計	Total							
面積(平方米)	Area (sq. m.)	48 368	20 756	118 713	24 956	45 531	84 530	171 913
已徵收的地價 (百萬元)	Realised premium (\$ million)	998	3,324	13,112	665	11,017	10,714	19,227
私人協約方式批地	Private treaty grant							
工業/貨倉	Industrial/Godown							
面積(平方米)	Area (sq. m.)	0	318 362	0	0	0	0	0
住宅	Residential							
面積 ⁽²⁾ (平方米)	Area ⁽²⁾ (sq. m.)	496 894	218 750	39 990	41 876	0	0	0
公用事業/團體用途	Public utilities/ Institutional uses							
面積(平方米)	Area (sq. m.)	255 043	7 116	21 700	46 764	4 674	54 912*	17 970
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	0	0	586 443	707 507	1 056 537	873 061*	0
總計	Total							
面積(平方米)	Area (sq. m.)	751 937	544 228	648 133	796 147	1 061 211	927 973	17 970

註釋： (1) 2007年及2008年的數字已部份涵蓋在市區的相關數字內。

2009年的數字包括經一次公開招標為數共兩幅位於新界的加油站用地。

(2) 2001年的數字包括以私人協約方式批出的青衣市地段第167號、沙田市地段第506號及屯門市地段第458號共280 851平方米作租者置其屋計劃用途的用地。

2006年的數字包括以私人協約方式批出的元朗市地段第521號共121 619平方米作租者置其屋計劃用途的用地。

Notes: (1) Figures for 2007 and 2008 were partly covered in the corresponding figure for the urban area.

Figure for 2009 includes one lot of two petrol filling stations in the New Territories sold by public tender.

(2) Figure for 2001 includes the Private Treaty Grant of Tsing Yi Town Lot 167, Sha Tin Town Lot 506 and Tuen Mun Town Lot 458 with a total area of 280 851 sq. m. for use by the Tenant Purchase Scheme.

Figure for 2006 includes the Private Treaty Grant of Yuen Long Town Lot 521 with a total area of 121 619 sq. m. for use by the Tenant Purchase Scheme.

資料來源：地政總署

Source: Lands Department

8.10 按類型及區域劃分的永久性居住屋宇單位總數

Stock of permanent living quarters by type and area

		千個 Thousands						
區域／永久性居住屋宇單位類型	Area/Type of permanent living quarters	2001	2006	2007	2008	2009	2010	2011
香港島		Hong Kong Island						
公營租住房屋	Public rental housing	78.6	73.8	76.1	72.1	72.0	71.9	73.2
房屋委員會租住單位	Housing Authority rental flats	68.9	64.1	66.4	61.6	61.5	61.4	62.6
房屋協會租住單位	Housing Society rental flats	9.7	9.7	9.7	10.5	10.5	10.5	10.5
資助出售單位	Subsidised sale flats	46.4	46.1	45.9	45.6	45.5	45.3	45.2
房屋委員會資助出售單位	Housing Authority subsidised sale flats	43.9	44.1	44.1	43.8	43.7	43.5	43.5
房屋協會資助出售單位	Housing Society subsidised sale flats	2.5	1.9	1.9	1.8	1.8	1.7	1.7
私人房屋	Private housing	326.4	352.5	353.1	352.6	353.1	353.7	355.3
私人住宅單位	Private residential flats	305.3	333.0	334.3	334.2	334.8	335.6	337.1
別墅／平房／新型村屋	Villas/Bungalows/Modern village houses	3.8	4.0	4.0	4.0	4.1	4.1	4.1
簡單磚石蓋搭建築物／傳統村屋	Simple stone structures/Traditional village houses	1.4	1.1	1.1	1.1	1.1	1.1	1.2
員工宿舍	Staff quarters	10.9	8.3	7.6	7.3	7.3	7.2	7.1
非住宅用屋宇單位	Non-domestic quarters	5.1	6.0	6.0	5.9	5.8	5.8	5.8
小計	Sub-total	451.4	472.3	475.1	470.3	470.6	470.9	473.7
九龍		Kowloon						
公營租住房屋	Public rental housing	252.8	251.3	253.7	256.8	269.6	271.3	272.2
房屋委員會租住單位	Housing Authority rental flats	240.8	239.0	241.3	244.5	257.3	259.0	259.9
房屋協會租住單位	Housing Society rental flats	12.0	12.3	12.3	12.3	12.3	12.3	12.3
資助出售單位	Subsidised sale flats	88.7	93.8	93.7	93.3	93.3	92.8	92.4
房屋委員會資助出售單位	Housing Authority subsidised sale flats	84.8	89.6	89.5	89.1	89.3	88.8	88.5
房屋協會資助出售單位	Housing Society subsidised sale flats	3.9	4.2	4.2	4.1	4.1	4.0	3.9
私人房屋	Private housing	330.3	388.8	395.0	395.1	398.5	400.2	413.4
私人住宅單位	Private residential flats	313.4	366.1	372.2	374.0	377.6	379.3	392.4
別墅／平房／新型村屋	Villas/Bungalows/Modern village houses	2.0	1.9	1.9	1.9	1.9	1.9	1.9
簡單磚石蓋搭建築物／傳統村屋	Simple stone structures/Traditional village houses	1.9	1.1	1.1	1.1	1.1	1.1	1.0
員工宿舍	Staff quarters	9.5	12.9	12.9	11.3	11.2	11.2	11.3
非住宅用屋宇單位	Non-domestic quarters	3.6	6.9	6.8	6.9	6.8	6.7	6.7
小計	Sub-total	671.9	734.0	742.4	745.2	761.5	764.3	777.9

8.10 (續) 按類型及區域劃分的永久性居住屋宇單位總數 (cont'd) Stock of permanent living quarters by type and area

		千個 Thousands						
區域／永久性居住屋宇單位類型	Area/Type of permanent living quarters	2001	2006	2007	2008	2009	2010	2011
新界		New Territories						
公營租住房屋	Public rental housing	353.7	391.8	387.7	392.7	399.6	401.4	401.7
房屋委員會租住單位	Housing Authority rental flats	343.0	380.9	376.7	381.8	388.7	390.4	390.8
房屋協會租住單位	Housing Society rental flats	10.7	10.9	10.9	10.9	10.9	10.9	10.9
資助出售單位	Subsidised sale flats	245.7	251.8	258.0	258.1	257.0	254.9	253.6
房屋委員會資助出售單位	Housing Authority subsidised sale flats	232.5	239.9	246.2	246.7	245.7	243.9	242.8
房屋協會資助出售單位	Housing Society subsidised sale flats	13.2	11.9	11.7	11.4	11.3	11.0	10.8
私人房屋	Private housing	513.8	627.3	638.1	650.9	657.7	669.5	686.3
私人住宅單位	Private residential flats	322.0	421.8	429.7	440.5	446.0	454.8	463.7
別墅／平房／新型村屋	Villas/Bungalows/Modern village houses	126.0	139.6	142.7	146.2	149.2	151.7	159.4
簡單磚石蓋搭建築物／傳統村屋	Simple stone structures/Traditional village houses	41.2	40.5	40.4	40.0	39.9	39.9	40.1
員工宿舍	Staff quarters	15.7	16.0	16.0	14.9	13.4	13.6	13.5
非住宅用屋宇單位	Non-domestic quarters	8.9	9.3	9.3	9.3	9.3	9.6	9.6
小計	Sub-total	1 113.3	1 270.9	1 283.7	1 301.8	1 314.3	1 325.8	1 341.6
所有區域		All areas						
公營租住房屋	Public rental housing	685.2	716.9	717.4	721.6	741.2	744.6	747.1
房屋委員會租住單位	Housing Authority rental flats	652.8	684.0	684.5*	687.9	707.5	710.8	713.3
房屋協會租住單位	Housing Society rental flats	32.3	32.9	32.9	33.8	33.8	33.8	33.8
資助出售單位	Subsidised sale flats	380.9	391.7	397.6	397.0	395.8	392.9	391.2
房屋委員會資助出售單位	Housing Authority subsidised sale flats	361.2	373.6	379.9	379.7	378.7	376.2	374.8
房屋協會資助出售單位	Housing Society subsidised sale flats	19.7	18.1	17.8	17.4	17.1	16.7	16.4
私人房屋	Private housing	1 170.6	1 368.6	1 386.1	1 398.7	1 409.4	1 423.4	1 454.9
私人住宅單位	Private residential flats	940.8	1 120.9	1 136.2	1 148.7	1 158.4	1 169.7	1 193.2
別墅／平房／新型村屋	Villas/Bungalows/Modern village houses	131.8	145.6	148.6	152.1	155.1	157.7	165.4
簡單磚石蓋搭建築物／傳統村屋	Simple stone structures/Traditional village houses	44.4	42.7	42.6	42.2	42.0	42.0	42.4
員工宿舍	Staff quarters	36.1	37.3	36.5	33.5	31.9	31.9	31.9
非住宅用屋宇單位	Non-domestic quarters	17.5	22.2	22.1	22.1	21.9	22.1	22.1
總計	Total	2 236.6	2 477.2	2 501.2	2 517.3	2 546.4	2 561.0	2 593.2

註釋： 數字為該年3月底的數字。

Note: Figures are as at end-March of the year.

資料來源： 政府統計處普查策劃組

Source: Census Planning Section, Census and Statistics Department

8.11 按房屋類型劃分的家庭住戶數目 Domestic households by type of housing

房屋類型	Type of housing	千戶 Thousands						
		2001	2006	2007	2008	2009	2010	2011
公營租住房屋	Public rental housing	614.5	674.6	683.5	679.9	686.2	699.6	708.7
資助自置居所房屋 ⁽¹⁾⁽²⁾	Subsidised home ownership housing ⁽¹⁾⁽²⁾	361.2	362.8	370.2	377.2	376.6	379.2	372.2
私人永久性房屋 ⁽²⁾⁽³⁾	Private permanent housing ⁽²⁾⁽³⁾	1 051.1	1 164.7	1 178.1	1 205.1	1 215.7	1 227.9	1 259.7
臨時房屋 ⁽⁴⁾	Temporary housing ⁽⁴⁾	27.9	18.7	18.1	16.9	18.8	18.3	18.7
總計	Total	2 054.5	2 220.9	2 249.9	2 279.1	2 297.2	2 325.1	2 359.3

註釋：數字是根據該年1月至12月進行的「綜合住戶統計調查」結果，以及由政府統計處與跨部門人口分布推算小組共同編製按區議會分區劃分年中人口估計數字而編製。

2007年至2010年的年度數字已就2011年人口普查的結果而作出了修訂。2011年人口普查的結果提供了一個基準，用作修訂自2006年中期人口統計以來編製的人口數字。

(1) 資助自置居所房屋包括香港房屋委員會的居者有其屋計劃、中等入息家庭房屋計劃、私人機構參建居屋計劃、可租可買計劃和重建置業計劃下興建的屋宇單位，以及租者置其屋計劃下出售的屋宇單位。香港房屋協會的住宅發售計劃及夾心階層住屋計劃下興建的屋宇單位亦包括在內。自2002年起，可在公開市場買賣的資助出售單位，則不包括在內。

(2) 自2002年起，可在公開市場買賣的資助出售單位亦包括在「私人永久性房屋」內。

(3) 數字包括私人房屋、香港房屋協會的市區改善計劃下興建的屋宇單位、別墅／平房／新型村屋、簡單磚石蓋搭建建築物及非住宅樓宇內的屋宇單位。自2002年起，可在公開市場買賣的資助出售單位亦包括在內。

(4) 臨時房屋包括公營臨時房屋及私營臨時房屋。

資料來源：政府統計處綜合住戶統計調查組

Notes: Figures are compiled based on data collected in the General Household Survey from January to December of the year concerned as well as the mid-year population estimates by District Council district compiled jointly by the Census and Statistics Department and an inter-departmental Working Group on Population Distribution Projections.

Figures from 2007 to 2010 have been revised to take into account the results of the 2011 Population Census which provided a benchmark for revising the population figures compiled since the 2006 Population By-census.

(1) Subsidised home ownership housing includes flats built under the Home Ownership Scheme, Middle Income Housing Scheme, Private Sector Participation Scheme, The Buy or Rent Option and The Mortgage Subsidy Scheme, and flats sold under the Tenants Purchase Scheme of the Hong Kong Housing Authority. It also includes flats built under the Flat-for-Sale Scheme and Sandwich Class Housing Scheme of the Hong Kong Housing Society. As from 2002, subsidised sale flats that can be traded in open market are excluded.

(2) As from 2002, subsidised sale flats that can be traded in open market are also put under "Private permanent housing".

(3) Figures include private housing blocks, flats built under the Urban Improvement Scheme of the Hong Kong Housing Society, villas/bungalows/modern village houses, simple stone structures and quarters in non-residential buildings. As from 2002, subsidised sale flats that can be traded in open market are also put under this category.

(4) Temporary housing includes public temporary housing and private temporary housing.

Source: General Household Survey Section, Census and Statistics Department

8.12 按居所租住權劃分的家庭住戶數目 Domestic households by tenure of accommodation

		千戶 Thousands						
居所租住權	Tenure of accommodation	2001	2006	2007	2008	2009	2010	2011
自置居所住戶	Owner-occupiers	1 072.5	1 187.4	1 193.7	1 221.1	1 228.0	1 233.7	1 256.3
全租戶	Sole tenants	817.3	899.9	937.5	937.9	954.3	989.3	999.6
合租戶	Co-tenants	57.1	32.9	26.4	24.2	22.1	14.8	10.3
二房東	Main tenants	3.6	1.4	1.2	0.8	0.8	0.6	0.5
三房客	Sub-tenants	12.7	6.0	5.4	3.1	3.5	3.2	3.9
免租	Rent free	33.6	41.7	37.6	45.1	41.1	38.2	47.9
居所由僱主提供	Provided by employers	57.6	51.6	48.1	46.8	47.5	45.3	40.9
總計	Total	2 054.5	2 220.9	2 249.9	2 279.1	2 297.2	2 325.1	2 359.3

註釋：數字是根據該年 1 月至 12 月進行的「綜合住戶統計調查」結果，以及由政府統計處與跨部門人口分布推算小組共同編製按區議會分區劃分年中人口估計數字而編製。

Notes: Figures are compiled based on data collected in the General Household Survey from January to December of the year concerned as well as the mid-year population estimates by District Council district compiled jointly by the Census and Statistics Department and an inter-departmental Working Group on Population Distribution Projections.

2007 年至 2010 年的年度數字已就 2011 年人口普查的結果而作出了修訂。2011 年人口普查的結果提供了一個基準，用作修訂自 2006 年中期人口統計以來編製的人口數字。

Figures from 2007 to 2010 have been revised to take into account the results of the 2011 Population Census which provided a benchmark for revising the population figures compiled since the 2006 Population By-census.

資料來源：政府統計處綜合住戶統計調查組

Source: General Household Survey Section, Census and Statistics Department

8.13 按區議會分區劃分的新落成房屋委員會公營租住房屋單位 Housing Authority newly completed public rental housing flats by District Council district

		單位數目 Number of flats						
區議會分區	District Council district	2001-02	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
東區	Eastern	0	0	716	0	1 600	0	0
南區	Southern	0	2 398	0	0	0	0	0
深水埗	Sham Shui Po	4 575	0	3 196	337	0	0	5 540
九龍城	Kowloon City	0	0	0	0	0	1 158	780
黃大仙	Wong Tai Sin	2 648	0	0	0	1 513	1 278	1 333
觀塘	Kwun Tong	5 947	799	2 397	13 213	7 953	5 205	3 533
葵青	Kwai Tsing	5 189	1 598	1 983	0	0	1 470	0
荃灣	Tsuen Wan	0	0	0	0	0	0	0
屯門	Tuen Mun	0	0	0	0	0	0	0
元朗	Yuen Long	9 889	0	3 836	0	2 365	0	0
北區	North	0	2 397	1 598	3 167	0	0	0
沙田	Sha Tin	1 053	0	0	2 333	1 958	2 587	0
西貢	Sai Kung	400	0	0	0	0	1 974	0
離島	Islands	116	0	0	0	0	0	0
總計	Total	29 817	7 192	13 726	19 050	15 389	13 672	11 186

註釋：數字指已獲房屋署證明大致上已竣工的新建單位。上表只列出有新落成房屋委員會公營租住房屋單位的區議會分區。

Notes: Figures refer to new flats certified as substantially completed by the Housing Department. The above table only shows those District Council districts with newly completed Housing Authority public rental housing flats.

從 2005 年 5 月起，房屋委員會就其建屋落成量的房屋類別之分類作出修訂。詳情請參閱本章內的「概念及定義」部分。

As from May 2005, the Housing Authority has revised the housing type classifications of its housing production. Please refer to the "Concepts and definitions" of this chapter for details.

資料來源：房屋署

Source: Housing Department

8.14 按單位類型劃分的新落成房屋委員會公營租住房屋單位 Housing Authority newly completed public rental housing flats by flat type

單位類型	Flat type	單位數目						
		2001-02	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
長者住屋單位	Housing for Senior Citizens	282	0	0	0	0	0	0
細單位	Small flat	4 677	2 552	5 486	9 535	7 165	8 123	5 954
一睡房單位	1-bedroom flat	7 140	1 920	4 808	5 572	5 608	3 772	4 144
兩睡房單位	2-bedroom flat	10 173	2 240	3 432	3 827	2 616	1 777	1 088
三睡房單位	3-bedroom flat	7 545	480	0	116	0	0	0
總計	Total	29 817	7 192	13 726	19 050	15 389	13 672	11 186

註釋：從 2005 年 5 月起，房屋委員會就其建屋落成量的房屋類別之分類作出修訂。詳情請參閱本章內的「概念及定義」部分。

Note : As from May 2005, the Housing Authority has revised the housing type classifications of its housing production. Please refer to the "Concepts and definitions" of this chapter for details.

資料來源：房屋署

Source : Housing Department

8.15 按區議會分區劃分的公營租住單位總數及認可居民人數 Stock and authorised population of public rental housing flats by District Council district

區議會分區	District Council district		2001-02	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
房屋委員會	Housing Authority								
中西區	Central and Western	單位 Flats	638	638	638	636	636	636	636
		人數 Population	2 209	2 214	2 155	2 116	2 098	2 124	2 114
灣仔	Wan Chai	單位 Flats	0	0	0	0	0	0	0
		人數 Population	0	0	0	0	0	0	0
東區	Eastern	單位 Flats	34 640	33 120	33 098	33 792	33 771	35 341	35 318
		人數 Population	107 848	102 448	100 578	100 632	100 059	102 104	101 748
南區	Southern	單位 Flats	32 075	32 952	27 382	27 285	27 198	27 016	26 930
		人數 Population	103 515	79 706	80 339	79 803	79 101	78 012	77 076
油尖旺	Yau Tsim Mong	單位 Flats	2 062	2 820	2 820	2 820	2 820	2 820	2 820
		人數 Population	6 640	8 694	8 669	8 621	8 510	8 450	8 385
深水埗	Sham Shui Po	單位 Flats	46 083	48 883	48 821	52 326	49 445	49 395	49 309
		人數 Population	132 232	132 619	131 238	130 275	129 274	127 811	126 702
九龍城	Kowloon City	單位 Flats	14 295	14 299	14 299	14 301	14 301	14 302	16 240
		人數 Population	46 533	42 999	42 280	41 740	41 365	40 590	44 449
黃大仙	Wong Tai Sin	單位 Flats	78 144	74 566	74 378	74 208	74 707	75 268	76 260
		人數 Population	240 687	219 259	214 967	212 097	211 342	210 352	211 863
觀塘	Kwun Tong	單位 Flats	96 313	99 301	100 001	105 492	113 761	117 605	124 619
		人數 Population	271 365	280 086	276 682	287 350	308 103	317 725	332 130
葵青	Kwai Tsing	單位 Flats	83 075	95 728	97 163	99 024	98 891	98 705	100 008
		人數 Population	266 262	284 540	285 073	286 740	285 890	282 833	283 323
荃灣	Tsuen Wan	單位 Flats	17 874	21 755	21 755	21 750	21 748	21 738	21 736
		人數 Population	59 429	63 149	62 703	61 958	61 449	60 724	60 366
屯門	Tuen Mun	單位 Flats	52 636	58 061	58 234	58 463	58 625	58 280	58 061
		人數 Population	156 363	154 351	153 580	151 532	151 624	149 842	149 146
元朗	Yuen Long	單位 Flats	49 936	59 014	57 842	61 471	63 794	63 705	63 580
		人數 Population	164 037	192 987	187 543	193 188	195 970	197 746	197 077
北區	North	單位 Flats	20 834	19 517	20 962	24 015	23 833	23 636	23 395
		人數 Population	71 058	60 440	59 578	68 189	69 154	68 464	67 516
大埔	Tai Po	單位 Flats	21 974	19 530	19 403	19 353	19 222	19 094	18 796
		人數 Population	75 911	60 415	58 994	57 233	56 345	54 974	53 441
沙田	Sha Tin	單位 Flats	53 692	53 996	53 804	56 015	57 784	57 599	59 927
		人數 Population	178 707	163 668	160 503	164 171	166 990	165 002	168 408
西貢	Sai Kung	單位 Flats	26 209	27 835	27 435	27 360	27 296	27 143	28 963
		人數 Population	92 291	89 083	86 942	86 002	85 161	83 977	86 460
離島	Islands	單位 Flats	9 114	15 789	15 790	15 788	15 776	15 774	15 770
		人數 Population	27 775	51 202	52 231	52 553	52 434	52 474	52 305
小計	Sub-total	單位 Flats	639 594	677 804	673 825	694 099	703 608	708 057	722 368
		人數 Population	2 002 862	1 987 860	1 964 055	1 984 200	2 004 869	2 003 204	2 022 509

8.15 (續) 按區議會分區劃分的公營租住單位總數及認可居民人數
(cont'd) Stock and authorised population of public rental housing flats
by District Council district

區議會分區	District Council district		2001-02	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
房屋協會	Housing Society								
中西區	Central and Western	單位 Flats	1 456	1 456	1 456	2 317	2 317	2 317	2 335
		人數 Population	3 936	3 407	3 304	3 743	4 010	4 293	4 610
灣仔	Wan Chai	單位 Flats	0	0	0	0	0	0	0
		人數 Population	0	0	0	0	0	0	0
東區	Eastern	單位 Flats	7 037	7 037	7 037	7 037	7 037	7 037	7 035
		人數 Population	20 601	18 452	18 075	17 520	17 360	17 160	16 806
南區	Southern	單位 Flats	1 175	1 175	1 175	1 175	1 143	1 143	1 143
		人數 Population	3 380	3 386	3 280	3 052	2 916	2 819	2 741
油尖旺	Yau Tsim Mong	單位 Flats	668	668	668	668	668	668	668
		人數 Population	1 690	1 651	1 650	1 659	1 665	1 657	1 645
深水埗	Sham Shui Po	單位 Flats	0	0	0	0	0	0	0
		人數 Population	0	0	0	0	0	0	0
九龍城	Kowloon City	單位 Flats	6 379	6 379	6 379	6 379	6 379	6 379	6 379
		人數 Population	20 354	18 594	18 227	18 027	17 854	17 589	17 315
黃大仙	Wong Tai Sin	單位 Flats	0	0	0	0	0	0	0
		人數 Population	0	0	0	0	0	0	0
觀塘	Kwun Tong	單位 Flats	4 926	4 926	4 926	4 926	4 926	4 926	4 926
		人數 Population	15 223	14 422	14 091	13 866	13 703	13 513	13 410
葵青	Kwai Tsing	單位 Flats	2 980	2 980	2 980	2 980	2 980	2 980	2 980
		人數 Population	10 735	9 792	9 641	9 507	9 460	9 403	9 300
荃灣	Tsuen Wan	單位 Flats	1 789	1 768	1 768	1 768	1 768	1 768	1 768
		人數 Population	5 351	4 843	4 770	4 680	4 684	4 713	4 719
屯門	Tuen Mun	單位 Flats	0	0	0	0	0	0	0
		人數 Population	0	0	0	0	0	0	0
元朗	Yuen Long	單位 Flats	0	0	0	0	0	0	0
		人數 Population	0	0	0	0	0	0	0
北區	North	單位 Flats	662	662	662	662	662	662	662
		人數 Population	3 185	3 130	3 112	3 090	3 065	3 044	3 041
大埔	Tai Po	單位 Flats	0	0	0	0	0	0	0
		人數 Population	0	0	0	0	0	0	0
沙田	Sha Tin	單位 Flats	3 730	3 730	3 730	3 730	3 730	3 730	3 730
		人數 Population	12 352	11 687	11 509	11 352	11 250	11 148	11 058
西貢	Sai Kung	單位 Flats	1 507	1 507	1 507	1 507	1 507	1 507	1 507
		人數 Population	3 840	3 572	3 554	3 531	3 535	3 493	3 457
離島	Islands	單位 Flats	0	0	0	0	0	0	0
		人數 Population	0	0	0	0	0	0	0
小計	Sub-total	單位 Flats	32 309	32 288	32 288	33 149	33 117	33 117	33 133
		人數 Population	100 647	92 936	91 213	90 027	89 502	88 832	88 102

8.15 (續) 按區議會分區劃分的公營租住單位總數及認可居民人數
(cont'd) Stock and authorised population of public rental housing flats
by District Council district

區議會分區	District Council district		2001-02	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
合計	Overall								
中西區	Central and Western	單位 Flats	2 094	2 094	2 094	2 953	2 953	2 953	2 971
		人數 Population	6 145	5 621	5 459	5 859	6 108	6 417	6 724
灣仔	Wan Chai	單位 Flats	0	0	0	0	0	0	0
		人數 Population	0	0	0	0	0	0	0
東區	Eastern	單位 Flats	41 677	40 157	40 135	40 829	40 808	42 378	42 353
		人數 Population	128 449	120 900	118 653	118 152	117 419	119 264	118 554
南區	Southern	單位 Flats	33 250	34 127	28 557	28 460	28 341	28 159	28 073
		人數 Population	106 895	83 092	83 619	82 855	82 017	80 831	79 817
油尖旺	Yau Tsim Mong	單位 Flats	2 730	3 488	3 488	3 488	3 488	3 488	3 488
		人數 Population	8 330	10 345	10 319	10 280	10 175	10 107	10 030
深水埗	Sham Shui Po	單位 Flats	46 083	48 883	48 821	52 326	49 445	49 395	49 309
		人數 Population	132 232	132 619	131 238	130 275	129 274	127 811	126 702
九龍城	Kowloon City	單位 Flats	20 674	20 678	20 678	20 680	20 680	20 681	22 619
		人數 Population	66 887	61 593	60 507	59 767	59 219	58 179	61 764
黃大仙	Wong Tai Sin	單位 Flats	78 144	74 566	74 378	74 208	74 707	75 268	76 260
		人數 Population	240 687	219 259	214 967	212 097	211 342	210 352	211 863
觀塘	Kwun Tong	單位 Flats	101 239	104 227	104 927	110 418	118 687	122 531	129 545
		人數 Population	286 588	294 508	290 773	301 216	321 806	331 238	345 540
葵青	Kwai Tsing	單位 Flats	86 055	98 708	100 143	102 004	101 871	101 685	102 988
		人數 Population	276 997	294 332	294 714	296 247	295 350	292 236	292 623
荃灣	Tsuen Wan	單位 Flats	19 663	23 523	23 523	23 518	23 516	23 506	23 504
		人數 Population	64 780	67 992	67 473	66 638	66 133	65 437	65 085
屯門	Tuen Mun	單位 Flats	52 636	58 061	58 234	58 463	58 625	58 280	58 061
		人數 Population	156 363	154 351	153 580	151 532	151 624	149 842	149 146
元朗	Yuen Long	單位 Flats	49 936	59 014	57 842	61 471	63 794	63 705	63 580
		人數 Population	164 037	192 987	187 543	193 188	195 970	197 746	197 077
北區	North	單位 Flats	21 496	20 179	21 624	24 677	24 495	24 298	24 057
		人數 Population	74 243	63 570	62 690	71 279	72 219	71 508	70 557
大埔	Tai Po	單位 Flats	21 974	19 530	19 403	19 353	19 222	19 094	18 796
		人數 Population	75 911	60 415	58 994	57 233	56 345	54 974	53 441
沙田	Sha Tin	單位 Flats	57 422	57 726	57 534	59 745	61 514	61 329	63 657
		人數 Population	191 059	175 355	172 012	175 523	178 240	176 150	179 466
西貢	Sai Kung	單位 Flats	27 716	29 342	28 942	28 867	28 803	28 650	30 470
		人數 Population	96 131	92 655	90 496	89 533	88 696	87 470	89 917
離島	Islands	單位 Flats	9 114	15 789	15 790	15 788	15 776	15 774	15 770
		人數 Population	27 775	51 202	52 231	52 553	52 434	52 474	52 305
總計	Total	單位 Flats	671 903	710 092	706 113	727 248	736 725	741 174	755 501
		人數 Population	2 103 509	2 080 796	2 055 268	2 074 227	2 094 371	2 092 036	2 110 611

註釋： 於財政年度終結時的數字。
 數字不包括中轉房屋的租住單位及在租者置其屋計劃下所售出的單位。

Notes : Figures are as at end of the financial year.
 Figures do not include the rental flats in Interim Housing and the flats sold under the Tenants Purchase Scheme.

資料來源： 房屋署；
 香港房屋協會

Sources : Housing Department;
 Hong Kong Housing Society

8.16 按安置類別劃分的房屋委員會租住單位編配數字及獲安置人數 Housing Authority rental flats allocated and persons rehoused by category

安置類別	Category			2001-02	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
緊急事故	Emergency	單位	Flats	13	14	3	0	8	8	4
		人數	Persons	27	37	8	0	11	14	12
體恤困境	Compassionate	單位	Flats	1 389	1 618	2 001	2 039	2 449	2 439	2 673
		人數	Persons	3 305	3 446	4 391	4 546	5 326	5 428	5 949
清拆	Clearance	單位	Flats	616	171	147	177	222	284	162
		人數	Persons	1 719	397	346	447	555	626	417
重建 ⁽¹⁾	Redevelopment ⁽¹⁾	單位	Flats	10 456	1 537	1 700	3 084	3 360	78	80
		人數	Persons	28 222	3 704	5 582	8 107	7 924	130	104
公屋輪候冊申請人	Waiting List applicants	單位	Flats	41 940	18 700	13 042	24 598	20 875	15 900	19 789
		人數	Persons	128 149	43 432	31 051	60 041	48 202	36 430	45 281
調遷	Transfer	單位	Flats	8 492	6 319	5 425	8 981	7 909	6 092	7 779
		人數	Persons	34 946	18 919	16 166	27 856	23 487	17 576	20 970
初級公務員	Junior civil servants	單位	Flats	1 798	472	517	738	827	662	846
		人數	Persons	6 122	1 396	1 525	2 157	2 451	1 894	2 472
總計	Total	單位	Flats	64 704	28 831	22 835	39 617	35 650	25 463	31 333
		人數	Persons	202 490	71 331	59 069	103 154	87 956	62 098	75 205

註釋： 數字不包括參與「長者租金津貼計劃」及「可租可買計劃」的公屋輪候冊及體恤困境申請人。

Notes: Figures exclude Waiting List and Compassionate applicants joining the "Rent Allowance for Elderly Scheme" and "The Buy or Rent Option".

(1) 包括大型修葺工程。

(1) Including major repairs.

資料來源： 房屋署

Source: Housing Department

8.17 2011年及2012年房屋委員會屋邨的代表性單位的每月租金 Monthly rent of typical flats in Housing Authority estates, 2011 and 2012

屋邨類別	Type of estate	落成年份	Year of completion	代表性單位		元 (每平方米每月計)	
				面積 (平方米) Size of typical flat (sq. m.)	每月平均租金 (元) Average monthly rent (\$)	2011	2012
前徙置屋邨	Former resettlement estates	1966至69年 (第四型)	1966 - 69 (Mark IV)	12.7	369	369	29.1
				15.7	457	457	29.1
				18.6	541	541	29.1
前屋宇建設 委員會屋邨	Former Housing Authority estates	1958至65年	1958 - 65	24.1	963	963	40.0
				30.6	1,221	1,221	39.9
				41.2	1,645	1,645	39.9
		1966至73年	1966 - 73	28.3	1,046	1,046	37.0
				30.6	1,227	1,227	40.1
				33.1	1,325	1,325	40.1
房屋委員會 屋邨	New Housing Authority estates	1973年以後 (市區) (1)	Post 1973 (Urban)(1)	36.5	1,368	1,368	37.5
				16.3	962	962	58.9
				23.5	926	926	39.4
				34.4	2,017	2,017	58.6
				43.3	2,535	2,535	58.6
				53.6	3,451	3,451	64.4
		1973年以後 (擴展市區) (2)	Post 1973 (Extended urban)(2)	17.8	1,008	1,008	56.6
				22.0	1,239	1,239	56.4
				34.4	1,952	1,952	56.7
				43.3	2,451	2,451	56.7
				51.8	2,359	2,359	45.6
				51.8	2,220	2,220	42.9
1973年以後 (新界) (3)	Post 1973 (The New Territories)(3)	12.0	443	443	36.8		
		24.9	767	767	30.8		
		34.4	1,340	1,340	38.9		
		43.3	1,692	1,692	39.1		
		51.8	2,220	2,220	42.9		
		51.8	2,220	2,220	42.9		

註釋： 數字為該年3月底的數字。

(1) 市區包括香港島及九龍。

(2) 擴展市區包括荃灣、葵涌、青衣、沙田、馬鞍山、將軍澳及東涌。

(3) 新界包括粉嶺、上水、屯門、元朗、天水圍、大埔及離島，但不包括東涌。

Notes : Figures are as at end-March of the year.

(1) Urban includes Hong Kong Island and Kowloon.

(2) Extended Urban includes Tsuen Wan, Kwai Chung, Tsing Yi, Sha Tin, Ma On Shan, Tseung Kwan O and Tung Chung.

(3) The New Territories includes Fanling, Sheung Shui, Tuen Mun, Yuen Long, Tin Shui Wai, Tai Po and Outlying Islands, but excludes Tung Chung.

資料來源： 房屋署

Source : Housing Department

8.18 按區議會分區劃分的房屋委員會中轉房屋認可居民人數 Authorised population in Housing Authority interim housing by District Council district

認可居民人數
Authorised population

區議會分區	District Council district	2001-02	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
葵青	Kwai Tsing	5 500	2 700	2 600	2 500	1 800	1 800	1 500
屯門	Tuen Mun	16 500	4 300	3 900	3 100	2 400	2 200	2 100
元朗	Yuen Long	1 000	1 000	1 000	1 000	1 000	900	900
西貢	Sai Kung	300	-	-	-	-	-	-
總計	Total	23 200	7 900	7 600	6 600	5 200	4 900	4 500

註釋： 於財政年度終結時的數字，並計算至最接近的百位數。上表只列出有中轉房屋的區議會分區。

Note: Figures are as at end of the financial year and are rounded to the nearest hundred. The above table only shows those District Council districts with interim housing.

資料來源： 房屋署

Source: Housing Department

8.19 按區議會分區及實用面積劃分的新落成房屋委員會居者有其屋計劃的居住單位 Housing Authority newly completed Home Ownership Scheme residential flats by District Council district and saleable area

單位數目
Number of flats

區議會分區/ 實用面積	District Council district/ Saleable area	2001-02	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
東區	Eastern							
40 平方米以下	Under 40 sq. m.	0	0	144	160	0	0	0
40 - 69.9 平方米	40 - 69.9 sq. m.	0	0	432	480	0	0	0
小計	Sub-total	0	0	576	640	0	0	0
深水埗	Sham Shui Po							
40 平方米以下	Under 40 sq. m.	0	0	0	0	0	0	0
40 - 69.9 平方米	40 - 69.9 sq. m.	0	0	0	0	0	0	0
小計	Sub-total	0	0	0	0	0	0	0
黃大仙	Wong Tai Sin							
40 平方米以下	Under 40 sq. m.	0	72	72	134	0	0	0
40 - 69.9 平方米	40 - 69.9 sq. m.	0	1 128	738	210	0	0	0
小計	Sub-total	0	1 200	810	344	0	0	0
葵青	Kwai Tsing							
40 平方米以下	Under 40 sq. m.	0	0	0	0	0	0	0
40 - 69.9 平方米	40 - 69.9 sq. m.	0	0	0	0	0	0	0
小計	Sub-total	0	0	0	0	0	0	0
觀塘	Kwun Tong							
40 平方米以下	Under 40 sq. m.	0	0	0	0	148	444	0
40 - 69.9 平方米	40 - 69.9 sq. m.	1 684	0	0	0	222	666	0
小計	Sub-total	1 684	0	0	0	370	1 110	0
元朗	Yuen Long							
40 平方米以下	Under 40 sq. m.	0	0	0	0	0	0	0
40 - 69.9 平方米	40 - 69.9 sq. m.	1 912	0	0	640	0	0	0
小計	Sub-total	1 912	0	0	640	0	0	0
沙田	Sha Tin							
40 平方米以下	Under 40 sq. m.	823	0	0	0	0	0	0
40 - 69.9 平方米	40 - 69.9 sq. m.	1 709	0	0	0	0	0	0
小計	Sub-total	2 532	0	0	0	0	0	0
西貢	Sai Kung							
40 平方米以下	Under 40 sq. m.	0	0	0	0	0	0	0
40 - 69.9 平方米	40 - 69.9 sq. m.	0	0	0	0	0	0	0
小計	Sub-total	0	0	0	0	0	0	0
所有地區	All areas							
40 平方米以下	Under 40 sq. m.	823	72	216	294	148	444	0
40 - 69.9 平方米	40 - 69.9 sq. m.	5 305	1 128	1 170	1 330	222	666	0
總計	Total	6 128	1 200	1 386	1 624	370	1 110	0

註釋：數字指已獲房屋署證明大致上已竣工的新建單位，但不包括私人機構參建居屋計劃的居住單位。上表只列出有新落成房屋委員會居者有其屋（居屋）計劃居住單位的區議會分區。

從2002年至2004年期間落成而未定用途的剩餘居屋計劃／私人機構參建居屋計劃單位的落成時間以其首次推售時間為準。

資料來源：房屋署

Notes: Figures refer to new flats certified as substantially completed by the Housing Department but exclude Private Sector Participation Scheme (PSPS) residential flats. The above table only shows those District Council districts with newly completed Housing Authority Home Ownership Scheme (HOS) residential flats.

Surplus HOS/PSPS flats completed between 2002 and 2004 with unspecified usage are counted as production at the first time they put up for sales.

Source: Housing Department

8.20 房屋委員會綜合運作及撥付款項帳目

Consolidated operating and appropriation accounts of Housing Authority

百萬元
\$ million

		2001-02	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
收入	Income	34,180	16,234	20,583	20,569	15,260	18,464	14,145
租金	Rental							
住宅樓宇	Rental Housing	8,884	10,866	10,186	9,580	9,889	9,480	10,572
商業樓宇	Commercial	4,957	1,261	1,235	1,227	1,324	1,386	1,568
自置居所計劃收入	Home Ownership Scheme income	20,070	4,015	9,061	9,645	3,895	7,457	1,895
其他收入	Other income	269	92	101	117	152	141	110
開支	Expenditure	31,648	15,406	17,751	16,470	13,674	14,476	12,681
經常開支	Recurrent expenditure	15,249	13,513	12,272	12,008	12,575	11,587	12,542
薪俸	Personal emoluments	3,554	2,349	2,568	2,670	2,618	2,700	2,948
政府租金及差餉	Government rent and rates	1,288	1,317	459	153	166	173	205
維修及改善工程	Maintenance and improvements	3,136	3,342	2,634	2,221	2,474	2,497	2,602
其他開支	Other expenditure	3,922	3,229	3,221	3,444	3,494	3,604	4,031
折舊及攤銷	Depreciation and amortisation	3,349	3,276	3,390	3,520	3,823	2,613	2,756
自置居所計劃開支	Home Ownership Scheme expenditure	16,399	1,893	5,479	4,462	1,099	2,889	139
特殊撇帳／調整前的盈餘	Surplus before special write-off/adjustment	2,532	828	2,832	4,099	1,586	3,988	1,464
減：特殊撇帳／調整	Less : Special write-off/adjustment	399	5	414	- 12	57	- 72	137
加：撥回的保險基金	Add : Write back of insurance fund	127	-	-	-	-	-	-
特殊撇帳／調整後的盈餘	Surplus after special write-off/adjustment	2,260	823	2,418	4,111	1,529	4,060	1,327
資金管理帳目盈餘／（赤字）	Funds Management Account Surplus/(Deficit)	1,301	3,068	939	(4,007)	6,138	4,109	3,077
代管服務盈餘／（赤字）	Agency Account Surplus/(Deficit)	-	51	(53)	(7)	(13)	18	6
扣除分配前的盈餘	Surplus before distribution	3,561	3,942	3,304	97	7,654	8,187	4,410
減：分配	Less : Distribution	1,257	307	287	167	231	282	299
政府借貸資本利息	Interest on government's loan capital	381	128	70	12	-	-	-
應付予政府的紅利	Dividend payable to government	876	179	217	155	231	282	299
扣除分配後的盈餘／（赤字）	Surplus/(Deficit) after distribution	2,304	3,635	3,017	(70)	7,423	7,905	4,111

註釋： 2011-12 年度的帳目為初步結算及有待審核。

Note : Accounts for 2011-12 are provisional and subject to audit.

資料來源： 房屋署

Source : Housing Department

8.21 房屋委員會用於建築工程及購置固定資產的開支 Expenditure on construction works and purchase of fixed assets of Housing Authority

百萬元
\$ million

		2001-02	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
新建公共租住屋邨	New public rental housing estates	5,063	2,527	3,208	2,288	4,054	4,063	4,781
重建現有屋邨	Redevelopment of existing estates	3,052	1,272	1,909	3,375	1,417	2,175	2,523
中轉房屋	Interim housing	55	-	1	-	-	-	-
自置居所計劃下的 住宅單位 ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾	Home Ownership Scheme domestic flats ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾	3,861	- 171	- 167	179	37	- 98	7
自置居所計劃下的 商業設施 ⁽²⁾⁽³⁾⁽⁴⁾	Home Ownership Scheme commercial facilities ⁽²⁾⁽³⁾⁽⁴⁾	593	-	- 2	3	3	- 2	- 16
房屋委員會總辦事處	Housing Authority Headquarters	97	6	1	-	-	-	-
電腦資產	Computer assets	144	111	117	107	127	177	192
改善工程	Improvement works	395	107	162	249	384	471	666
總計	Total	13,260	3,852	5,229	6,201	6,022	6,786	8,153

註釋： 2011-12 年度的帳目為初步結算及有待審核。

Notes: Accounts for 2011-12 are provisional and subject to audit.

(1) 2006-07 年度的數字包括接獲天頌苑打樁工程承辦商的承保人為解決天水圍第 31 區第一期打樁事件所引起的糾紛而作出的賠償。

(1) Figures for 2006-07 include the settlement sum paid to the Housing Authority by the insurers of the piling contractor of Tin Shui Wai Area 31 Phase I (Tin Chung Court) project for settlement of their potential liabilities under the insurance cover in respect of the project.

(2) 2007-08 年度的數字包括就交還一個已拆卸的屋邨舊址用地所支付的清拆及拆卸費用在收益表內作出的調整，以及在該年度為一些工程項目重新分類作出之調整。

(2) Figures for 2007-08 include adjustments for expensing the demolition and clearance costs incurred for a site returned to the government and reclassification among project types during the year.

(3) 2010-11 年度的數字包括把一些工程項目重新分類作出之調整。

(3) Figures for 2010-11 include adjustments for reclassification among project types during the year.

(4) 2011-12 年度的數字包括就一些已拍賣或轉作其他用途的土地的開發成本在收益表內作出的調整，以及在該年度為一些工程項目重新分類作出之調整。

(4) Figures for 2011-12 include adjustments for expensing the development costs arising from aborting the development of the sites already auctioned or turned into other uses, and reclassification among project types during the year.

資料來源：房屋署

Source: Housing Department

8.22 房屋委員會代政府執行的工作 Agency functions undertaken by the Housing Authority on behalf of government

百萬元
\$ million

		2001-02	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
收入	Receipt							
政府應付款項	Receipt from government	391	92	116	126	122	131	147
支出	Payment	391	41	124	133	119	134	156
轉撥予付款項帳目 的盈餘／（赤字）	Surplus/(Deficit) transferred to appropriation account	-	51	(8)	(7)	3	(3)	(9)

註釋： 2011-12 年度的帳目為初步結算及有待審核。

Notes: Accounts for 2011-12 are provisional and subject to audit.

2006 年 4 月 1 日前，房屋委員會以代理人身分代政府管制寮屋區、改善寮屋區、清拆寮屋以提供發展用地、執行《建築物條例》下定明的法例和借調人員到其他政府部門工作。

Before 1 April 2006, the Housing Authority acted as an agent for the government for squatter control, improvements to squatter areas, clearance of squatters from land required for development, law enforcement work under Buildings Ordinance, and secondment to other government departments.

由 2006 年 4 月 1 日至 2007 年 3 月 31 日，房屋委員會以代理人身分代政府管理屋宇管制、私營房屋、安置受清拆影響居民、上訴委員會和借調人員到其他政府部門工作。

From 1 April 2006 to 31 March 2007, the Housing Authority has acted as an agent for the government for building control, private housing, rehousing of occupants upon clearance, appeal panel and secondment to other government departments.

自 2008 年 4 月 1 日，房屋委員會以代理人身分代政府執行屋宇管制、私營房屋、上訴委員會、安置受清拆影響居民和支援服務的職能。

Effective from 1 April 2008, the Housing Authority has acted as an agent for the government for building control, private housing, appeal panel, rehousing of occupants upon clearance and support services.

資料來源：房屋署

Source: Housing Department

8.23 2006年至2011年按區域及區議會分區劃分的私人住宅單位落成量

Completions of private domestic units by area and District Council district, 2006 to 2011

單位數目

Number of units

區域／地區	Area/District Council district	2006	2007	2008	2009	2010	2011
港島	Hong Kong						
中西區	Central and Western	813	170	88	854	115	376
灣仔	Wan Chai	866	524	217	382	254	337
東區	Eastern	0	112	320	0	0	317
南區	Southern	8	57	892	19	764	39
小計	Sub-total	1 687	863	1 517	1 255	1 133	1 069
九龍	Kowloon						
油尖旺	Yau Tsim Mong	2 294	1 004	1 071	593	1 066	1 087
深水埗	Sham Shui Po	1 352	132	1 099	43	149	0
九龍城	Kowloon City	1 896	49	277	1 003	59	510
黃大仙	Wong Tai Sin	212	0	304	0	2 148	0
觀塘	Kwun Tong	210	0	0	185	0	0
小計	Sub-total	5 964	1 185	2 751	1 824	3 422	1 597
新界	New Territories						
葵青	Kwai Tsing	0	924	0	0	0	0
荃灣	Tsuen Wan	1 652	1 515	82	380	552	0
屯門	Tuen Mun	0	0	0	32	42	459
元朗	Yuen Long	381	1 971	298	600	3 630	907
北區	North	1 116	218	13	708	16	0
大埔	Tai Po	30	0	163	1	79	0
沙田	Sha Tin	425	1 164	1 787	2 342	2 841	2 700
西貢	Sai Kung	3 150	2 100	2 105	15	1 690	2 447
離島	Islands	2 174	531	60	0	0	270
小計	Sub-total	8 928	8 423	4 508	4 078	8 850	6 783
總計	Total	16 579	10 471	8 776	7 157	13 405	9 449
年底總存量	Stock as at end of the year	1 068 898	1 079 243	1 085 922	1 090 614	1 102 909	1 110 561

註釋： 數字不包括村屋。

Note: Figures above exclude village houses.

資料來源： 差餉物業估價署

Source: Rating and Valuation Department

8.24 按區域及樓面面積劃分的私人住宅單位落成量

Completions of private domestic units by area and floor area

		單位數目 Number of units						
區域/樓面面積	Area/Floor area	2001	2006	2007	2008	2009	2010	2011
港島	Hong Kong							
少於40平方米	Less than 40 sq. m.	564	175	373	243	130	159	168
40 - 69.9 平方米	40 - 69.9 sq. m.	3 784	922	256	399	585	229	447
70 - 99.9 平方米	70 - 99.9 sq. m.	1 479	306	111	660	344	269	83
100 - 159.9 平方米	100 - 159.9 sq. m.	940	217	19	117	69	311	285
160 平方米或以上	160 sq. m. or above	154	67	104	98	127	165	86
小計	Sub-total	6 921	1 687	863	1 517	1 255	1 133	1 069
九龍	Kowloon							
少於40平方米	Less than 40 sq. m.	1 147	864	256	628	226	346	468
40 - 69.9 平方米	40 - 69.9 sq. m.	3 387	3 235	414	1 821	271	1 106	323
70 - 99.9 平方米	70 - 99.9 sq. m.	1 589	1 073	197	233	136	1 196	446
100 - 159.9 平方米	100 - 159.9 sq. m.	831	658	292	50	976	723	344
160 平方米或以上	160 sq. m. or above	185	134	26	19	215	51	16
小計	Sub-total	7 139	5 964	1 185	2 751	1 824	3 422	1 597
新界	New Territories							
少於40平方米	Less than 40 sq. m.	1 546	562	400	0	17	184	0
40 - 69.9 平方米	40 - 69.9 sq. m.	9 304	6 507	6 518	2 677	2 142	5 407	3 816
70 - 99.9 平方米	70 - 99.9 sq. m.	1 252	1 488	1 208	932	889	3 069	2 572
100 - 159.9 平方米	100 - 159.9 sq. m.	39	197	169	556	485	148	290
160 平方米或以上	160 sq. m. or above	61	174	128	343	545	42	105
小計	Sub-total	12 202	8 928	8 423	4 508	4 078	8 850	6 783
所有區域	All areas							
少於40平方米	Less than 40 sq. m.	3 257	1 601	1 029	871	373	689	636
40 - 69.9 平方米	40 - 69.9 sq. m.	16 475	10 664	7 188	4 897	2 998	6 742	4 586
70 - 99.9 平方米	70 - 99.9 sq. m.	4 320	2 867	1 516	1 825	1 369	4 534	3 101
100 - 159.9 平方米	100 - 159.9 sq. m.	1 810	1 072	480	723	1 530	1 182	919
160 平方米或以上	160 sq. m. or above	400	375	258	460	887	258	207
總計	Total	26 262	16 579	10 471	8 776	7 157	13 405	9 449

註釋：由2002年開始，私人住宅單位落成量數字不包括村屋。因此，由2002年起的數字不能直接與較早前的數字相比。

Note: Starting from 2002, village houses have been excluded from the figures on completions of private domestic units. Hence, the figures for 2002 onwards are not strictly comparable to earlier figures.

資料來源：差餉物業估價署

Source: Rating and Valuation Department

8.25 2006年至2011年按類別劃分的私人非住宅樓宇總存量、落成量及空置量 Stock, completions and vacancies of private non-domestic premises by type, 2006 to 2011

		千平方米 Thousand sq. m.					
類別	Type	2006	2007	2008	2009	2010	2011
商業樓宇	Commercial						
年底總存量 ⁽¹⁾	Stock as at end of year ⁽¹⁾	10 396	10 484	10 588	10 664	10 744	10 792
年內落成量	Completions during the year	183	48	49	84	65	42
年底空置量 ⁽¹⁾	Amount vacant as at end of year ⁽¹⁾	1 023	849	920	932	844	859
寫字樓	Office						
年底總存量	Stock as at end of year	9 813	10 107	10 392	10 529	10 689	10 782
年內落成量	Completions during the year	108	320	341	151	124	155
年底空置量	Amount vacant as at end of year	753	901	873	1 083	860	700
分層工廠大廈	Flatted factories						
年底總存量	Stock as at end of year	17 397	17 347	17 374	17 284	17 231	17 183
年內落成量	Completions during the year	0	16	70	3	21	32
年底空置量	Amount vacant as at end of year	1 250	1 070	1 134	1 388	1 146	1 036
特殊廠房	Specialised factories						
年底總存量	Stock as at end of year	3 136	3 142	3 027	2 925	2 906	2 914
年內落成量	Completions during the year	16	33	11	0	21	31
貨倉	Storage						
年底總存量	Stock as at end of year	3 430	3 421	3 418	3 428	3 416	3 473
年內落成量	Completions during the year	27	0	4	0	0	73
年底空置量	Amount vacant as at end of year	101	96	99	177	107	131
工貿大廈	Industrial/Office						
年底總存量	Stock as at end of year	613	613	616	614	591	591
年內落成量	Completions during the year	0	0	4	0	0	0
年底空置量	Amount vacant as at end of year	42	36	40	61	51	49

註釋： (1) 從2006年開始，數字包括領匯房地產投資信託基金擁有的物業。

Note: (1) Figures from 2006 onwards include properties owned by The Link Real Estate Investment Trust.

資料來源：差餉物業估價署

Source: Rating and Valuation Department

8.26 按落成年份劃分的私人樓宇總存量（以2011年年底點算） Stock of private premises by year of completion (as at end of 2011)

千平方米(另有註明除外)
Thousand sq. m. (unless otherwise specified)

類別	Type	落成年份 Year of completion							總計 Total
		1960年前 Pre-1960	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2009年後 Post-2009	
私人住宅 (單位數目)	Private domestic (Number of units)								
中/小型單位 ⁽¹⁾	Small/medium units ⁽¹⁾	30 651	141 197	178 395	255 980	226 403	174 227	20 184	1 027 037
大型單位 ⁽²⁾	Large units ⁽²⁾	4 346	10 484	13 527	20 357	15 389	16 866	2 555	83 524
總計	Total	34 997	151 681	191 922	276 337	241 792	191 093	22 739	1 110 561
私人寫字樓	Private office								
甲級	Grade A	0	30	326	1 689	2 936	1 598	238	6 818
乙級	Grade B	28	237	360	716	893	190	37	2 461
丙級	Grade C	15	125	437	493	411	21	2	1 504
總計	Total	43	393	1 123	2 899	4 239	1 809	277	10 782
私人商業樓宇	Private commercial	431	1 440	2 142	3 142	2 402	1 130	107	10 792
私人分層工廠大廈	Private flatted factories	49	1 264	5 648	7 331	2 747	92	53	17 183

註釋： 本表所載的私人住宅數字不包括村屋。

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。

(1) 指實用面積為 99.9 平方米或以下。

(2) 指實用面積為 99.9 平方米以上。

Notes: Private domestic figures in this table exclude village houses.

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

(1) Refers to saleable area less than or equal to 99.9 sq. m.

(2) Refers to saleable area above 99.9 sq. m.

資料來源： 差餉物業估價署

Source: Rating and Valuation Department

8.27 按樓宇類別劃分的私人樓宇售價指數 Price indices of private premises by type of premises

(1999年 = 100)
(Year 1999 = 100)

類別	Type	2001	2006	2007	2008	2009	2010	2011
私人住宅	Private domestic							
少於40 平方米	Less than 40 sq. m.	77.2	86.6	98.5	117.6	120.3	152.5	187.3
40 - 69.9 平方米	40 - 69.9 sq. m.	78.8	91.6	100.5	116.1	117.2	144.4	173.8
70 - 99.9 平方米	70 - 99.9 sq. m.	80.8	108.0	119.6	138.5	135.1	166.2	193.8
100 - 159.9 平方米	100 - 159.9 sq. m.	83.2	121.0	138.0	157.2	153.4	187.5	213.3
160 平方米或以上	160 sq. m. or above	87.8	137.6	161.5	183.6	177.1	215.0	241.7
合計	Overall	78.7	92.7	103.5	120.5	121.3	150.9	182.1
私人零售業樓宇	Private retail	86.8	153.5	172.5	192.2	193.1	257.2	327.4
私人寫字樓（甲級、乙級及丙級）	Private office (Grades A, B and C)	78.7	139.3	165.5	199.0	179.8	230.4	297.9
私人分層工廠大廈（上層單位）	Private flatted factories (upper floor units)	82.0	158.5	199.5	235.9	216.3	284.4	385.0

資料來源： 差餉物業估價署

Source: Rating and Valuation Department

8.28 按樓宇類別及區域／地區劃分的私人樓宇平均售價

Average prices of private premises by type of premises and area/district

元(每平方米計)
\$/sq. m.

類別／ 區域／地區	Type/ Area/District	2001	2006	2007	2008	2009	2010	2011
私人住宅	Private domestic							
少於40 平方米	Less than 40 sq. m.							
港島	Hong Kong	31,922	42,849	52,292	63,997	61,832	75,892	93,497
九龍	Kowloon	26,560	30,068	36,806	42,952	44,190	55,661	67,594
新界	New Territories	27,883	28,929	32,514	37,705	39,215	48,206	58,093
40 - 69.9 平方米	40 - 69.9 sq. m.							
港島	Hong Kong	38,783	52,213	61,548	72,563	71,459	86,553	101,779
九龍	Kowloon	28,317	38,090	47,791	53,543	55,338	69,728	81,941
新界	New Territories	27,841	31,185	34,220	38,255	39,468	47,127	56,305
70 - 99.9 平方米	70 - 99.9 sq. m.							
港島	Hong Kong	49,358	69,332	83,239	96,537	95,288	113,073	135,355
九龍	Kowloon	33,792	57,104	76,450	83,318	85,613	107,486	123,511
新界	New Territories	32,685	41,549	44,721	48,727	49,189	59,190	68,022
100 - 159.9 平方米	100 - 159.9 sq. m.							
港島	Hong Kong	56,904	85,781	105,574	123,335	120,617	147,970	167,939
九龍	Kowloon	40,968	75,419	95,658	102,660	101,356	133,704	154,327
新界	New Territories	34,812	48,590	57,145	58,875	57,554	66,379	73,228
160 平方米或以上	160 sq. m. or above							
港島	Hong Kong	70,312	120,308	150,718	172,166	164,169	207,171	234,951
九龍	Kowloon	58,686	99,282	129,577	137,295	145,137	165,494	214,806
新界	New Territories	35,676	56,098	70,215	74,113	69,225	74,706	80,178
私人零售業樓宇	Private retail							
港島	Hong Kong	109,710	164,077	239,540	234,851	294,149	301,514	410,697
九龍	Kowloon	125,402	182,475	211,487	238,032	250,032	291,401	354,557
新界	New Territories	93,928	112,215	142,025	143,937	153,702	194,559	253,835
私人寫字樓	Private office							
甲級	Grade A							
上環	Sheung Wan	40,977	80,219	90,488	(124,877)	133,016	149,053	163,877
中區	Central	73,237	130,825	163,053	218,474	171,788	221,386	299,642
灣仔／銅鑼灣	Wan Chai/Causeway Bay	52,242	94,952	104,864	125,607	105,223	145,639	180,338
北角／鰂魚涌	North Point/Quarry Bay	34,156	61,070	69,618	88,727	85,700	95,278	115,148
尖沙咀	Tsim Sha Tsui	45,804	99,357	110,987	129,382	109,696	134,132	161,264
油麻地／旺角	Yau Ma Tei/Mong Kok	-	(143,376)	(169,070)	(156,686)	-	(193,697)	-
乙級	Grade B							
上環	Sheung Wan	27,830	41,554	54,826	76,333	58,749	83,786	104,904
中區	Central	46,124	89,656	106,906	120,872	129,067	175,740	209,256
灣仔／銅鑼灣	Wan Chai/Causeway Bay	34,420	64,391	78,991	99,743	94,208	114,859	146,048
北角／鰂魚涌	North Point/Quarry Bay	22,475	41,529	47,803	57,994	56,776	66,001	82,105
尖沙咀	Tsim Sha Tsui	32,084	66,856	80,100	94,711	83,325	101,804	122,215
油麻地／旺角	Yau Ma Tei/Mong Kok	25,076	46,440	54,785	62,872	61,714	69,297	90,824
丙級	Grade C							
上環	Sheung Wan	21,785	35,379	49,146	58,760	59,916	74,719	94,560
中區	Central	28,178	59,484	80,003	92,260	90,975	116,558	173,019
灣仔／銅鑼灣	Wan Chai/Causeway Bay	27,794	48,552	62,845	74,798	76,907	96,983	116,263
北角／鰂魚涌	North Point/Quarry Bay	26,571	39,378	48,005	62,586	59,954	74,030	97,528
尖沙咀	Tsim Sha Tsui	24,001	42,490	52,789	61,989	65,272	79,404	95,904
油麻地／旺角	Yau Ma Tei/Mong Kok	23,008	34,996	42,968	50,047	52,672	69,320	91,194
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)							
港島	Hong Kong	8,321	14,236	19,025	23,364	24,335	31,296	40,071
九龍	Kowloon	8,521	17,405	22,126	27,326	24,831	31,995	41,820
新界	New Territories	5,641	8,446	10,151	12,609	12,614	16,121	22,672

註釋：括弧內的數字由少於5宗的交易計算出來。

Note: Figures in bracket are derived from less than 5 transactions.

資料來源：差餉物業估價署

Source: Rating and Valuation Department

8.29 按樓面面積劃分的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 by floor area

類別／樓面面積	Type/Floor area	2001	2006	2007	2008	2009	2010	2011
平均租金（元／每平方米每月計）	Average rents (\$/sq. m. per month)							
少於40 平方米	Less than 40 sq. m.							
港島	Hong Kong	187	216	246	278	236	285	331
九龍	Kowloon	153	154	170	198	181	204	241
新界	New Territories	120	113	127	146	137	166	184
40 - 69.9 平方米	40 - 69.9 sq. m.							
港島	Hong Kong	191	207	237	271	226	275	314
九龍	Kowloon	146	155	170	202	174	217	240
新界	New Territories	112	107	118	139	126	152	168
70 - 99.9 平方米	70 - 99.9 sq. m.							
港島	Hong Kong	254	258	289	336	272	327	359
九龍	Kowloon	184	198	220	264	230	278	288
新界	New Territories	141	124	144	170	142	174	190
100 - 159.9 平方米	100 - 159.9 sq. m.							
港島	Hong Kong	282	298	335	397	304	358	399
九龍	Kowloon	233	220	240	291	236	287	299
新界	New Territories	177	171	195	238	182	223	242
160 平方米或以上	160 sq. m. or above							
港島	Hong Kong	328	355	396	473	362	409	469
九龍	Kowloon	207	197	228	273	244	269	294
新界	New Territories	186	189	225	261	209	233	253
租金指數（1999年 = 100）	Rental indices (Year 1999 = 100)							
少於40 平方米	Less than 40 sq. m.	93.0	90.1	100.5	113.2	102.0	120.7	137.1
40 - 69.9 平方米	40 - 69.9 sq. m.	93.9	89.1	98.1	111.7	97.8	118.0	132.0
70 - 99.9 平方米	70 - 99.9 sq. m.	97.4	93.9	103.5	119.2	98.1	117.1	128.0
100 - 159.9 平方米	100 - 159.9 sq. m.	101.9	100.5	115.3	133.4	105.7	124.1	135.9
160 平方米或以上	160 sq. m. or above	104.5	106.4	121.8	141.1	114.2	130.9	145.6
合計	Overall	95.4	91.6	101.8	115.7	100.4	119.7	134.0

資料來源：差餉物業估價署

Source: Rating and Valuation Department

8.30 按樓宇類別及區域／地區劃分的私人非住宅樓宇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 of private non-domestic premises by type of premises and area/district

類別／ 區域／地區	Type/ Area/District	2001	2006	2007	2008	2009	2010	2011
平均租金（元／每平方米每月計）	Average rents (\$/sq. m. per month)							
私人零售業樓宇 ⁽¹⁾	Private retail ⁽¹⁾							
港島	Hong Kong	858	1,001	1,060	1,189	1,079	1,239	1,296
九龍	Kowloon	932	999	1,023	1,106	1,073	1,172	1,243
新界	New Territories	687	778	814	892	855	942	1,038
私人寫字樓	Private office							
甲級	Grade A							
上環	Sheung Wan	331	418	510	680	533	609	695
中區	Central	474	557	719	945	743	772	996
灣仔／銅鑼灣	Wan Chai/Causeway Bay	329	373	448	526	464	484	571
北角／鰂魚涌	North Point/Quarry Bay	257	244	291	338	310	322	382
尖沙咀	Tsim Sha Tsui	261	338	360	401	333	367	431
油麻地／旺角	Yau Ma Tei/Mong Kok	308	364	370	417	387	477	542
乙級	Grade B							
上環	Sheung Wan	177	197	238	286	238	273	311
中區	Central	319	359	436	545	478	521	611
灣仔／銅鑼灣	Wan Chai/Causeway Bay	218	249	304	367	321	353	394
北角／鰂魚涌	North Point/Quarry Bay	163	177	206	249	238	251	283
尖沙咀	Tsim Sha Tsui	244	275	293	320	282	322	344
油麻地／旺角	Yau Ma Tei/Mong Kok	207	253	264	297	275	309	328
丙級	Grade C							
上環	Sheung Wan	164	162	193	223	203	234	268
中區	Central	248	279	318	380	346	408	438
灣仔／銅鑼灣	Wan Chai/Causeway Bay	211	233	262	309	275	329	364
北角／鰂魚涌	North Point/Quarry Bay	201	203	236	269	239	282	308
尖沙咀	Tsim Sha Tsui	235	262	298	338	297	327	359
油麻地／旺角	Yau Ma Tei/Mong Kok	202	204	221	245	226	252	286
私人分層工廠大廈 （上層單位）	Private flatted factories (upper floor units)							
港島	Hong Kong	88	83	93	109	97	106	115
九龍	Kowloon	91	97	109	118	104	114	124
新界	New Territories	64	64	69	75	70	75	82
租金指數（1999年 = 100）	Rental indices (Year 1999 = 100)							
私人零售業樓宇 ⁽¹⁾	Private retail ⁽¹⁾	99.4	104.3	111.8	116.2	110.9	122.9	134.3
私人寫字樓 （甲級、乙級及丙級）	Private office (Grades A, B and C)	101.0	117.4	131.9	155.5	135.7	147.6	169.9
私人分層工廠大廈 （上層單位）	Private flatted factories (upper floor units)	90.3	91.0	100.5	109.3	99.4	108.9	118.6

註釋： (1) 由2006年年中起，數字包括領匯房地產投資信託基金擁有的物業。

Note: (1) Figures from mid-2006 onwards include properties owned by The Link Real Estate Investment Trust.

資料來源：差餉物業估價署

Source: Rating and Valuation Department

8.31 (A) 送達土地註冊處登記的文件數目

Number of documents received for registration in the Land Registry

		數目 Numbers						
土地文件種類	Type of land document	2001	2006	2007	2008	2009	2010	2011
物業買賣合約	Agreements for sale and purchase of properties							
樓宇買賣合約	Agreements for sale and purchase of building units	88 190	99 087	145 691	113 298	133 962	162 739	108 814
住宅	Residential	69 667	82 472	123 575	95 931	115 092	135 778	84 462
非住宅	Non-residential	18 523	16 615	22 116	17 367	18 870	26 961	24 352
地段買賣合約	Agreements for sale and purchase of land	1 419	2 086	2 215	2 069	2 256	2 788	2 756
物業轉讓契約	Assignments of properties							
樓宇轉讓契約	Assignments of building units	144 037	125 983	158 287	162 912	141 307	186 936	149 215
地段轉讓契約	Assignments of land	3 564	5 804	5 938	6 246	6 159	6 974	7 720
按揭／抵押	Mortgages/Legal charges							
建築按揭／抵押	Building mortgages/building legal charges	117	117	88	84	120	118	143
樓宇按揭／抵押	Other mortgages/legal charges	157 064	101 222	138 663	144 245	116 401	174 395	133 660
撤銷按揭／抵押	Receipts/Discharges/Releases	110 009	127 234	143 601	156 757	132 546	182 001	148 430
租約	Leases/Tenancy agreements	6 948	5 816	5 402	5 356	4 832	5 280	4 999
戰前樓宇重建 豁免管制令	Exclusion orders	0	0	0	0	0	0	0
其他	Others	97 779	106 026	127 398	121 459	126 559	130 554	113 547
總計	Total	609 127	573 375	727 283	712 426	664 142	851 785	669 284

(B) 送達土地註冊處登記的文件涉及的價值

Consideration of documents received for registration in the Land Registry

		百萬元 \$ million						
土地文件種類	Type of land document	2001	2006	2007	2008	2009	2010	2011
物業買賣合約	Agreements for sale and purchase of properties							
樓宇買賣合約	Agreements for sale and purchase of building units	192,808	315,195	525,625	413,112	515,695	689,480	587,890
住宅	Residential	150,916	232,026	434,033	343,827	425,840	560,686	442,527
非住宅	Non-residential	41,892	83,169	91,592	69,285	89,855	128,794	145,363
地段買賣合約	Agreements for sale and purchase of land	16,719	29,773	30,666	27,237	27,592	37,166	27,855
物業轉讓契約	Assignments of properties							
樓宇轉讓契約	Assignments of building units	243,524	329,667	471,272	543,466	471,617	686,981	714,190
地段轉讓契約	Assignments of land	22,964	34,358	36,148	39,323	23,765	45,150	40,584
按揭／抵押 ⁽¹⁾	Mortgages/Legal charges ⁽¹⁾							
建築按揭／抵押	Building mortgages/building legal charges	7,518	-	-	-	-	-	-
樓宇按揭／抵押	Other mortgages/legal charges	84,835	-	-	-	-	-	-
撤銷按揭／抵押 ⁽¹⁾	Receipts/Discharges/Releases ⁽¹⁾	16,747	-	-	-	-	-	-
上列土地文件總值 ⁽¹⁾	Total consideration of the above land documents ⁽¹⁾	585,115	-	-	-	-	-	-

註釋： ⁽¹⁾ 由2004年起沒有數字。

Note: ⁽¹⁾ Figures are not available from 2004 onwards.

資料來源： 土地註冊處

Source: The Land Registry