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Extract on Housing and Property (房屋及物業)

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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」（亦稱入伙紙）後，才算落成。(表 8.2 至表 8.4)

就香港房屋委員會（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 (PSPS) building or a private building. (Tables 8.2 to 8.4)

*Consents to commence work* for Hong Kong Housing Authority (HKHA) rental flats and Home Ownership Scheme (HOS) residential flats refers to the award of contracts to contractor(s) by HKHA. (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 HKHA's development projects under the PSPS. (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* 根據「屋宇單位檔案庫」的資料編製，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、酒店及院舍內供住院或在囚人士居住的屋宇單位。

*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

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 compiled based on the information of the Frame of Quarters, and 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 used to accommodate inmates of the 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 HKHA and HKHS (including Senior Citizen Residences Scheme units, which are disposed of under a "long lease" arrangement).

The HKHA is a financially autonomous body responsible for the management of its own finances. Under the financial

(已由 1994 年的增補協議加以修訂)，政府承諾資助房委會，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的間隔牆中間的總面積，即是單位內每一部分都包括在內（例如廚房、浴室、露台等），但不包括樓宇內任何公用地方。

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

arrangements with the government (as amended by the 1994 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 HKHA 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 HKHA 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 HKHA have been revised as follows :

- (a) HKHA 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 Buy or Rent Option Scheme/Mortgage Subsidy Scheme (BRO/MSS) housing.
- (b) HKHA 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 m<sup>2</sup>
- Class B : Saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>
- Class C : Saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>
- Class D : Saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>
- Class E : Saleable area of 160 m<sup>2</sup> or above

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

Public sector developments, including domestic units built under the PSPS for subsidised sale, and all units built under the 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 HKHA and the HKHS are excluded. Following the divestment of selected commercial HKHA 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

理服務屬最低至一般水平；並無停車設施。

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。

to average management; no parking facilities.

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 HKHA 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.

**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** 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** 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** 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** 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1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](http://www.housingauthority.gov.hk))

*香港物業報告*，差餉物業估價署編製

*資料月報*，刊載於屋宇署網站

([www.bd.gov.hk](http://www.bd.gov.hk))

*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 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](http://www.housingauthority.gov.hk))

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

*Monthly Digest*, published on the Buildings Department website

([www.bd.gov.hk](http://www.bd.gov.hk))

## 8.1 2011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, 2011

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					發展計劃內 其他支出 Other project expenses
			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		
住宅樓宇 <sup>(1)</sup> Private residential premises <sup>(1)</sup>	198	28,384	22,502	63	1,298	2,306	2,215	
寫字樓 Office buildings	10	855	438	0	294	15	108	
酒店及旅舍 Hotels and boarding houses	35	2,854	1,929	6	167	436	317	
綜合式商業大廈 Multi-purpose commercial premises	22	2,887	2,506	1	132	78	171	
多層工廠大廈及貨倉 Flatted factory blocks and warehouses	9	1,647	1,508	12	43	11	75	
總計 Total	274	36,629	28,882	81	1,935	2,845	2,885	

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 <sup>(1)</sup> Private residential premises <sup>(1)</sup>	73,965	1 721	5 839
寫字樓 Office buildings	1,444	18	172
酒店及旅舍 Hotels and boarding houses	4,545	60	401
綜合式商業大廈 Multi-purpose commercial premises	6,763	38	455
多層工廠大廈及貨倉 Flatted factory blocks and warehouses	2,098	42	362
總計 Total	88,814	1 879	7 229

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	2002	2007	2008	2009	2010	2011	2012
住宅樓宇	Residential							
建築樓盤數目	Number of building projects	83	37	24	39	28	32	38
建築成本總計 (百萬元)	Total cost of construction (\$ million)	21,853	6,972	5,329	8,212	5,553	8,649	13,244
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)	22,126	20,187	35,055	40,732	26,346	22,572	47,204
非住宅樓宇	Non-residential							
建築樓盤數目	Number of building projects	119	115	107	102	100	130	132
建築成本總計 (百萬元)	Total cost of construction (\$ million)	11,425	11,483	12,775	12,564	13,936	11,414	26,226
實用樓面面積成本 (元/每平方米計) (1)	Cost of usable floor area (\$/sq. m.)(1)	21,791	19,858	18,603	28,722	27,350	22,149	29,948
綜合用途樓宇	Composite buildings							
建築樓盤數目	Number of building projects	37	14	20	13	17	15	15
建築成本總計 (百萬元)	Total cost of construction (\$ million)	12,515	3,331	5,279	5,275	11,991	4,414	11,839
實用樓面面積成本 (元/每平方米計) (1)	Cost of usable floor area (\$/sq. m.)(1)	18,428	22,026	19,252	19,040	26,904	41,105	42,890
合計	Overall							
建築樓盤數目	Number of building projects	239	166	151	154	145	177	185
建築成本總計 (百萬元)	Total cost of construction (\$ million)	45,793	21,785	23,384	26,051	31,480	24,477	51,310
實用樓面面積成本 (元/每平方米計) (1)	Cost of usable floor area (\$/sq. m.)(1)	20,897	20,287	21,046	28,402	26,989	24,366	35,983

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

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.

Source : Buildings Department

### 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	2002	2007	2008	2009	2010	2011	2012
住宅 <sup>(1)</sup>	Residential <sup>(1)</sup>							
香港島	Hong Kong Island	126	61	72	81	73	70	120
九龍	Kowloon	265	55	98	126	167	82	148
新界	New Territories	969	335	263	236	371	320	290
小計	Sub-total	1 360	451	434	443	612	472	558
非住宅	Non-residential							
香港島	Hong Kong Island	159	72	171	38	70	177	142
九龍	Kowloon	111	330	332	220	312	186	139
新界	New Territories	280	176	159	114	145	156	556
小計	Sub-total	551	578	663	372	528	519	837
總計	Total							
香港島	Hong Kong Island	285	133	243	119	143	247	262
九龍	Kowloon	376	385	431	346	479	269	286
新界	New Territories	1 249	512	423	350	517	476	846
合計	Grand total	1 911	1 030	1 097	815	1 139	991	1 394

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.

<sup>(1)</sup> 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。

<sup>(1)</sup> 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

## 8.4 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 (\$)	2002	2007	2008	2009	2010	2011	2012
200萬元以下	Under \$2 million							
建築樓盤數目	Number of building projects	23	14	13	8	14	21	15
建築成本總計 (百萬元)	Total cost of construction (\$ million)	21	9	10	9	13	17	10
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	33	36	27	31	28	30	21
建築成本總計 (百萬元)	Total cost of construction (\$ million)	182	175	148	169	126	161	103
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	22	20	11	14	28	19	10
建築成本總計 (百萬元)	Total cost of construction (\$ million)	326	272	142	183	378	269	141
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	45	31	33	27	20	25	35
建築成本總計 (百萬元)	Total cost of construction (\$ million)	1,450	909	1,051	884	641	835	1,141
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	32	19	18	22	15	28	21
建築成本總計 (百萬元)	Total cost of construction (\$ million)	2,227	1,344	1,310	1,540	1,031	2,035	1,419
1億元至5億元以下	\$100 million - below \$500 million							
建築樓盤數目	Number of building projects	57	33	36	35	25	44	54
建築成本總計 (百萬元)	Total cost of construction (\$ million)	12,998	7,021	7,751	7,142	5,453	10,810	12,932
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	14	7	9	10	7	7	16
建築成本總計 (百萬元)	Total cost of construction (\$ million)	9,797	4,415	6,322	6,004	5,959	4,357	11,068
10億元及以上	\$1,000 million or above							
建築樓盤數目	Number of building projects	13	6	4	7	8	3	13
建築成本總計 (百萬元)	Total cost of construction (\$ million)	18,792	7,641	6,650	10,120	17,878	5,993	24,496

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。

Note : 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.

資料來源： 屋宇署

Source : Buildings Department

## 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)	2002-03	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
公營租住房屋單位	Public Rental Housing Flats							
東區	Eastern	0	1 600	0	0	0	0	0
深水埗	Sham Shui Po	2 413	0	0	5 540	2 878	0	3 291
九龍城	Kowloon City	0	0	1 938	8 158	5 204	0	0
黃大仙	Wong Tai Sin	0	2 077	0	1 333	0	990	0
觀塘	Kwun Tong	0	2 002	5 205	4 238	0	443	17 069
葵青	Kwai Tsing	4 567	1 470	0	839	0	1 507	0
屯門	Tuen Mun	0	0	0	0	990	0	0
元朗	Yuen Long	0	0	0	0	0	0	4 905
北區	North	3 127	0	0	0	0	0	1 358
沙田	Sha Tin	0	0	2 587	0	2 823	3 039	8 084
西貢	Sai Kung	0	1 974	0	0	0	2 059	0
離島	Islands	2 577	0	0	0	0	0	0
總計	Total	12 684	9 123	9 730	20 108	11 895	8 038	34 707
居者有其屋計劃 居住單位(2)	Home Ownership Scheme residential flats(2)							
元朗	Yuen Long	0	640	0	0	0	0	0
總計	Total	0	640	0	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	2002-03	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
細單位	Small flat	5 528	5 587	5 739	10 986	6 760	3 375	14 348
一睡房單位	1-bedroom flat	3 999	2 500	2 742	7 102	4 088	3 580	14 700
兩睡房單位	2-bedroom flat	3 133	1 036	1 249	2 020	1 047	1 083	5 659
三睡房單位	3-bedroom flat	24	0	0	0	0	0	0
總計	Total	12 684	9 123	9 730	20 108	11 895	8 038	34 707

資料來源： 房屋署

Source : Housing Department

## 8.7 2007年至2012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, 2007 to 2012

單位數目  
Number of units

區議會分區	District Council district	2007		2008		2009	
		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	1 028	1 120	772	54	119	136
灣仔	Wan Chai	96	800	395	0	176	0
東區	Eastern	0	0	0	0	74	168
南區	Southern	19	0	854	67	61	460
油尖旺	Yau Tsim Mong	1 084	0	121	852	1 475	0
深水埗	Sham Shui Po	192	0	90	0	333	96
九龍城	Kowloon City	494	0	51	0	631	2
黃大仙	Wong Tai Sin	1 179	0	0	0	990	0
觀塘	Kwun Tong	0	322	0	79	0	0
葵青	Kwai Tsing	0	0	0	0	0	0
荃灣	Tsuen Wan	0	861	4	548	0	171
屯門	Tuen Mun	0	0	2 672	256	42	499
元朗	Yuen Long	604	2 582	0	1 096	734	1 977
北區	North	376	319	0	51	0	0
大埔	Tai Po	0	0	1	0	214	0
沙田	Sha Tin	4 276	279	1 164	13	0	0
西貢	Sai Kung	4 283	5	1 016	3	1 649	338
離島	Islands	103	56	164	0	0	0
總計	Total	13 734	6 344	7 304	3 019	6 498	3 847

區議會分區	District Council district	2010		2011		2012	
		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	460	0	462	0	1 096	127
灣仔	Wan Chai	580	0	1 359	6	459	0
東區	Eastern	276	0	353	92	1 370	0
南區	Southern	18	417	2	0	11	5
油尖旺	Yau Tsim Mong	524	364	0	0	1 613	0
深水埗	Sham Shui Po	208	327	89	21	854	175
九龍城	Kowloon City	515	183	24	248	1 172	1
黃大仙	Wong Tai Sin	0	0	11	0	0	0
觀塘	Kwun Tong	102	0	120	0	300	0
葵青	Kwai Tsing	0	0	0	0	0	0
荃灣	Tsuen Wan	0	0	1 720	34	402	0
屯門	Tuen Mun	0	75	1	191	0	0
元朗	Yuen Long	0	800	0	3 377	4 406	236
北區	North	253	0	728	0	144	0
大埔	Tai Po	0	1 307	2 560	0	1	0
沙田	Sha Tin	981	889	1	928	0	2 609
西貢	Sai Kung	2	1 777	1	1 777	791	0
離島	Islands	26	27	1	0	1 444	16
總計	Total	3 945	6 166	7 432	6 674	14 063	3 169

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 2007年至2012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, 2007 to 2012

單位數目  
Number of units

		2007		2008		2009	
		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	9 027	3 698	3 734	1 833	1 748	2 192
40至69.9	40 - 69.9	4 362	1 611	2 692	940	3 598	1 088
70至99.9	70 - 99.9	218	387	605	173	731	346
100至159.9	100 - 159.9	105	504	205	63	347	155
160或以上	160 or above	22	144	68	10	74	66
總計	Total	13 734	6 344	7 304	3 019	6 498	3 847

  

		2010		2011		2012	
		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	2 295	3 474	4 131	5 200	7 898	1 988
40至69.9	40 - 69.9	909	1 251	2 685	1 093	4 831	725
70至99.9	70 - 99.9	571	1 059	361	229	958	355
100至159.9	100 - 159.9	115	325	209	125	325	41
160或以上	160 or above	55	57	46	27	51	60
總計	Total	3 945	6 166	7 432	6 674	14 063	3 169

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

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

### (A) 市區 Urban areas

		2002	2007	2008	2009	2010	2011	2012
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	43 726	2 579
已徵收的地價 (百萬元)	Realised premium (\$ million)	0	0	0	0	0	13,964	1,818
商業/住宅	Commercial/Residential							
面積(平方米)	Area (sq. m.)	675	0	0	0	0	7 887	23 400
已徵收的地價 (百萬元)	Realised premium (\$ million)	83	0	0	0	0	6,267	6,910
住宅	Residential							
面積(平方米)	Area (sq. m.)	32 575	35 318	0	0	66 593	33 734	17 910
已徵收的地價 (百萬元)	Realised premium (\$ million)	2,910	19,250	0	0	33,995	20,071	10,400
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	0	2 519	375	826	1 321	1 724	0
已徵收的地價 <sup>(1)</sup> (百萬元)	Realised premium <sup>(1)</sup> (\$ million)	0	741	408	60	537	241	0
總計	Total							
面積(平方米)	Area (sq. m.)	33 250	37 837	375	826	67 914	87 071	43 889
已徵收的地價 (百萬元)	Realised premium (\$ million)	2,993	19,991	408	60	34,532	40,543	19,128
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 <sup>(2)</sup> (平方米)	Area <sup>(2)</sup> (sq. m.)	229 822	0	24 544	14 115	28 987	2 134	6 625
公用事業/團體用途	Public utilities/ Institutional uses							
面積(平方米)	Area (sq. m.)	13 263	15 859	8 875	1 354	8 398	16 995	4 283
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	0	936 112	456 810	645 495	469 796	10 509	0
總計	Total							
面積(平方米)	Area (sq. m.)	243 085	951 971	490 229	660 964	507 181	29 638	10 908

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。

(2) 2002年的數字包括以私人協約方式批出的觀塘內地段第754號及新九龍內地段第6413號共210 500平方米供作租者置其屋計劃用途的用地。

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) Figure for 2002 includes the Private Treaty Grant of Kwun Tong Inland Lot 754 and New Kowloon Inland Lot 6413 with a total area of 210 500 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

		2002	2007	2008	2009	2010	2011	2012
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	8 533	34 136	6 500
已徵收的地價 (百萬元)	Realised premium (\$ million)	0	0	0	0	816	2,282	411
商業/住宅	Commercial/Residential							
面積(平方米)	Area (sq. m.)	0	2 750	0	306	0	2 260	5 200
已徵收的地價 (百萬元)	Realised premium (\$ million)	0	570	0	61	0	55	81
住宅	Residential							
面積(平方米)	Area (sq. m.)	30 949	111 097	191	41 850	49 960	134 030	212 817
已徵收的地價 (百萬元)	Realised premium (\$ million)	1,073	12,479	17	10,400	8,579	16,657	23,841
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	0	4 866	24 765	3 375	26 037	1 487	28 215
已徵收的地價(1) (百萬元)	Realised premium(1) (\$ million)	0	63	648	556	1,319	233	1 609
總計	Total							
面積(平方米)	Area (sq. m.)	30 949	118 713	24 956	45 531	84 530	171 913	252 732
已徵收的地價 (百萬元)	Realised premium (\$ million)	1,073	13,112	665	11,017	10,714	19,227	25,942
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.)	598 623	39 990	41 876	0	0	0	23 250
公用事業/團體用途	Public utilities/ Institutional uses							
面積(平方米)	Area (sq. m.)	6 432	21 700	46 764	4 674	54 912	17 970	5 290
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	0	586 443	707 507	1 056 537	873 061	0	4 001
總計	Total							
面積(平方米)	Area (sq. m.)	605 055	648 133	796 147	1 061 211	927 973	17 970	32 541

註釋： (1) 2007年及2008年的數字已部分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) 2002年的數字包括以私人協約方式批出的葵涌市地段第489號及沙田市地段第531號共122 105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 2002 includes the Private Treaty Grant of Kwai Chung Town Lot 489 and Sha Tin Town Lot 531 with a total area of 122 105 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	2002	2007	2008	2009	2010	2011	2012
香港島	Hong Kong Island							
公營租住房屋	Public rental housing	76.7	76.1	72.1	72.0	71.9	73.2	73.1
房屋委員會租住單位	Housing Authority rental flats	67.0	66.4	61.6	61.5	61.4	62.6	62.6
房屋協會租住單位	Housing Society rental flats	9.7	9.7	10.5	10.5	10.5	10.5	10.5
資助出售單位	Subsidised sale flats	41.8	45.9	45.6	45.5	45.3	45.2	45.1
房屋委員會資助出售單位	Housing Authority subsidised sale flats	39.7	44.1	43.8	43.7	43.5	43.5	43.4
房屋協會資助出售單位	Housing Society subsidised sale flats	2.0	1.9	1.8	1.8	1.7	1.7	1.7
私人房屋	Private housing	339.6	353.1	352.6	353.1	353.7	355.3	356.0
私人住宅單位	Private residential flats	318.5	334.3	334.2	334.8	335.6	337.1	338.0
別墅／平房／新型村屋	Villas/Bungalows/Modern village houses	3.8	4.0	4.0	4.1	4.1	4.1	4.2
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	1.2	1.2
員工宿舍	Staff quarters	10.4	7.6	7.3	7.3	7.2	7.1	6.9
非住宅用屋宇單位	Non-domestic quarters	5.5	6.0	5.9	5.8	5.8	5.8	5.8
小計	Sub-total	458.0	475.1	470.3	470.6	470.9	473.7	474.2
九龍	Kowloon							
公營租住房屋	Public rental housing	252.7	253.7	256.8	269.6	271.3	272.2	291.3
房屋委員會租住單位	Housing Authority rental flats	240.7	241.3	244.5	257.3	259.0	259.9	279.0
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	82.8	93.7	93.3	93.3	92.8	92.4	92.3
房屋委員會資助出售單位	Housing Authority subsidised sale flats	78.4	89.5	89.1	89.3	88.8	88.5	88.5
房屋協會資助出售單位	Housing Society subsidised sale flats	4.4	4.2	4.1	4.1	4.0	3.9	3.9
私人房屋	Private housing	351.3	395.0	395.1	398.5	400.2	413.4	418.0
私人住宅單位	Private residential flats	332.5	372.2	374.0	377.6	379.3	392.4	396.6
別墅／平房／新型村屋	Villas/Bungalows/Modern village houses	1.9	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	1.1	1.1	1.1	1.1	1.1	1.0	1.0
員工宿舍	Staff quarters	11.4	12.9	11.3	11.2	11.2	11.3	11.4
非住宅用屋宇單位	Non-domestic quarters	4.3	6.8	6.9	6.8	6.7	6.7	7.1
小計	Sub-total	686.8	742.4	745.2	761.5	764.3	777.9	801.6

## 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	2002	2007	2008	2009	2010	2011	2012
<b>新界</b>		<b>New Territories</b>						
公營租住房屋	Public rental housing	356.4	387.7	392.7	399.6	401.4	401.7	403.8
房屋委員會租住單位	Housing Authority rental flats	345.7	376.7	381.8	388.7	390.4	390.8	392.8
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	247.1	258.0	258.1	257.0	254.9	253.6	253.5
房屋委員會資助出售單位	Housing Authority subsidised sale flats	233.1	246.2	246.7	245.7	243.9	242.8	242.8
房屋協會資助出售單位	Housing Society subsidised sale flats	14.1	11.7	11.4	11.3	11.0	10.8	10.6
私人房屋	Private housing	546.6	638.1	650.9	657.7	669.5	686.3	696.6
私人住宅單位	Private residential flats	354.1	429.7	440.5	446.0	454.8	463.7	473.1
別墅／平房／新型村屋	Villas/Bungalows/Modern village houses	126.4	142.7	146.2	149.2	151.7	159.4	159.6
簡單磚石蓋搭建築物／傳統村屋	Simple stone structures/Traditional village houses	41.1	40.4	40.0	39.9	39.9	40.1	40.2
員工宿舍	Staff quarters	16.3	16.0	14.9	13.4	13.6	13.5	13.4
非住宅用屋宇單位	Non-domestic quarters	8.7	9.3	9.3	9.3	9.6	9.6	10.2
小計	Sub-total	1 150.2	1 283.7	1 301.8	1 314.3	1 325.8	1 341.6	1 353.8
<b>所有區域</b>		<b>All areas</b>						
公營租住房屋	Public rental housing	685.8	717.4	721.6	741.2	744.6	747.1	768.1
房屋委員會租住單位	Housing Authority rental flats	653.5	684.5	687.9	707.5	710.8	713.3	734.3
房屋協會租住單位	Housing Society rental flats	32.4	32.9	33.8	33.8	33.8	33.8	33.8
資助出售單位	Subsidised sale flats	371.7	397.6	397.0	395.8	392.9	391.2	390.9
房屋委員會資助出售單位	Housing Authority subsidised sale flats	351.2	379.9	379.7	378.7	376.2	374.8	374.7
房屋協會資助出售單位	Housing Society subsidised sale flats	20.5	17.8	17.4	17.1	16.7	16.4	16.2
私人房屋	Private housing	1 237.5	1 386.1	1 398.7	1 409.4	1 423.4	1 454.9	1 470.6
私人住宅單位	Private residential flats	1 005.2	1 136.2	1 148.7	1 158.4	1 169.7	1 193.2	1 207.7
別墅／平房／新型村屋	Villas/Bungalows/Modern village houses	132.1	148.6	152.1	155.1	157.7	165.4	165.7
簡單磚石蓋搭建築物／傳統村屋	Simple stone structures/Traditional village houses	43.5	42.6	42.2	42.0	42.0	42.4	42.4
員工宿舍	Staff quarters	38.1	36.5	33.5	31.9	31.9	31.9	31.7
非住宅用屋宇單位	Non-domestic quarters	18.6	22.1	22.1	21.9	22.1	22.1	23.1
總計	Total	2 295.0	2 501.2	2 517.3	2 546.4	2 561.0	2 593.2	2 629.6

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						
		2002	2007	2008	2009	2010	2011	2012
公營租住房屋	Public rental housing	629.5	683.5	679.9	686.2	699.6	708.7	727.8
資助自置居所房屋(1)	Subsidised home ownership housing(1)	355.3	370.2	377.2	376.6	379.2	372.2	375.8
私人永久性房屋(2)	Private permanent housing(2)	1 069.5	1 178.1	1 205.1	1 215.7	1 227.9	1 259.7	1 269.9
臨時房屋(3)	Temporary housing(3)	26.2	18.1	16.9	18.8	18.3	18.7	15.5
總計	Total	2 080.5	2 249.9	2 279.1	2 297.2	2 325.1	2 359.3	2 389.0

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。

(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) 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。

(3) 臨時房屋包括公營臨時房屋及私營臨時房屋。

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.

(1) Subsidised home ownership housing includes flats built under the Home Ownership Scheme, Middle Income Housing Scheme, Private Sector Participation Scheme, Buy or Rent Option Scheme and Mortgage Subsidy 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) 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.

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

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

## 8.12 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	2002	2007	2008	2009	2010	2011	2012
自置居所住戶	Owner-occupiers	1 103.1	1 193.7	1 221.1	1 228.0	1 233.7	1 256.3	1 242.2
全租戶	Sole tenants	816.2	937.5	937.9	954.3	989.3	999.6	1 035.8
合租戶	Co-tenants	50.2	26.4	24.2	22.1	14.8	10.3	11.8
二房東	Main tenants	2.2	1.2	0.8	0.8	0.6	0.5	0.3
三房客	Sub-tenants	11.0	5.4	3.1	3.5	3.2	3.9	2.6
免租	Rent free	42.9	37.6	45.1	41.1	38.2	47.9	51.3
居所由僱主提供	Provided by employers	54.9	48.1	46.8	47.5	45.3	40.9	45.0
總計	Total	2 080.5	2 249.9	2 279.1	2 297.2	2 325.1	2 359.3	2 389.0

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。

Note: 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.

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	2002-03	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
東區	Eastern	0	716	0	1 600	0	0	0
深水埗	Sham Shui Po	1 650	3 196	337	0	0	5 540	1 390
九龍城	Kowloon City	0	0	0	0	1 158	780	5 204
黃大仙	Wong Tai Sin	0	0	0	1 513	1 278	1 333	0
觀塘	Kwun Tong	9 008	2 397	13 213	7 953	5 205	3 533	2 707
葵青	Kwai Tsing	1 922	1 983	0	0	1 470	0	0
屯門	Tuen Mun	0	0	0	0	0	0	990
元朗	Yuen Long	5 698	3 836	0	2 365	0	0	0
北區	North	0	1 598	3 167	0	0	0	0
沙田	Sha Tin	0	0	2 333	1 958	2 587	0	2 823
西貢	Sai Kung	1 806	0	0	0	1 974	0	0
離島	Islands	306	0	0	0	0	0	0
總計	Total	20 390	13 726	19 050	15 389	13 672	11 186	13 114

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。

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。

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.

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

		單位數目 Number of flats						
單位類型	Flat type	2002-03	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
長者住屋單位	Housing for Senior Citizens	131	0	0	0	0	0	0
細單位	Small flat	4 557	5 486	9 535	7 165	8 123	5 954	7 543
一睡房單位	1-bedroom flat	4 306	4 808	5 572	5 608	3 772	4 144	4 392
兩睡房單位	2-bedroom flat	7 000	3 432	3 827	2 616	1 777	1 088	1 179
三睡房單位	3-bedroom flat	4 396	0	116	0	0	0	0
總計	Total	20 390	13 726	19 050	15 389	13 672	11 186	13 114

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		2002-03	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
房屋委員會	Housing Authority								
中西區	Central and Western	單位 Flats	638	638	636	636	636	636	636
		人數 Population	2 204	2 155	2 116	2 098	2 124	2 114	2 123
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	32 719	33 098	33 792	33 771	35 341	35 318	35 275
		人數 Population	107 537	100 578	100 632	100 059	102 104	101 748	101 069
南區	Southern	單位 Flats	32 070	27 382	27 285	27 198	27 016	26 930	26 743
		人數 Population	102 417	80 339	79 803	79 101	78 012	77 076	76 124
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	6 622	8 669	8 621	8 510	8 450	8 385	8 303
深水埗	Sham Shui Po	單位 Flats	43 915	48 821	52 326	49 445	49 395	49 309	52 281
		人數 Population	123 595	131 238	130 275	129 274	127 811	126 702	134 181
九龍城	Kowloon City	單位 Flats	14 295	14 299	14 301	14 301	14 302	16 240	16 240
		人數 Population	46 043	42 280	41 740	41 365	40 590	44 449	44 883
黃大仙	Wong Tai Sin	單位 Flats	74 756	74 378	74 208	74 707	75 268	76 260	76 350
		人數 Population	233 132	214 967	212 097	211 342	210 352	211 863	211 710
觀塘	Kwun Tong	單位 Flats	97 144	100 001	105 492	113 761	117 605	124 619	128 624
		人數 Population	266 658	276 682	287 350	308 103	317 725	332 130	341 111
葵青	Kwai Tsing	單位 Flats	83 308	97 163	99 024	98 891	98 705	100 008	99 759
		人數 Population	267 680	285 073	286 740	285 890	282 833	283 323	281 805
荃灣	Tsuen Wan	單位 Flats	17 870	21 755	21 750	21 748	21 738	21 736	21 734
		人數 Population	58 386	62 703	61 958	61 449	60 724	60 366	59 964
屯門	Tuen Mun	單位 Flats	53 612	58 234	58 463	58 625	58 280	58 061	57 293
		人數 Population	159 469	153 580	151 532	151 624	149 842	149 146	146 325
元朗	Yuen Long	單位 Flats	51 534	57 842	61 471	63 794	63 705	63 580	63 394
		人數 Population	178 284	187 543	193 188	195 970	197 746	197 077	195 605
北區	North	單位 Flats	19 978	20 962	24 015	23 833	23 636	23 395	23 077
		人數 Population	66 212	59 578	68 189	69 154	68 464	67 516	66 230
大埔	Tai Po	單位 Flats	22 308	19 403	19 353	19 222	19 094	18 796	18 497
		人數 Population	75 107	58 994	57 233	56 345	54 974	53 441	52 161
沙田	Sha Tin	單位 Flats	50 439	53 804	56 015	57 784	57 599	59 927	60 822
		人數 Population	162 571	160 503	164 171	166 990	165 002	168 408	167 364
西貢	Sai Kung	單位 Flats	28 142	27 435	27 360	27 296	27 143	28 963	28 644
		人數 Population	92 766	86 942	86 002	85 161	83 977	86 460	85 211
離島	Islands	單位 Flats	9 419	15 790	15 788	15 776	15 774	15 770	15 769
		人數 Population	33 212	52 231	52 553	52 434	52 474	52 305	52 748
小計	Sub-total	單位 Flats	634 209	673 825	694 099	703 608	708 057	722 368	727 958
		人數 Population	1 981 895	1 964 055	1 984 200	2 004 869	2 003 204	2 022 509	2 026 917

**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		2002-03	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
房屋協會(1)	Housing Society(1)								
中西區	Central and Western	單位 Flats	1 456	1 456	2 317	2 317	2 317	2 335	2 335
		人數 Population	3 831	3 304	3 743	4 010	4 293	4 610	5 318
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	7 035	7 033
		人數 Population	20 199	18 075	17 520	17 360	17 160	16 806	16 663
南區	Southern	單位 Flats	1 175	1 175	1 175	1 143	1 143	1 143	1 143
		人數 Population	3 485	3 280	3 052	2 916	2 819	2 741	2 651
油尖旺	Yau Tsim Mong	單位 Flats	668	668	668	668	668	668	668
		人數 Population	1 673	1 650	1 659	1 665	1 657	1 645	1 633
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	20 027	18 227	18 027	17 854	17 589	17 315	17 108
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	15 149	14 091	13 866	13 703	13 513	13 410	13 274
葵青	Kwai Tsing	單位 Flats	2 980	2 980	2 980	2 980	2 980	2 980	2 980
		人數 Population	10 543	9 641	9 507	9 460	9 403	9 300	9 183
荃灣	Tsuen Wan	單位 Flats	1 789	1 768	1 768	1 768	1 768	1 768	1 768
		人數 Population	5 238	4 770	4 680	4 684	4 713	4 719	4 710
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	3 144	3 112	3 090	3 065	3 044	3 041	3 038
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	12 162	11 509	11 352	11 250	11 148	11 058	10 920
西貢	Sai Kung	單位 Flats	1 511*	1 507	1 507	1 507	1 507	1 507	1 507
		人數 Population	3 817	3 554	3 531	3 535	3 493	3 457	3 449
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	32 313*	32 288	33 149	33 117	33 117	33 133	33 131
		人數 Population	99 268	91 213	90 027	89 502	88 832	88 102	87 947

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		2002-03	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
合計	Overall								
中西區	Central and Western	單位 Flats	2 094	2 094	2 953	2 953	2 953	2 971	2 971
		人數 Population	6 035	5 459	5 859	6 108	6 417	6 724	7 441
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	39 756	40 135	40 829	40 808	42 378	42 353	42 308
		人數 Population	127 736	118 653	118 152	117 419	119 264	118 554	117 732
南區	Southern	單位 Flats	33 245	28 557	28 460	28 341	28 159	28 073	27 886
		人數 Population	105 902	83 619	82 855	82 017	80 831	79 817	78 775
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	8 295	10 319	10 280	10 175	10 107	10 030	9 936
深水埗	Sham Shui Po	單位 Flats	43 915	48 821	52 326	49 445	49 395	49 309	52 281
		人數 Population	123 595	131 238	130 275	129 274	127 811	126 702	134 181
九龍城	Kowloon City	單位 Flats	20 674	20 678	20 680	20 680	20 681	22 619	22 619
		人數 Population	66 070	60 507	59 767	59 219	58 179	61 764	61 991
黃大仙	Wong Tai Sin	單位 Flats	74 756	74 378	74 208	74 707	75 268	76 260	76 350
		人數 Population	233 132	214 967	212 097	211 342	210 352	211 863	211 710
觀塘	Kwun Tong	單位 Flats	102 070	104 927	110 418	118 687	122 531	129 545	133 550
		人數 Population	281 807	290 773	301 216	321 806	331 238	345 540	354 385
葵青	Kwai Tsing	單位 Flats	86 288	100 143	102 004	101 871	101 685	102 988	102 739
		人數 Population	278 223	294 714	296 247	295 350	292 236	292 623	290 988
荃灣	Tsuen Wan	單位 Flats	19 659	23 523	23 518	23 516	23 506	23 504	23 502
		人數 Population	63 624	67 473	66 638	66 133	65 437	65 085	64 674
屯門	Tuen Mun	單位 Flats	53 612	58 234	58 463	58 625	58 280	58 061	57 293
		人數 Population	159 469	153 580	151 532	151 624	149 842	149 146	146 325
元朗	Yuen Long	單位 Flats	51 534	57 842	61 471	63 794	63 705	63 580	63 394
		人數 Population	178 284	187 543	193 188	195 970	197 746	197 077	195 605
北區	North	單位 Flats	20 640	21 624	24 677	24 495	24 298	24 057	23 739
		人數 Population	69 356	62 690	71 279	72 219	71 508	70 557	69 268
大埔	Tai Po	單位 Flats	22 308	19 403	19 353	19 222	19 094	18 796	18 497
		人數 Population	75 107	58 994	57 233	56 345	54 974	53 441	52 161
沙田	Sha Tin	單位 Flats	54 169	57 534	59 745	61 514	61 329	63 657	64 552
		人數 Population	174 733	172 012	175 523	178 240	176 150	179 466	178 284
西貢	Sai Kung	單位 Flats	29 653*	28 942	28 867	28 803	28 650	30 470	30 151
		人數 Population	96 583	90 496	89 533	88 696	87 470	89 917	88 660
離島	Islands	單位 Flats	9 419	15 790	15 788	15 776	15 774	15 770	15 769
		人數 Population	33 212	52 231	52 553	52 434	52 474	52 305	52 748
總計	Total	單位 Flats	666 522*	706 113	727 248	736 725	741 174	755 501	761 089
		人數 Population	2 081 163	2 055 268	2 074 227	2 094 371	2 092 036	2 110 611	2 114 864

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。  
(1) 不包括「長者安居樂」住屋計劃。

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.  
(1) Project under Senior Citizen Residences Scheme are excluded.

資料來源： 房屋署；  
香港房屋協會

Sources : Housing Department;  
Hong Kong Housing Society

## 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			2002-03	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
緊急事故	Emergency	單位	Flats	15	3	0	8	8	4	0
		人數	Persons	36	8	0	11	14	12	0
體恤困境	Compassionate	單位	Flats	1 691	2 001	2 039	2 449	2 439	2 673	2 213
		人數	Persons	3 868	4 391	4 546	5 326	5 428	5 949	5 041
清拆	Clearance	單位	Flats	270	147	177	222	284	162	140
		人數	Persons	649	346	447	555	626	417	320
重建 <sup>(1)</sup>	Redevelopment <sup>(1)</sup>	單位	Flats	4 578	1 700	3 084	3 360	78	80	2 527
		人數	Persons	12 470	5 582	8 107	7 924	130	104	6 748
公屋輪候冊申請人	Waiting List applicants	單位	Flats	30 867	13 042	24 598	20 875	15 900	19 789	15 551
		人數	Persons	84 663	31 051	60 041	48 202	36 430	45 281	34 237
調遷	Transfer	單位	Flats	8 376	5 425	8 981	7 909	6 092	7 779	5 751
		人數	Persons	29 978	16 166	27 856	23 487	17 576	20 970	15 587
初級公務員	Junior civil servants	單位	Flats	728	517	738	827	662	846	828
		人數	Persons	2 089	1 525	2 157	2 451	1 894	2 472	2 329
總計	Total	單位	Flats	46 525	22 835	39 617	35 650	25 463	31 333	27 010
		人數	Persons	133 753	59 069	103 154	87 956	62 098	75 205	64 262

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。

(1) 包括大型修葺工程。

資料來源： 房屋署

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

(1) Including major repairs.

Source: Housing Department

## 8.17 2012年及2013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, 2012 and 2013

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 (\$)			
					2012	2013	2012	2013
前徙置屋邨	Former resettlement estates	1966至69年 (第四型)	1966 - 69 (Mark IV)	12.7	369	-	29.1	-
				15.7	457	-	29.1	-
				18.6	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	1,059	40.0	43.9
				30.6	1,221	1,343	39.9	43.9
				41.2	1,645	1,809	39.9	43.9
		1966至73年	1966 - 73	28.3	1,046	1,150	37.0	40.7
				30.6	1,227	1,349	40.1	44.1
				33.1	1,325	1,457	40.1	44.1
				36.5	1,368	1,504	37.5	41.2
房屋委員會 屋邨	New Housing Authority estates	1973年以後 (市區) <sup>(1)</sup>	Post 1973 (Urban) <sup>(1)</sup>	16.3	962	1,058	58.9	64.8
				23.5	926	1,018	39.4	43.3
				34.4	2,017	2,218	58.6	64.4
				43.3	2,535	2,788	58.6	64.4
				53.6	3,451	3,796	64.4	70.9
		1973年以後 (擴展市區) <sup>(2)</sup>	Post 1973 (Extended Urban) <sup>(2)</sup>	17.8	1,008	1,108	56.6	62.2
				22.0	1,239	1,362	56.4	62.0
				34.4	1,952	2,147	56.7	62.3
				43.3	2,451	2,696	56.7	62.3
		1973年以後 (新界) <sup>(3)</sup>	Post 1973 (The New Territories) <sup>(3)</sup>	51.8	2,359	2,594	45.6	50.1
				12.0	443	487	36.8	40.5
				24.9	767	843	30.8	33.8
				34.4	1,340	1,474	38.9	42.8
				43.3	1,692	1,861	39.1	43.0
				51.8	2,220	2,442	42.9	47.2

註釋：載於此表的居住單位，其面積為每一類型單位中所屬面積範圍內為數最多者，故具代表性。  
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: In compiling this table, the dominant size of each type of flat was selected to illustrate a representative range.

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	2002-03	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
葵青	Kwai Tsing	5 000	2 600	2 500	1 800	1 800	1 500	1 500
屯門	Tuen Mun	11 000	3 900	3 100	2 400	2 200	2 100	2 100
元朗	Yuen Long	600	1 000	1 000	1 000	900	900	900
西貢	Sai Kung	200	-	-	-	-	-	-
總計	Total	16 800	7 600	6 600	5 200	4 900	4 500	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	2002-03	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
東區	Eastern							
40 平方米以下	Under 40 sq. m.	0	144	160	0	0	0	0
40 - 69.9 平方米	40 - 69.9 sq. m.	0	432	480	0	0	0	0
小計	Sub-total	0	576	640	0	0	0	0
黃大仙	Wong Tai Sin							
40 平方米以下	Under 40 sq. m.	0	72	134	0	0	0	0
40 - 69.9 平方米	40 - 69.9 sq. m.	0	738	210	0	0	0	0
小計	Sub-total	0	810	344	0	0	0	0
觀塘	Kwun Tong							
40 平方米以下	Under 40 sq. m.	0	0	0	148	444	0	0
40 - 69.9 平方米	40 - 69.9 sq. m.	0	0	0	222	666	0	0
小計	Sub-total	0	0	0	370	1 110	0	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.	0	0	640	0	0	0	0
小計	Sub-total	0	0	640	0	0	0	0
所有地區	All areas							
40 平方米以下	Under 40 sq. m.	0	216	294	148	444	0	0
40 - 69.9 平方米	40 - 69.9 sq. m.	0	1 170	1 330	222	666	0	0
總計	Total	0	1 386	1 624	370	1 110	0	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

		2002-03	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
收入	Income	20,958	20,583	20,569	15,260	18,464	14,145	14,912
租金	Rental							
住宅樓宇	Rental Housing	9,718	10,186	9,580	9,889	9,480	10,572	10,358
商業樓宇	Commercial	4,554	1,235	1,227	1,324	1,386	1,568	1,803
自置居所計劃收入	Home Ownership Scheme income	6,392	9,061	9,645	3,895	7,457	1,895	2,604
其他收入	Other income	294	101	117	152	141	110	147
開支	Expenditure	19,567	17,751	16,470	13,674	14,476	12,671	13,309
經常開支	Recurrent expenditure	14,431	12,272	12,008	12,575	11,587	12,532	13,095
薪俸	Personal emoluments	3,211	2,568	2,670	2,618	2,700	2,938	3,120
政府租金及差餉	Government rent and rates	653	459	153	166	173	205	209
維修及改善工程	Maintenance and improvements	2,781	2,634	2,221	2,474	2,497	2,602	2,638
其他開支	Other expenditure	4,203	3,221	3,444	3,494	3,604	4,031	4,201
折舊及攤銷	Depreciation and amortisation	3,583	3,390	3,520	3,823	2,613	2,756	2,927
自置居所計劃開支	Home Ownership Scheme expenditure	5,136	5,479	4,462	1,099	2,889	139	214
特殊撇帳／調整前的盈餘	Surplus before special write-off/adjustment	1,391	2,832	4,099	1,586	3,988	1,474	1,603
減：特殊撇帳／調整	Less : Special write-off/adjustment	826	414	- 12	57	- 72	137	98
加：撥回的保險基金	Add : Write back of insurance fund	-	-	-	-	-	-	-
特殊撇帳／調整後的盈餘	Surplus after special write-off/adjustment	565	2,418	4,111	1,529	4,060	1,337	1,505
資金管理帳目盈餘／（赤字）	Funds Management Account Surplus/(Deficit)	1,237	939	(4,007)	6,138	4,109	3,077	4,277
代管服務盈餘／（赤字）	Agency Account Surplus/(Deficit)	17	(53)	(7)	(13)	18	6	40
扣除分配前的盈餘	Surplus before distribution	1,819	3,304	97	7,654	8,187	4,420	5,822
減：分配	Less : Distribution	1,049	287	167	231	282	299	370
政府借貸資本利息	Interest on government's loan capital	335	70	12	-	-	-	-
應付予政府的紅利	Dividend payable to government	714	217	155	231	282	299	370
扣除分配後的盈餘／（赤字）	Surplus/(Deficit) after distribution	770	3,017	(70)	7,423	7,905	4,121	5,452

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

		2002-03	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
新建公共租住屋邨	New public rental housing estates	6,164	3,208	2,288	4,054	4,063	4,778	7,435
重建現有屋邨	Redevelopment of existing estates	588	1,909	3,375	1,417	2,175	2,522	958
中轉房屋	Interim housing	24	1	-	-	-	-	-
自置居所計劃下的住宅單位(1)(2)(3)	Home Ownership Scheme domestic flats(1)(2)(3)	1,672	- 167	179	37	- 98	7	237
自置居所計劃下的商業設施(1)(2)(3)	Home Ownership Scheme commercial facilities(1)(2)(3)	288	- 2	3	3	- 2	- 16	8
房屋委員會總辦事處	Housing Authority Headquarters	25	1	-	-	-	-	1
電腦資產	Computer assets	76	117	107	127	177	192	189
改善工程	Improvement works	312	162	249	384	471	666	682
總計	Total	9,149	5,229	6,201	6,022	6,786	8,149	9,510

註釋： (1) 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) 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) 2011-12 及 2012-13 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。

Notes: (1) 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.

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

(3) Figures for 2011-12 and 2012-13 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

		2002-03	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
收入	Receipt							
政府應付款項	Receipt from government	316	116	126	122	131	147	178
支出	Payment	299	124	133	119	134	156	185
轉撥予付款項帳目的盈餘／(赤字)	Surplus/(Deficit) transferred to appropriation account	17	(8)	(7)	3	(3)	(9)	(7)

註釋： 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。

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。

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。

Notes: 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.

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.

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 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

		單位數目 Number of units						
區域／地區	Area/District Council district	2002	2007	2008	2009	2010	2011	2012
港島	Hong Kong							
中西區	Central and Western	675	170	88	854	115	376	577
灣仔	Wan Chai	805	524	217	382	254	337	586
東區	Eastern	640	112	320	0	0	317	108
南區	Southern	45	57	892	19	764	39	481
小計	Sub-total	2 165	863	1 517	1 255	1 133	1 069	1 752
九龍	Kowloon							
油尖旺	Yau Tsim Mong	5 114	1 004	1 071	593	1 066	1 087	1 495
深水埗	Sham Shui Po	114	132	1 099	43	149	0	296
九龍城	Kowloon City	917	49	277	1 003	59	510	648
黃大仙	Wong Tai Sin	0	0	304	0	2 148	0	968
觀塘	Kwun Tong	0	0	0	185	0	0	0
小計	Sub-total	6 145	1 185	2 751	1 824	3 422	1 597	3 407
新界	New Territories							
葵青	Kwai Tsing	1 068	924	0	0	0	0	0
荃灣	Tsuen Wan	5 613	1 515	82	380	552	0	0
屯門	Tuen Mun	3 132	0	0	32	42	459	1 211
元朗	Yuen Long	4 433	1 971	298	600	3 630	907	388
北區	North	962	218	13	708	16	0	0
大埔	Tai Po	1 576	0	163	1	79	0	1 223
沙田	Sha Tin	198	1 164	1 787	2 342	2 841	2 700	981
西貢	Sai Kung	2 407	2 100	2 105	15	1 690	2 447	1 168
離島	Islands	6 336	531	60	0	0	270	19
小計	Sub-total	25 725	8 423	4 508	4 078	8 850	6 783	4 990
總計	Total	34 035	10 471	8 776	7 157	13 405	9 449	10 149
年底總存量	Stock as at end of the year	1 093 447	1 079 243	1 085 922	1 090 614	1 102 909	1 110 561	1 117 932

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	2002	2007	2008	2009	2010	2011	2012
港島	Hong Kong							
少於40 平方米	Less than 40 sq. m.	433	373	243	130	159	168	443
40 - 69.9 平方米	40 - 69.9 sq. m.	738	256	399	585	229	447	423
70 - 99.9 平方米	70 - 99.9 sq. m.	196	111	660	344	269	83	189
100 - 159.9 平方米	100 - 159.9 sq. m.	520	19	117	69	311	285	513
160 平方米或以上	160 sq. m. or above	278	104	98	127	165	86	184
小計	Sub-total	2 165	863	1 517	1 255	1 133	1 069	1 752
九龍	Kowloon							
少於40 平方米	Less than 40 sq. m.	1 805	256	628	226	346	468	987
40 - 69.9 平方米	40 - 69.9 sq. m.	2 369	414	1 821	271	1 106	323	1 517
70 - 99.9 平方米	70 - 99.9 sq. m.	1 792	197	233	136	1 196	446	527
100 - 159.9 平方米	100 - 159.9 sq. m.	134	292	50	976	723	344	335
160 平方米或以上	160 sq. m. or above	45	26	19	215	51	16	41
小計	Sub-total	6 145	1 185	2 751	1 824	3 422	1 597	3 407
新界	New Territories							
少於40 平方米	Less than 40 sq. m.	2 495	400	0	17	184	0	81
40 - 69.9 平方米	40 - 69.9 sq. m.	16 877	6 518	2 677	2 142	5 407	3 816	2 556
70 - 99.9 平方米	70 - 99.9 sq. m.	5 263	1 208	932	889	3 069	2 572	1 004
100 - 159.9 平方米	100 - 159.9 sq. m.	635	169	556	485	148	290	979
160 平方米或以上	160 sq. m. or above	455	128	343	545	42	105	370
小計	Sub-total	25 725	8 423	4 508	4 078	8 850	6 783	4 990
所有區域	All areas							
少於40 平方米	Less than 40 sq. m.	4 733	1 029	871	373	689	636	1 511
40 - 69.9 平方米	40 - 69.9 sq. m.	19 984	7 188	4 897	2 998	6 742	4 586	4 496
70 - 99.9 平方米	70 - 99.9 sq. m.	7 251	1 516	1 825	1 369	4 534	3 101	1 720
100 - 159.9 平方米	100 - 159.9 sq. m.	1 289	480	723	1 530	1 182	919	1 827
160 平方米或以上	160 sq. m. or above	778	258	460	887	258	207	595
總計	Total	34 035	10 471	8 776	7 157	13 405	9 449	10 149

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 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

千平方米  
Thousand sq. m.

類別	Type	2002	2007	2008	2009	2010	2011	2012
商業樓宇	Commercial							
年底總存量 <sup>(1)</sup>	Stock as at end of year <sup>(1)</sup>	9 231	10 484	10 588	10 664	10 744	10 792	10 862
年內落成量	Completions during the year	138	48	49	84	65	42	90
年底空置量 <sup>(1)</sup>	Amount vacant as at end of year <sup>(1)</sup>	991	849	920	932	844	859	752
寫字樓	Office							
年底總存量	Stock as at end of year	9 287	10 107	10 392	10 529	10 689	10 782	10 891
年內落成量	Completions during the year	166	320	341	151	124	155	136
年底空置量	Amount vacant as at end of year	1 175	901	873	1 083	860	700	652
分層工廠大廈	Flatted factories							
年底總存量	Stock as at end of year	17 560	17 347	17 374	17 284	17 231	17 183	17 137
年內落成量	Completions during the year	3	16	70	3	21	32	46
年底空置量	Amount vacant as at end of year	1 840	1 070	1 134	1 388	1 146	1 036	864
特殊廠房	Specialised factories							
年底總存量	Stock as at end of year	3 171	3 142	3 027	2 925	2 906	2 914	2 942
年內落成量	Completions during the year	5	33	11	0	21	31	48
貨倉	Storage							
年底總存量	Stock as at end of year	3 397	3 421	3 418	3 428	3 416	3 473	3 574
年內落成量	Completions during the year	27	0	4	0	0	73	124
年底空置量	Amount vacant as at end of year	253	96	99	177	107	131	160
工貿大廈	Industrial/Office							
年底總存量	Stock as at end of year	599	613	616	614	591	591	592
年內落成量	Completions during the year	0	0	4	0	0	0	0
年底空置量	Amount vacant as at end of year	75	36	40	61	51	49	40

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2012年年底點算） Stock of private premises by year of completion (as at end of 2012)

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	Private domestic								
(單位數目)	(Number of units)								
中／小型單位 <sup>(1)</sup>	Small/medium units <sup>(1)</sup>	29 939	140 066	178 025	255 904	226 289	174 228	27 926	1 032 377
大型單位 <sup>(2)</sup>	Large units <sup>(2)</sup>	4 116	10 488	13 526	20 349	15 407	16 711	4 958	85 555
總計	Total	34 055	150 554	191 551	276 253	241 696	190 939	32 884	1 117 932
私人寫字樓	Private office								
甲級	Grade A	0	30	330	1 685	2 919	1 591	342	6 898
乙級	Grade B	28	246	361	713	893	191	69	2 499
丙級	Grade C	15	122	434	492	407	22	2	1 494
總計	Total	43	398	1 126	2 889	4 219	1 805	412	10 891
私人商業樓宇	Private commercial	422	1 430	2 129	3 151	2 392	1 134	204	10 862
私人分層工廠大廈	Private flatted factories	48	1 220	5 603	7 328	2 747	92	99	17 137

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	2002	2007	2008	2009	2010	2011	2012
私人住宅	Private domestic							
少於40 平方米	Less than 40 sq. m.	68.1	98.5	117.6	120.3	152.5	187.3	217.6
40 - 69.9 平方米	40 - 69.9 sq. m.	70.2	100.5	116.1	117.2	144.4	173.8	195.7
70 - 99.9 平方米	70 - 99.9 sq. m.	71.9	119.6	138.5	135.1	166.2	193.8	208.4
100 - 159.9 平方米	100 - 159.9 sq. m.	76.6	138.0	157.2	153.4	187.5	213.3	226.0
160 平方米或以上	160 sq. m. or above	81.8	161.5	183.6	177.1	215.0	241.7	260.9
合計	Overall	69.9	103.5	120.5	121.3	150.9	182.1	206.2
私人零售樓宇	Private retail	85.0	172.5	192.2	193.1	257.2	327.4	420.5
私人寫字樓（甲級、乙級及丙級）	Private office (Grades A, B and C)	68.4	165.5	199.0	179.8	230.4	297.9	334.7
私人分層工廠大廈（上層單位）	Private flatted factories (upper floor units)	74.8	199.5	235.9	216.3	284.4	385.0	489.8

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	2002	2007	2008	2009	2010	2011	2012
私人住宅	Private domestic							
少於40 平方米	Less than 40 sq. m.							
港島	Hong Kong	29,012	52,292	63,997	61,832	75,892	93,497	108,326
九龍	Kowloon	23,324	36,806	42,952	44,190	55,661	67,594	79,928
新界	New Territories	24,455	32,514	37,705	39,215	48,206	58,093	67,828
40 - 69.9 平方米	40 - 69.9 sq. m.							
港島	Hong Kong	34,177	61,548	72,563	71,459	86,553	101,779	112,158
九龍	Kowloon	24,722	47,791	53,543	55,338	69,728	81,941	92,997
新界	New Territories	24,646	34,220	38,255	39,468	47,127	56,305	65,319
70 - 99.9 平方米	70 - 99.9 sq. m.							
港島	Hong Kong	42,116	83,239	96,537	95,288	113,073	135,355	142,070
九龍	Kowloon	30,654	76,450	83,318	85,613	107,486	123,511	128,259
新界	New Territories	29,522	44,721	48,727	49,189	59,190	68,022	75,416
100 - 159.9 平方米	100 - 159.9 sq. m.							
港島	Hong Kong	51,801	105,574	123,335	120,617	147,970	167,939	177,673
九龍	Kowloon	37,582	95,658	102,660	101,356	133,704	154,327	158,106
新界	New Territories	31,953	57,145	58,875	57,554	66,379	73,228	76,953
160 平方米或以上	160 sq. m. or above							
港島	Hong Kong	65,725	150,718	172,166	164,169	207,171	234,951	259,380
九龍	Kowloon	49,840	129,577	137,295	145,137	165,494	214,806	185,727
新界	New Territories	35,326	70,215	74,113	69,225	74,706	80,178	87,598
私人零售業樓宇	Private retail							
港島	Hong Kong	124,478	239,540	234,851	294,149	301,514	410,697	496,519
九龍	Kowloon	120,383	211,487	238,032	250,032	291,401	354,557	448,250
新界	New Territories	108,861	142,025	143,937	153,702	194,559	253,835	310,223
私人寫字樓	Private office							
甲級	Grade A							
上環	Sheung Wan	19,673	90,488	(124,877)	133,016	149,053	163,877	171,034
中區	Central	54,665	163,053	218,474	171,788	221,386	299,642	330,708
灣仔／銅鑼灣	Wan Chai/Causeway Bay	39,643	104,864	125,607	105,223	145,639	180,338	196,326
北角／鰂魚涌	North Point/Quarry Bay	27,648	69,618	88,727	85,700	95,278	115,148	153,619
尖沙咀	Tsim Sha Tsui	39,510	110,987	129,382	109,696	134,132	161,264	164,271
油麻地／旺角	Yau Ma Tei/Mong Kok	-	(169,070)	(156,686)	-	(193,697)	-	-
乙級	Grade B							
上環	Sheung Wan	21,253	54,826	76,333	58,749	83,786	104,904	116,778
中區	Central	40,214	106,906	120,872	129,067	175,740	209,256	220,314
灣仔／銅鑼灣	Wan Chai/Causeway Bay	30,305	78,991	99,743	94,208	114,859	146,048	166,174
北角／鰂魚涌	North Point/Quarry Bay	20,092	47,803	57,994	56,776	66,001	82,105	96,218
尖沙咀	Tsim Sha Tsui	30,133	80,100	94,711	83,325	101,804	122,215	132,209
油麻地／旺角	Yau Ma Tei/Mong Kok	24,584	54,785	62,872	61,714	69,297	90,824	114,970
丙級	Grade C							
上環	Sheung Wan	19,129	49,146	58,760	59,916	74,719	94,560	117,984
中區	Central	28,926	80,003	92,260	90,975	116,558	173,019	209,802
灣仔／銅鑼灣	Wan Chai/Causeway Bay	23,287	62,845	74,798	76,907	96,983	116,263	143,172
北角／鰂魚涌	North Point/Quarry Bay	24,581	48,005	62,586	59,954	74,030	97,528	120,107
尖沙咀	Tsim Sha Tsui	22,636	52,789	61,989	65,272	79,404	95,904	121,150
油麻地／旺角	Yau Ma Tei/Mong Kok	21,923	42,968	50,047	52,672	69,320	91,194	115,243
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)							
港島	Hong Kong	8,094	19,025	23,364	24,335	31,296	40,071	51,695
九龍	Kowloon	8,272	22,126	27,326	24,831	31,995	41,820	55,419
新界	New Territories	4,958	10,151	12,609	12,614	16,121	22,672	30,539

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	2002	2007	2008	2009	2010	2011	2012
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	165	246	278	236	285	331	325
九龍	Kowloon	134	170	198	181	204	241	237
新界	New Territories	105	127	146	137	166	184	193
40 - 69.9 平方米	40 - 69.9 sq. m.							
港島	Hong Kong	168	237	271	226	275	314	304
九龍	Kowloon	132	170	202	174	217	240	232
新界	New Territories	101	118	139	126	152	168	175
70 - 99.9 平方米	70 - 99.9 sq. m.							
港島	Hong Kong	225	289	336	272	327	359	346
九龍	Kowloon	164	220	264	230	278	288	281
新界	New Territories	122	144	170	142	174	190	190
100 - 159.9 平方米	100 - 159.9 sq. m.							
港島	Hong Kong	247	335	397	304	358	399	391
九龍	Kowloon	196	240	291	236	287	299	269
新界	New Territories	156	195	238	182	223	242	249
160 平方米或以上	160 sq. m. or above							
港島	Hong Kong	305	396	473	362	409	469	465
九龍	Kowloon	190	228	273	244	269	294	293
新界	New Territories	169	225	261	209	233	253	287
租金指數 (1999年 = 100)	Rental indices (Year 1999 = 100)							
少於40 平方米	Less than 40 sq. m.	81.3	100.5	113.2	102.0	120.7	137.1	149.6
40 - 69.9 平方米	40 - 69.9 sq. m.	81.8	98.1	111.7	97.8	118.0	132.0	140.5
70 - 99.9 平方米	70 - 99.9 sq. m.	85.0	103.5	119.2	98.1	117.1	128.0	132.0
100 - 159.9 平方米	100 - 159.9 sq. m.	89.8	115.3	133.4	105.7	124.1	135.9	137.9
160 平方米或以上	160 sq. m. or above	94.3	121.8	141.1	114.2	130.9	145.6	148.1
合計	Overall	83.4	101.8	115.7	100.4	119.7	134.0	142.6

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	2002	2007	2008	2009	2010	2011	2012
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 <sup>(1)</sup>	Private retail <sup>(1)</sup>							
港島	Hong Kong	791	1,060	1,189	1,079	1,239	1,296	1,465
九龍	Kowloon	865	1,023	1,106	1,073	1,172	1,243	1,443
新界	New Territories	645	814	892	855	942	1,038	1,161
私人寫字樓	Private office							
甲級	Grade A							
上環	Sheung Wan	252	510	680	533	609	695	833
中區	Central	342	719	945	743	772	996	1,057
灣仔／銅鑼灣	Wan Chai/Causeway Bay	239	448	526	464	484	571	661
北角／鰂魚涌	North Point/Quarry Bay	204	291	338	310	322	382	407
尖沙咀	Tsim Sha Tsui	224	360	401	333	367	431	460
油麻地／旺角	Yau Ma Tei/Mong Kok	223	370	417	387	477	542	546
乙級	Grade B							
上環	Sheung Wan	149	238	286	238	273	311	352
中區	Central	241	436	545	478	521	611	643
灣仔／銅鑼灣	Wan Chai/Causeway Bay	185	304	367	321	353	394	427
北角／鰂魚涌	North Point/Quarry Bay	142	206	249	238	251	283	314
尖沙咀	Tsim Sha Tsui	208	293	320	282	322	344	382
油麻地／旺角	Yau Ma Tei/Mong Kok	192	264	297	275	309	328	384
丙級	Grade C							
上環	Sheung Wan	146	193	223	203	234	268	303
中區	Central	212	318	380	346	408	438	503
灣仔／銅鑼灣	Wan Chai/Causeway Bay	187	262	309	275	329	364	397
北角／鰂魚涌	North Point/Quarry Bay	179	236	269	239	282	308	345
尖沙咀	Tsim Sha Tsui	206	298	338	297	327	359	396
油麻地／旺角	Yau Ma Tei/Mong Kok	184	221	245	226	252	286	312
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)							
港島	Hong Kong	81	93	109	97	106	115	128
九龍	Kowloon	87	109	118	104	114	124	135
新界	New Territories	59	69	75	70	75	82	90
租金指數 (1999年 = 100)	Rental indices (Year 1999 = 100)							
私人零售業樓宇 <sup>(1)</sup>	Private retail <sup>(1)</sup>	92.9	111.8	116.2	110.9	122.9	134.3	151.3
私人寫字樓 (甲級、乙級及丙級)	Private office (Grades A, B and C)	85.4	131.9	155.5	135.7	147.6	169.9	188.3
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)	82.7	100.5	109.3	99.4	108.9	118.6	131.9

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	2002	2007	2008	2009	2010	2011	2012
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	85 921	145 691	113 298	133 962	162 739	108 814	115 533
住宅	Residential	72 974	123 575	95 931	115 092	135 778	84 462	81 333
非住宅	Non-residential	12 947	22 116	17 367	18 870	26 961	24 352	34 200
地段買賣合約	Agreements for sale and purchase of land	1 128	2 215	2 069	2 256	2 788	2 756	2 478
物業轉讓契約	Assignments of properties							
樓宇轉讓契約	Assignments of building units	119 734	158 287	162 912	141 307	186 936	149 215	118 184
地段轉讓契約	Assignments of land	2 980	5 938	6 246	6 159	6 974	7 720	7 725
按揭／抵押	Mortgages/Legal charges							
建築按揭／抵押	Building mortgages/building legal charges	56	88	84	120	118	143	139
樓宇按揭／抵押	Other mortgages/legal charges	121 791	138 663	144 245	116 401	174 395	133 660	97 345
撤銷按揭／抵押	Receipts/Discharges/Releases	93 048	143 601	156 757	132 546	182 001	148 430	108 458
租約	Leases/Tenancy agreements	5 959	5 402	5 356	4 832	5 280	4 999	4 885
戰前樓宇重建豁免管制令	Exclusion orders	0	0	0	0	0	0	0
其他	Others	114 048	127 398	121 459	126 559	130 554	113 547	105 316
總計	Total	544 665	727 283	712 426	664 142	851 785	669 284	560 063

### (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	2002	2007	2008	2009	2010	2011	2012
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	185,393	525,625	413,112	515,695	689,480	587,890	653,958
住宅	Residential	154,252	434,033	343,827	425,840	560,686	442,527	452,275
非住宅	Non-residential	31,141	91,592	69,285	89,855	128,794	145,363	201,683
地段買賣合約	Agreements for sale and purchase of land	10,363	30,666	27,237	27,592	37,166	27,855	28,011
物業轉讓契約	Assignments of properties							
樓宇轉讓契約	Assignments of building units	198,110	471,272	543,466	471,617	686,981	714,190	588,302
地段轉讓契約	Assignments of land	12,014	36,148	39,323	23,765	45,150	40,584	30,557
按揭／抵押 <sup>(1)</sup>	Mortgages/Legal charges <sup>(1)</sup>							
建築按揭／抵押	Building mortgages/building legal charges	3,570	-	-	-	-	-	-
樓宇按揭／抵押	Other mortgages/legal charges	68,336	-	-	-	-	-	-
撤銷按揭／抵押 <sup>(1)</sup>	Receipts/Discharges/Releases <sup>(1)</sup>	13,317	-	-	-	-	-	-
上列土地文件總值 <sup>(1)</sup>	Total consideration of the above land documents <sup>(1)</sup>	491,103	-	-	-	-	-	-

註釋： <sup>(1)</sup> 由2004年起沒有數字。

Note: <sup>(1)</sup> Figures are not available from 2004 onwards.

資料來源： 土地註冊處

Source: The Land Registry