

# 香港統計年刊

## Hong Kong Annual Digest of Statistics

二零零一年版  
2001 Edition

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## 6 土地、樓宇、建造 Land, Building and Construction

### 概念及定義

#### 樓宇及物業統計：

*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。

*平均售價* 是根據差餉物業估價署曾經審查以釐定印花稅的樓宇交易資料分析所得。凡列為「可接納」類別的樓宇交易，都會用作分析。不過，假若買賣日期較審查時間早十二個月以上，或有關買賣包括不同類別的物業，或有關樓宇未獲評估差餉，或者有關住宅單位並非交吉出售，則不會用作分析。買賣日期以簽署買賣合約的日期為準，一般是在達成臨時協議後二至三周。

*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（新訂租約是在二至四周前，續訂租約是在一至三個月前）。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。

私人樓宇的 *落成量* 是指獲發臨時或正式佔用許可證（在新界區小型屋宇來說則是完工證或不反對佔用的函件）的樓宇數量。由於較早前獲發臨時佔用許可證的樓宇經已列入之前有關年份的數字內，所以即使這些樓宇其後獲發正式佔用許可證，亦不會被差餉物業估價署包括在其後年份的數字內（表 6.11 - 6.14）。

### Concepts and Definitions

#### For building and property statistics :

*Agreements for sale and purchase* 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.

*Average prices* are based on an analysis made of transactions scrutinised by the Rating and Valuation Department for stamp duty purposes. Transactions which are considered 'acceptable' are included in the analysis. However, transactions which took place more than 12 months prior to the date of scrutiny are excluded. Also excluded from the analysis are those transactions involving a mix of property types, premises which have not yet been assessed to rates and domestic premises sold subject to existing tenancies. Date of sale is the date on which an Agreement for Sale and Purchase is signed. It should be borne in mind that provisional agreement is generally reached 2-3 weeks earlier.

*Average rents* are based on an analysis of rental information recorded by the Rating and Valuation Department 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 (2-4 weeks earlier for fresh lettings, and 1-3 months for lease renewals). Rents are analysed on a net basis, i.e. exclusive of rates, management and other charges.

*Completions* of private sector premises comprise those premises deemed completed by virtue of the issue of either a temporary or full occupation permit or, in the case of small houses in the New Territories, a certificate of compliance or a letter of no objection to occupy. Premises with temporary occupation permits issued in earlier years are covered in the figures of the earlier years concerned. They are hence excluded by the Rating and Valuation Department in later years when full occupation permits are subsequently issued (Tables 6.11 - 6.14).

**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。

**戰前樓宇重建豁免管制令** 適用於擬重建物業的戰前樓宇業主。該等業主必須按照業主與租客條例第一部的規定申請戰前樓宇重建豁免管制令。業主與租客條例的主要目的在於保障現有租客的權益。

表 6.11 - 6.12, 6.14, 6.16 - 6.18 所列載的區域及地區是根據差餉物業估價署的劃分，詳情如下：

| 區域 | 區域內的地區                                |
|----|---------------------------------------|
| 港島 | 西區、上環、中區、灣仔、半山區、山頂、銅鑼灣、北角、筲箕灣、香港仔及南區。 |
| 九龍 | 尖沙咀、油麻地、旺角、紅磡、何文田、長沙灣、石硤尾、九龍塘、黃大仙及觀塘。 |
| 新界 | 荃灣、屯門、元朗、天水圍、北區、大埔、沙田、馬鞍山、西貢、將軍澳及離島。  |

**住宅單位的樓面面積** 即該單位的「實用面積」。「實用面積」是指單位獨佔的樓面面積，這包括露台及走廊，但不包括樓梯、升降機槽、渠管、大堂及公用廁所等公用地方。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** 是指其「內部樓面面積」，量度範圍是有關單位牆壁（或與毗連單位的共用牆）圍繞的全部面積。

**大廈的「總樓面面積」** 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。

*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.

*Exclusion orders* apply to landlords of pre-war buildings who wanted to re-develop the property. They have to apply for an Exclusion Order with respect to Part One of the Landlord and Tenant Ordinance which mainly protects the interests of the existing tenants.

The area and district boundaries in Tables 6.11 - 6.12, 6.14, 6.16 - 6.18 are classified according to the Rating and Valuation Department as follows:

| Area            | Districts within area  |
|-----------------|--|
| Hong Kong       | West, Sheung Wan, Central, Wan Chai, Mid-levels, Peak, Causeway Bay, North Point, Shau Kei Wan, Aberdeen and South.                |
| Kowloon         | Tsim Sha Tsui, Yau Ma Tei, Mong Kok, Hung Hom, Ho Man Tin, Cheung Sha Wan, Shek Kip Mei, Kowloon Tong, Wong Tai Sin and Kwun Tong. |
| New Territories | Tsuen Wan, Tuen Mun, Yuen Long, Tin Shui Wai, North, Tai Po, Sha Tin, Ma On Shan, Sai Kung, Tseung Kwan O and Outlying Islands.    |

The *floor area for a domestic unit* is its 'saleable area'. 'Saleable area' is defined as the floor area exclusively allocated to the unit including balconies and verandahs but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. 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.

The *floor area for non-domestic accommodation* is its 'internal floor area'. 'Internal floor area' is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

The *gross floor area of a building* 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.

*售價和租金指數* 所根據的資料，跟用以編製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素質上的其他差別。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。

*私人住宅單位* 是指各自設有煮食設施和浴室（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

私人機構參建居屋計劃的住宅單位，居者有其屋計劃、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 6.11 - 6.12 及 6.15 - 6.17）。

*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；裝潢講究；大堂與通道寬敞；中央空氣調節系統完善；設有良好的載客及載貨升降機設備；專業管理；普遍有泊車設施。

*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 when rateable values change, the new rateable values are matched with the old for the purpose of maintaining the index series.

*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

Domestic units built under the Private Sector Participation Scheme, and all units built under the Home Ownership, Buy or Rent Option, Mortgage Subsidy, Sandwich Class Housing, Urban Improvement and Flat-for-Sale Schemes are not included in statistics for the private sector (Tables 6.11 - 6.12 and 6.15 - 6.17).

*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.

乙級：一般水平但裝修素質良好；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；不一定有泊車設施。

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

應注意樓宇的所在地點並不影響等級。

*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。

*私人分層工廠大廈* 包括為一般製造業工序及有關用途而建設的樓宇，並通常由地產商出售或出租。一般而言，附屬寫字樓或附屬陳列室的面積最高可分別佔實用樓面總面積的百分之五十及百分之二十。這類別同時包括已獲得規劃許可作工業／寫字樓綜合用途，但尚未申請或完成修訂政府土地契約的樓面面積，以及獲得臨時規劃許可作工業／寫字樓綜合用途，並獲准在有關期限豁免地契條款限制的個別工廠單位。此類物業並不包括下述的 *私人專業廠房*。

*私人工業／寫字樓綜合樓宇* 包括既獲得規劃許可作工業／寫字樓綜合用途，並取得政府新批出的工業／寫字樓綜合用途土地契約或是已完成修訂政府土地契約程序的樓面面積，但並不包括上述個別工廠單位面積。

*私人專業廠房* 包括所有其他廠房，並以供應專門製造業工序而建的廠房為主，每間廠房通常由一位廠東使用。

*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。

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.

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

*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.

*Private flatted factories* comprise premises designed for general manufacturing processes and uses directly related to such processes, and normally intended for sale or letting by the developers. Ancillary office space of up to 50% or ancillary showrooms of up to 20% of the total usable floor area is normally permitted. Also included in this sector is floor space with planning permission for industrial/office use, but for which Government lease modification has not been instituted or completed, and strata-title flatted factories with temporary planning permission for industrial/office use and corresponding short term waivers of lease conditions. Specialised factories, as described below under *private specialised factories*, are excluded.

*Private industrial/office* premises comprise floor space which has planning permission for industrial/office use and is the subject of a Government New Grant for industrial/office use or a completed Government lease modification. Excluded is the strata-title floor space described above.

*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.

用作特別低價房屋計劃、居者有其屋計劃，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，由不向非牟利性質機構收取分文，以至向公用事業收取十足市價不等。

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。

*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，和還清借款證明書。

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，再就其後落成樓宇和拆卸樓宇的數量而調整。自一九九三年起，差餉物業估價署每年均按差餉估價記錄來全面調算樓宇總存量記錄。因更改結構、轉變用途或周界、以及謬誤而產生的差異，均已調整（表 6.11 及 6.13）。

*租約* 是指批租人和承租人之間有關物業租用方面的協議。

*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、或類似服務而安裝的機器所佔用的空間。

在報告年份即上一個曆年內落成的私人樓宇 *空置量*，以及在較早前落成但未評估差餉的私人樓宇的空置量，是在年底時經視察而計算出來的。在報告年份前落成並已評估差餉的住宅樓宇的空置量，是根據抽樣調查該等樓宇百分之三的單位所得的結果來推算的。在報告年份前落成並已評估差餉的非住宅樓宇的空置量，是根據年底普查，包括向大廈管理處收集空置物業數據及派員視察而計算出來的。在一九九七年的報告內發表有關一九九六年前落成並已評估差餉的非住宅樓宇的空置量，是根據一項特別安排計算出來的，詳情見差餉物業估價署編制的《香港物業檢討報告 1997》技術附註第

Land for special low cost housing projects and Home Ownership Schemes 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 nothing for non-profit-making purposes up to the full market value for public utilities.

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

*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.

Both private domestic and non-domestic *stock* figures are based on rating records at a given date, and are subsequently adjusted to reflect completions and demolitions. Since 1993, an exercise has been carried out by the Rating and Valuation Department on an annual basis to reconcile the stock records with rating records. Adjustments were made to take account of discrepancies which came to light as a result of structural alterations, changes of use, boundary changes and errors (Tables 6.11 and 6.13).

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

*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.

*Vacancies* in respect of all private premises completed during the review year, i.e. the preceding calendar year, and those completed earlier but not yet assessed for rating purposes, are determined by inspection at the end of the year. An estimate of vacancies in rated domestic premises completed prior to the review year is made by inspecting a 3% random sample of such units. A full survey is conducted on all rated non-domestic premises completed prior to the review year to obtain vacancy data from management offices or by inspection. For the 1997 edition, vacancies for rated non-domestic premises completed prior to 1996 were determined using a special arrangement which was explained in paragraph 10.3 of the Technical Notes in the "Hong Kong Property Review 1997" published by the Rating and Valuation Department. In earlier editions, non-domestic vacancy figures for rated

10.3 段。在一九九七年前的報告中，於報告年份前已落成並評估差餉的非住宅樓宇的空置量，是根據申請退還空置物業差餉及經視察核實的個案而計算出來的（表 6.13）。

建造及地產業統計：

房屋協會、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。新界區小型屋宇獲地政總署簽發完工證後方視為落成（表 6.6 - 6.8）。

*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（包括香港房屋協會的計劃）及香港房屋委員會的私人機構參建居屋計劃，但建於新界區小型屋宇則毋須獲取這種《同意書》。

*建築地盤* 是指在單一劃定地點，從事一項或多項建造工程的主要工序的地方。它與現有樓宇及建築物進行工程的不同之處，是在地盤範圍內尚未完成的樓宇或建築物仍未獲發「竣工證明書」或「佔用許可證」。

*機構單位* 是指在單一擁有權或控制權（即單一公司名義）下，在單一地點從事一種或主要從事一種經濟活動（即生產貨物或提供服務）的經濟單位。在建造業的情況下，基於實際理由，對單一地點的要求可予放寬。倘在同一管理下有關不同活動或不同地點的個別數字並不齊備，則在搜集數據時，合併的資料亦予接納。在這情況下，該填報單位視為一個機構單位。

*主要承建商* 是指直接與地產發展商或聘用機構簽約承造工程的建築機構，其與分判承建商不同之處，在於後者是指向其他承建商承接合約的建築機構。

*非住宅樓宇* 包括工業樓宇、商業樓宇、酒店、作教育用途的樓宇（不連宿舍）、作醫務衛生用途的樓宇、及其他非住宅樓宇。

premises completed prior to the year under review were based on applications for refund of rates on account of vacancy and confirmed by inspection (Table 6.13).

**For construction and real estate statistics :**

A building is said to be *completed* upon the issuance of an Occupation Permit by the Buildings Department in the case of a Housing Society building, Private Sector Participation Scheme building or a private building; and in the case of a small house in the New Territories, a Certificate of Compliance by the Lands Department (Tables 6.6 - 6.8).

*Buildings with consents to commence work* refer to buildings with consents to commence building works issued by the Buildings Department. Such “consents” are issued to private development projects (including Hong Kong Housing Society’s projects) and Hong Kong Housing Authority’s development projects under the Private Sector Participation Scheme, except small houses in the New Territories where “consents” are not required.

A *construction site* refers to a demarcated locality where one or more major stages or processes of construction work are being carried on. It differs from an erected building or structure in that the unfinished building or structure relating to the construction site in question has not yet been issued with a Certificate of Completion/Occupation Permit and is as yet not ready for use.

An *establishment* is defined as an economic unit (i.e. a unit engaged in the production of goods or services) which engages, under a single ownership or control (i.e. under a single company name), in one or predominantly one kind of economic activity at a single physical location. In the context of construction, the requirement of a single physical location is relaxed for practical purposes. Where separate figures relating to different activities or different locations under the same management are not available, a combined return is accepted for data collection purposes and in this case, the reporting unit is treated as an establishment.

A *main contractor* is one who enters into a contract directly with a property developer or the client party of a project, as distinct from a subcontractor who obtains the job from another contractor.

*Non-residential buildings* include industrial buildings, commercial buildings, hotels, educational buildings without dormitory, health buildings and other non-residential buildings.



**地產發展計劃** 是指將土地發展及／或將現有樓宇拆卸重建成新物業作出售或租賃用途。若已開展的發展計劃只涉及建造工程前的籌備工作，則該發展計劃並不視為在積極進行中。

建築設計、測量及工程策劃服務：

**僱員薪酬**

= 工資及薪金 + 僱員實質利益費用及僱主為僱員提供社會保障的費用

**固定資產的買賣淨值**

= 固定資產的增添費用 - 固定資產出售所得

**生產總值**

= 服務收入 + 其他收入（利息收入除外）

**盈餘總額**

= 增加價值 + 利息收入 - 利息支付 - 僱員薪酬

**雜項營運開支**

= 土地及樓宇的租金、地租及差餉 + 利息支付 + 其他營運開支

**就業人數**

= 在職東主及在職合夥人人數 + 直接僱員人數

**增加價值**

= 生產總值 - 雜項物料的消耗，燃料、電力及用水費用及維修保養服務 - 設計與顧問費用支出 - 土地及樓宇的租金、地租及差餉 - 其他營運開支（利息支付除外）

屋宇建造及土木工程業：

**僱員薪酬及付予只供應勞工的分判承建商費用**

= 直接僱員的薪酬（包括付予操作工人及其他僱員工資及薪金，以及僱員實質利益費用及僱主為僱員提供社會保障的費用） + 付予只供應勞工的分判承建商費用

A *real estate development project* is concerned with the development of land and/or redevelopment of existing premises into a new form of property for sale or lease. A development project is not regarded as active if the works that have been initiated relate only to pre-construction preparation.

**For architectural, surveying and project engineering services :**

**Compensation of employees**

= wages and salaries + payments in kind and employer's social security expenditure

**Gross additions to fixed assets**

= acquisitions of fixed assets - disposals of fixed assets

**Gross output**

= service income + other incomes (excluding interest income)

**Gross surplus**

= value added + interest income - interest payments - compensation of employees

**Miscellaneous operating expenses**

= rent and rates for land and buildings + interest payments + other operating expenses

**Number of persons directly engaged**

= number of working proprietors and active business partners + number of direct employees

**Value added**

= gross output - consumption of sundry supplies; fuels, electricity and water; and maintenance services - payments for commission work - rent and rates for land and buildings - other operating expenses (excluding interest payments)

**For building and civil engineering construction industry :**

**Compensation of employees and payments to labour-only sub-contractors**

= remunerations to direct employees (comprising wages and salaries to operatives and to other employees; and payments in kind and employer's social security expenditure) + payments to labour-only sub-contractors

#### 固定資產的買賣淨值

= 固定資產的增添費用 - 固定資產出售所得  
生產總值  
= 建造工程總值 + 其他收入 (利息收入除外)

#### 盈餘總額

= 增加價值 + 利息收入 - 利息支付 - 僱員薪酬及付予只供應勞工的分判承建商費用

#### 建造工程總值

= 主要承建商的所有：(i) 建築地盤工程；  
(ii) 小規模新建造工程；和 (iii) 在現有樓宇及建築物內進行的工程的建造總值 + 分判承建商的所有：(i) 建築地盤工程；(ii) 小規模新建造工程；和 (iii) 在現有樓宇及建築物內進行的工程的建造總值

#### 雜項營運開支

= 土地及樓宇的租金、地租及差餉 + 機器及設備租金 + 利息支付 + 其他營運開支

#### 就業人數

= 在職東主、在職合夥人及無酬家屬幫工人數 + 直接僱員人數，包括操作工人及其他僱員人數

#### 其他業務收益

= 利息收入 + 其他收入

#### 增加價值

= 生產總值 - 連工包料的分判承建商費用 - 材料物料的消耗，燃料、電力及用水費用及維修保養服務 - 土地及樓宇的租金、地租及差餉 - 機器及設備租金 - 其他營運開支 (利息支付除外)

地產發展、租賃、經紀及保養管理服務：

#### 僱員薪酬

= 工資及薪金 + 僱員實質利益費用及僱主為僱員提供社會保障的費用

#### Gross additions to fixed assets

= acquisitions of fixed assets - disposals of fixed assets

#### Gross output

= gross value of construction work performed + other incomes (excluding interest income)

#### Gross surplus

= value added + interest income - interest payments - compensation of employees and payments to labour-only sub-contractors

#### Gross value of construction work performed

= construction work performed as main contractor at (i) construction sites; (ii) other minor new construction work locations; and (iii) erected buildings and structures + construction work performed as sub-contractor at (i) construction sites; (ii) other minor new construction work locations; and (iii) erected buildings and structures

#### Miscellaneous operating expenses

= rent and rates for land and buildings + rentals for hiring machinery and equipment + interest payments + other operating expenses

#### Number of persons directly engaged

= number of working proprietors, active partners and unpaid family workers + number of direct employees, comprising operatives and other employees

#### Other business receipts

= interest income + other incomes

#### Value added

= gross output - value of sub-contract work rendered by fee sub-contractors - consumption of materials and supplies; fuels, electricity and water; and maintenance services - rent and rates for land and buildings - rentals for hiring machinery and equipment - other operating expenses (excluding interest payments)

**For real estate development, leasing, brokerage and maintenance management services :**

#### Compensation of employees

= wages and salaries + payments in kind and employer's social security expenditure

*固定資產的買賣淨值*

= 固定資產的增添費用 - 固定資產出售所得

*地產發展計劃的毛利*

= 地產發展計劃價值 - 地產發展計劃總支出  
+ 有關地產發展計劃的利息支付

*生產總值*

= 地產發展計劃的毛利 + 服務及租項收入 + 其他收入 (利息收入除外)

*盈餘總額*

= 增加價值 + 利息收入 - 利息支付 (包括有關地產發展計劃的利息支付) - 僱員薪酬

*雜項營運開支*

= 土地及樓宇的租金、地租及差餉 + 利息支付 (有關地產發展計劃的利息支付除外) + 大廈管理費用 + 其他營運開支

*就業人數*

= 在職東主、在職合夥人及無酬家屬幫工人數 + 直接僱員人數

*其他業務收益*

= 利息收入 + 其他收入

*發展計劃總支出*

= 付予承建商費用 + 建築合約價值外另行供應的建築材料及裝置 + 建築設計及技術顧問費用 + 有關地產發展計劃的利息支付 + 發展計劃內其他支出

*填報年度中發展計劃價值*

=  $\{ [(P_1 - L_1) + (P_2 - L_2)] / 2 \} \times (C_2 - C_1)$ , 其中 P = 發展物業倘完成後的按市價價值; L = 發展計劃有關地段的按市價價值; C = 發展計劃已完成的百分比; 右下數字 1 = 填報年度期始; 右下數字 2 = 填報年度期末。

*增加價值*

= 生產總值 - 雜項物料的消耗, 燃料、電力及用水費用及維修保養服務 - 土地及樓宇的租金、地租及差餉 - 大廈管理費用 - 其他營運開支 (利息支付除外)

*Gross additions to fixed assets*

= acquisitions of fixed assets - disposals of fixed assets

*Gross margin of real estate development projects*

= value accrued to project - total project expenses + interest payments to finance real estate development projects

*Gross output*

= gross margin of real estate development projects + service and rental income + other incomes (excluding interest income)

*Gross surplus*

= value added + interest income - interest payments (including interest paid to finance the real estate development projects and other activities) - compensation of employees

*Miscellaneous operating expenses*

= rent and rates for land and buildings + interest payments apart from those for financing real estate development projects + estate management expenses + other operating expenses

*Number of persons directly engaged*

= number of working proprietors, active business partners and unpaid family workers + number of direct employees

*Other business receipts*

= interest income + other incomes

*Total project expenses*

= payments to contractors + building materials and fittings supplied outside the contract price + architectural design and technical consultancy fees + interest payments to finance the real estate development projects + other project expenses

*Value accrued to project during reporting period*

=  $\{ [(P_1 - L_1) + (P_2 - L_2)] / 2 \} \times (C_2 - C_1)$ , where P = market value of the property as if completed; L = market value of the underlying land lot; C = percentage of project completion; Subscript 1 = the beginning of reporting period; Subscript 2 = the end of the reporting period.

*Value added*

= gross output - consumption of sundry supplies; fuels, electricity and water; and maintenance services - rent and rates for land and buildings - estate management expenses - other operating expenses (excluding interest payments)

其他有關刊物

香港物業報告，差餉物業估價署編製

服務業統計摘要按季補充資料

屋宇建築、建造及地產業按年統計調查報告

建造工程完成量按季統計調查報告

服務業統計摘要（年刊）

**Further References**

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

*Quarterly Supplement to Statistical Digest of the Services Sector*

*Report on Annual Survey of Building, Construction and Real Estate Sectors*

*Report on the Quarterly Survey of Construction Output*

*Statistical Digest of the Services Sector (Annual)*

## 6.1 按樓宇用途劃分的一九九九年地產發展計劃的統計數字 Real Estate Project Statistics by End-use of Buildings for 1999

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

| 樓宇用途<br>End-use of buildings                                       | 在填報年度內發展計劃的支出<br>Project expenses incurred during reporting period |                          |  |  |   |                              |   |
|--|--|--------------------------|--|--|---|------------------------------|---|
|  | 發展計劃<br>數目<br>Number of<br>projects                                | 總支出<br>Total<br>expenses | 付予承建商<br>的費用<br>Payments to<br>contractors | 建築合約價<br>值外另行供<br>應的建築材<br>料及裝置<br>Building<br>materials<br>& fittings<br>supplied | 建築設計及技<br>術顧問費用<br>Architectural<br>design &<br>technical<br>consultancy fees | 利息支付<br>Interest<br>payments | 發展計劃內<br>其他支出<br>Other<br>project<br>expenses |
| 住宅樓宇 <sup>(1)</sup><br>Private residential premises <sup>(1)</sup> | 286  | 43,010                   | 28,287                                     | 134  | 1,441   | 10,686                       | 2,462   |
| 私人機構參建居屋計劃<br>Private Sector Participation Schemes                 | 7  | 3,374                    | 2,926                                      | 0  | 63  | 294                          | 90  |
| 寫字樓<br>Office buildings  | 35   | 2,731                    | 2,037                                      | 0  | 118   | 343                          | 233   |
| 酒店及旅舍<br>Hotels and boarding houses                                | 15   | 1,642                    | 1,300                                      | 0  | 75  | 185                          | 82  |
| 綜合式商業大廈<br>Multi-purpose commercial premises                       | 44   | 5,405                    | 4,135                                      | 22   | 184   | 908                          | 156   |
| 多層工廠大廈<br>Flatted factory blocks                                   | 8  | 387                      | 274  | 0  | 17  | 77                           | 19  |
| 貨倉<br>Warehouses   | 4  | 265                      | 136  | 0  | 22  | 102                          | 5   |
| 總計<br>Total  | 399  | 56,812                   | 39,094                                     | 156  | 1,920   | 12,596                       | 3,046   |

| 樓宇用途<br>End-use of buildings                                       | 填報年度的發<br>展計劃的累積<br>總值<br>Value accrued to<br>project during<br>reporting period | 地段面積<br>(千平方米)<br>Land area of<br>projects<br>(thousand sq. m.) | 樓宇完成後的<br>樓面總面積<br>(千平方米)<br>Gross floor area<br>of buildings<br>when completed<br>(thousand sq. m.) |
|--|--|---|--|
| 住宅樓宇 <sup>(1)</sup><br>Private residential premises <sup>(1)</sup> | 61,958   | 2 581   | 12 239   |
| 私人機構參建居屋計劃<br>Private Sector Participation Schemes                 | 5,029  | 167   | 1 068  |
| 寫字樓<br>Office buildings  | 3,845  | 59  | 736  |
| 酒店及旅舍<br>Hotels and boarding houses                                | 2,239  | 40  | 337  |
| 綜合式商業大廈<br>Multi-purpose commercial premises                       | 7,440  | 181   | 1 304  |
| 多層工廠大廈<br>Flatted factory blocks                                   | 499  | 13  | 144  |
| 貨倉<br>Warehouses   | 224  | 34  | 347  |
| 總計<br>Total  | 81,234   | 3 076   | 16 174   |

註釋： (1) 包括純住宅用途及商住兩用樓宇。

Note: (1) This includes buildings purely for residential purpose and combined residential and non-residential buildings.

資料來源： 政府統計處屋宇建築、建造及地產業統計組  
(查詢電話：2882 4684)

Source: Building, Construction and Real Estate Statistics Section,  
Census and Statistics Department  
(Enquiry Telephone No.: 2882 4684)

## 6.2 按主要行業組別／行業劃分的一九九九年所有屋宇建築、建造及地產業機構單位的主要統計數字

百萬元（另有註明除外）

| 主要行業組別                   | 機構單位數目<br>Number of establishments | 就業人數<br>Number of persons directly engaged | 僱員薪酬及付予只供應勞工的分判承建商費用<br>Compensation of employees & payments to labour-only sub-contractors | 材料物料的消耗，燃料、電力及用水費用及維修保養服務<br>Consumption of materials & supplies; fuels, electricity & water; & maintenance services | 連工包料的分判承建商費用<br>Value of sub-contract work rendered by fee sub-contractors | 雜項營運開支<br>Miscellaneous operating expenses |
|--------------------------|------------------------------------|--|---|--|--|--|
| <b>(甲) 屋宇建造及土木工程機構單位</b> |                                    |  |   |  |  |  |
| 新建工程                     |                                    |  |   |  |  |  |
| 地盤開拓及地基工程                | 227                                | 6 806                                      | 1,753   | 1,898  | 3,399  | 1,215                                      |
| 建築物上蓋建造及土木工程             | 681                                | 42 906                                     | 21,268  | 18,414   | 73,238   | 7,441                                      |
| 其他新建工程                   | 1 010                              | 10 176                                     | 2,379   | 1,547  | 2,406  | 986  |
| 裝飾、修葺及保養工程               | 7 483                              | 28 725                                     | 6,586   | 5,411  | 12,621   | 2,841                                      |
| 專門行業                     |                                    |  |   |  |  |  |
| 興建工程及一般整理工程              | 3 047                              | 16 942                                     | 6,379   | 3,945  | 2,193  | 1,487                                      |
| 電器及機械裝設工程                | 6 318                              | 44 093                                     | 13,514  | 12,339   | 9,802  | 6,436                                      |
| 燃氣及水務系統裝設工程              | 683                                | 3 381                                      | 1,298   | 900  | 292  | 149  |
| 其他工程                     | 784                                | 4 656                                      | 1,185   | 1,091  | 736  | 288  |
| 總計                       | 20 233                             | 157 685                                    | 54,361  | 45,545   | 104,687  | 20,843                                     |

百萬元（另有註明除外）

| 行業組別／行業                          | 機構單位數目<br>Number of establishments | 就業人數<br>Number of persons directly engaged | 僱員薪酬<br>Compensation of employees | 雜項物料的消耗，燃料、電力及用水費用及維修保養服務<br>Consumption of sundry supplies; fuels, electricity & water; & maintenance services | 設計與顧問費用支出<br>Payments for commission work | 雜項營運開支<br>Miscellaneous operating expenses |
|----------------------------------|------------------------------------|--|-----------------------------------|---|---|--|
| <b>(乙) 建築設計、測量及工程策劃機構單位</b>      |                                    |  |                                   |   |   |  |
| 建築設計服務                           | 359                                | 4 074                                      | 1,309                             | 58  | 349                                       | 385  |
| 地產測量、估價及顧問服務                     | 566                                | 4 764                                      | 1,403                             | 72  | 231                                       | 575  |
| 結構工程服務                           | 34                                 | 394  | 94                                | 3   | 22  | 25   |
| 建築物設備工程服務                        | 62                                 | 1 064                                      | 293                               | 13  | 27  | 79   |
| 土木及地質勘探工程服務                      | 106                                | 3 908                                      | 1,314                             | 62  | 599                                       | 237  |
| 建築設計及結構工程服務                      | 27                                 | 655  | 209                               | 7   | 32  | 71   |
| 與建造及地產活動有關的建築、測量及工程策劃服務的綜合服務     | 195                                | 4 947                                      | 2,037                             | 54  | 968                                       | 483  |
| 總計                               | 1 348                              | 19 807                                     | 6,659                             | 271   | 2,230                                     | 1,855                                      |
| <b>(丙) 地產發展、租賃、經紀及保養管理服務機構單位</b> |                                    |  |                                   |   |   |  |
| 地產發展兼／或租賃                        | 3 583                              | 9 464                                      | 1,738                             | 1,792   | -   | 15,522                                     |
| 地產保養管理服務                         | 465                                | 53 280                                     | 6,508                             | 6,636   | -   | 5,933                                      |
| 地產經紀及代理                          | 1 958                              | 14 551                                     | 3,023                             | 177   | -   | 2,196                                      |
| 總計                               | 6 006                              | 77 295                                     | 11,269                            | 8,605   | -   | 23,651                                     |

資料來源：政府統計處屋宇建築、建造及地產業統計組  
（查詢電話：2882 4684）

## Principal Statistics for All Establishments in the Building, Construction and Real Estate Sectors, by Major Industry Group/Industry for 1999

\$ million, unless otherwise specified

| 建造工程總值<br>Gross value of construction work performed | 其他業務收益<br>Other business receipts | 增加價值<br>Value added | 盈餘總額<br>Gross surplus | 固定資產的<br>買賣淨值<br>Gross additions to fixed assets | Major Industry Group  |
|--|-----------------------------------|---------------------|-----------------------|--|---|
|  |                                   |                     |                       |  | (A) Building and Civil Engineering Establishments               |
|  |                                   |                     |                       |  | New construction works  |
| 8,217  | 414                               | 2,166               | 367                   | 442  | Pre-erection works at construction sites                        |
| 122,132  | 2,977                             | 26,096              | 4,749                 | 471  | Architectural and civil engineering works at construction sites |
| 7,485  | 388                               | 2,960               | 555                   | 164  | Miscellaneous new construction works                            |
| 27,694   | 1,424                             | 8,338               | 1,660                 | 131  | Decoration, repair and maintenance                              |
|  |                                   |                     |                       |  | Special trades  |
| 14,302   | 469                               | 7,249               | 767                   | 89   | Erection and general finishing                                  |
| 40,660   | 4,493                             | 16,460              | 3,061                 | 250  | Electrical and mechanical fitting                               |
| 2,759  | 34                                | 1,465               | 154                   | 29   | Gas and water fitting   |
| 3,452  | 55                                | 1,406               | 208                   | 21   | Miscellaneous   |
| 226,702  | 10,254                            | 66,139              | 11,520                | 1,597  | Total   |

\$ million, unless otherwise specified

| 服務收入(乙)/<br>服務及租項<br>收入(丙)<br>Service income for (B) / service and rental income for (C) | 其他業務收益<br>(乙)/地產發展<br>計劃的毛利(丙)<br>Other business receipts for (B) / gross margin of real estate development projects for (C) | 增加價值<br>Value added | 盈餘總額<br>Gross surplus | 固定資產的<br>買賣淨值<br>Gross additions to fixed assets | Industry group/Industry   |
|--|--|---------------------|-----------------------|--|---|
|  |  |                     |                       |  | (B) Architectural, Surveying and Project Engineering Establishments                       |
| 2,237  | 166  | 1,609               | 301                   | 15   | Architectural design  |
| 2,373  | 233  | 1,728               | 324                   | 22   | Real estate surveying, valuation and consultancy  |
| 158  | 1  | 108                 | 15                    | 0  | Structural engineering  |
| 438  | 11   | 332                 | 37                    | 8  | Building services engineering   |
| 2,463  | 29   | 1,584               | 280                   | 48   | Civil and geotechnical engineering  |
| 320  | 9  | 218                 | 9                     | 1  | Architectural design and structural engineering   |
| 3,780  | 52   | 2,327               | 289                   | 49   | Combination of preceding services   |
| 11,768   | 502  | 7,907               | 1,256                 | 143  | Total   |
|  |  |                     |                       |  | (C) Real Estate Development, Leasing, Brokerage and Maintenance Management Establishments |
| 26,090   | 37,017   | 56,495              | 35,519                | 13,884   | Real estate development and/or leasing  |
| 19,226   | -  | 7,359               | 996                   | 9  | Real estate maintenance management  |
| 5,085  | -  | 3,472               | 392                   | 88   | Real estate brokerage and agency  |
| 50,402   | 37,017   | 67,326              | 36,907                | 13,982   | Total   |

Source : Building, Construction and Real Estate Statistics Section,  
Census and Statistics Department  
(Enquiry Telephone No.: 2882 4684)

### 6.3 按建造工程總值劃分的一九九九年所有屋宇建造及土木工程機構單位的主要統計數字

百萬元 (另有註明除外)

| 建造工程總值<br>(千元)  | 機構單位數目<br>Number of<br>establishments | 就業人數<br>Number<br>of persons<br>directly<br>engaged | 僱員薪酬及付<br>予只供應勞工<br>的分判承建商<br>費用<br>Compensation<br>of employees &<br>payments to<br>labour-only<br>sub-contractors | 材料物料的消<br>耗, 燃料、<br>電力及用水<br>費用及維修<br>保養服務<br>Consumption<br>of materials &<br>supplies; fuels,<br>electricity &<br>water; &<br>maintenance<br>services | 連工包料的<br>分判承建商<br>費用<br>Value of sub-<br>contract work<br>rendered by fee<br>sub-contractors |
|-----------------|---------------------------------------|---|---|---|--|
| < 500           | 6 302                                 | 11 059  | 436   | 484   | 132  |
| 500 - 1,999     | 7 132                                 | 22 992  | 2,353   | 2,074   | 1,047  |
| 2,000 - 4,999   | 3 043                                 | 20 275  | 3,277   | 2,546   | 1,855  |
| 5,000 - 9,999   | 1 514                                 | 13 204  | 3,402   | 2,687   | 3,128  |
| 10,000 - 19,999 | 925                                   | 11 648  | 3,928   | 2,446   | 4,778  |
| 20,000 - 49,999 | 762                                   | 17 395  | 7,700   | 5,126   | 8,825  |
| 50,000 - 99,999 | 231                                   | 8 091   | 4,825   | 4,103   | 6,052  |
| ≥ 100,000       | 324                                   | 53 019  | 28,442  | 26,080  | 78,870   |
| 總計              | 20 233                                | 157 685   | 54,361  | 45,545  | 104,687  |

資料來源：政府統計處屋宇建築、建造及地產業統計組  
(查詢電話：2882 4684)

### 6.4 按增加價值劃分的一九九九年所有屋宇建造及土木工程機構單位的主要統計數字

百萬元 (另有註明除外)

| 增加價值<br>(千元)    | 機構單位數目<br>Number of<br>establishments | 就業人數<br>Number<br>of persons<br>directly<br>engaged | 僱員薪酬及付<br>予只供應勞工<br>的分判承建商<br>費用<br>Compensation<br>of employees &<br>payments to<br>labour-only<br>sub-contractors | 材料物料的消<br>耗, 燃料、<br>電力及用水<br>費用及維修<br>保養服務<br>Consumption<br>of materials &<br>supplies; fuels,<br>electricity &<br>water; &<br>maintenance<br>services | 連工包料的<br>分判承建商<br>費用<br>Value of sub-<br>contract work<br>rendered by fee<br>sub-contractors |
|-----------------|---------------------------------------|---|---|---|--|
| < 500           | 11 465                                | 23 500  | 1,416   | 2,379   | 8,940  |
| 500 - 999       | 2 995                                 | 12 615  | 1,467   | 1,404   | 3,239  |
| 1,000 - 2,499   | 2 969                                 | 21 020  | 3,857   | 3,203   | 2,690  |
| 2,500 - 4,999   | 1 153                                 | 14 093  | 3,407   | 2,385   | 4,376  |
| 5,000 - 9,999   | 742                                   | 14 325  | 4,611   | 2,775   | 7,022  |
| 10,000 - 24,999 | 443                                   | 14 123  | 6,026   | 4,793   | 12,705   |
| 25,000 - 49,999 | 267                                   | 11 067  | 7,209   | 5,510   | 9,454  |
| ≥ 50,000        | 199                                   | 46 943  | 26,369  | 23,096  | 56,261   |
| 總計              | 20 233                                | 157 685   | 54,361  | 45,545  | 104,687  |

資料來源：政府統計處屋宇建築、建造及地產業統計組  
(查詢電話：2882 4684)



## Principal Statistics for All Building and Civil Engineering Establishments by Gross Value of Construction Work Performed for 1999

\$ million, unless otherwise specified

| 雜項營運開支<br>Miscellaneous<br>operating<br>expenses | 建造工程總值<br>Gross value of<br>construction<br>work performed | 其他業務收益<br>Other business<br>receipts | 增加價值<br>Value added | 盈餘總額<br>Gross surplus | 固定資產的<br>買賣淨值<br>Gross additions<br>to fixed assets | Gross value of<br>construction work<br>performed (\$ thousand) |
|--|--|--------------------------------------|---------------------|-----------------------|---|--|
| 1,219  | 1,534  | 1,091                                | 812                 | 353                   | 22  | < 500  |
| 851  | 7,202  | 222                                  | 3,474               | 1,099                 | 89  | 500 - 1,999  |
| 1,085  | 9,165  | 313                                  | 4,022               | 714                   | 73  | 2,000 - 4,999  |
| 825  | 10,375   | 207                                  | 3,997               | 541                   | 67  | 5,000 - 9,999  |
| 1,236  | 12,284   | 516                                  | 4,381               | 413                   | 50  | 10,000 - 19,999  |
| 2,638  | 23,889   | 1,409                                | 8,872               | 1,009                 | 219   | 20,000 - 49,999  |
| 1,456  | 16,260   | 717                                  | 5,427               | 541                   | 144   | 50,000 - 99,999  |
| 11,532   | 145,994  | 5,779                                | 35,153              | 6,849                 | 932   | ≥ 100,000  |
| 20,843   | 226,702  | 10,254                               | 66,139              | 11,520                | 1,597   | Total  |

Source : Building, Construction and Real Estate Statistics Section,  
Census and Statistics Department  
(Enquiry Telephone No.: 2882 4684)

## Principal Statistics for All Building and Civil Engineering Establishments by Value Added for 1999

\$ million, unless otherwise specified

| 雜項營運開支<br>Miscellaneous<br>operating<br>expenses | 建造工程總值<br>Gross value of<br>construction<br>work performed | 其他業務收益<br>Other business<br>receipts | 增加價值<br>Value added | 盈餘總額<br>Gross surplus | 固定資產的<br>買賣淨值<br>Gross additions<br>to fixed assets | Value added<br>(\$ thousand) |
|--|--|--------------------------------------|---------------------|-----------------------|---|------------------------------|
| 1,863  | 14,429   | 722                                  | 1,998               | 552                   | 127   | < 500                        |
| 514  | 7,100  | 58                                   | 2,025               | 535                   | 46  | 500 - 999                    |
| 1,629  | 11,530   | 584                                  | 4,646               | 736                   | 79  | 1,000 - 2,499                |
| 1,195  | 11,330   | 580                                  | 4,027               | 548                   | 105   | 2,500 - 4,999                |
| 1,496  | 15,710   | 699                                  | 5,130               | 505                   | 38  | 5,000 - 9,999                |
| 2,213  | 25,369   | 1,132                                | 6,920               | 765                   | 178   | 10,000 - 24,999              |
| 2,259  | 24,446   | 1,459                                | 8,729               | 1,473                 | 206   | 25,000 - 49,999              |
| 9,673  | 116,788  | 5,018                                | 32,664              | 6,407                 | 818   | ≥ 50,000                     |
| 20,843   | 226,702  | 10,254                               | 66,139              | 11,520                | 1,597   | Total                        |

Source : Building, Construction and Real Estate Statistics Section,  
Census and Statistics Department  
(Enquiry Telephone No.: 2882 4684)

## 6.5 屋宇建造及土木工程機構單位所完成工程名義總值

### Gross Value of Construction Work, in Nominal Terms, Performed by Building and Civil Engineering Establishments

百萬元  
\$ million

|          |                         | 主要承建商所完成工程名義總值  |        |         |         |         |         |         |
|----------|-------------------------|---|--------|---------|---------|---------|---------|---------|
|          |                         | Gross value of construction work, in nominal terms, performed by main contractors |        |         |         |         |         |         |
|          |                         | 1991  | 1994   | 1996    | 1997    | 1998    | 1999    | 2000    |
| 於建築地盤    | At construction sites   |   |        |         |         |         |         |         |
| 樓宇       | Buildings               | 37,230  | 36,904 | 50,370  | 69,025  | 82,626  | 76,680  | 69,327  |
| 其他建築物及設施 | Structures & facilities | 10,539  | 26,495 | 36,822  | 29,957  | 19,349  | 16,873  | 20,583  |
| 小計       | Sub-total               | 47,769  | 63,399 | 87,193  | 98,982  | 101,975 | 93,553  | 89,910  |
| 於非地盤     | At non-sites            | 16,260  | 25,773 | 29,097  | 32,518  | 31,341  | 32,884  | 32,161  |
| 總計       | Total                   | 64,029  | 89,172 | 116,290 | 131,500 | 133,316 | 126,437 | 122,071 |

註釋： 數字是基於建造工程完成量按季統計調查的結果。

Note: Figures are based on results of the Quarterly Survey of Construction Output.

資料來源： 政府統計處屋宇建築、建造及地產業統計組  
(查詢電話：2805 6426)

Source: Building, Construction and Real Estate Statistics Section,  
Census and Statistics Department  
(Enquiry Telephone No.: 2805 6426)

## 6.6 按樓宇種類劃分有佔用許可證的新落成樓宇 Buildings Newly Completed Certified for Occupation by Type

| 樓宇種類                                | Type of building                                     | 1991   | 1994    | 1996   | 1997   | 1998   | 1999   | 2000   |
|-------------------------------------|--|--------|---------|--------|--------|--------|--------|--------|
| 住宅樓宇                                | Residential  |        |         |        |        |        |        |        |
| 建築樓盤數目                              | Number of building projects                          | 90     | 70      | 80     | 63     | 71     | 56     | 65     |
| 建築成本總計(百萬元)                         | Total cost of construction (\$ million)              | 6,744  | 8,408   | 6,247  | 6,179  | 13,439 | 12,080 | 18,570 |
| 實用樓面面積成本<br>(元/每平方米) <sup>(1)</sup> | Cost of usable floor area (\$/sq. m.) <sup>(1)</sup> | 7,390  | 10,111  | 14,551 | 14,870 | 18,346 | 20,074 | 22,586 |
| 非住宅樓宇                               | Non-residential                                      |        |         |        |        |        |        |        |
| 建築樓盤數目                              | Number of building projects                          | 247(1) | 209(32) | 222    | 298(1) | 254    | 174    | 125    |
| 建築成本總計(百萬元)                         | Total cost of construction (\$ million)              | 15,453 | 13,830  | 16,172 | 19,484 | 35,574 | 29,986 | 8,598  |
| 實用樓面面積成本<br>(元/每平方米) <sup>(1)</sup> | Cost of usable floor area (\$/sq. m.) <sup>(1)</sup> | 7,609  | 9,187   | 15,682 | 16,629 | 21,148 | 28,597 | 23,135 |
| 住宅/非住宅綜合樓宇                          | Combined residential and non-residential             |        |         |        |        |        |        |        |
| 建築樓盤數目                              | Number of building projects                          | 103    | 93      | 67     | 58     | 52     | 69     | 32     |
| 建築成本總計(百萬元)                         | Total cost of construction (\$ million)              | 8,043  | 4,598   | 5,661  | 5,563  | 10,556 | 18,842 | 8,929  |
| 實用樓面面積成本<br>(元/每平方米) <sup>(1)</sup> | Cost of usable floor area (\$/sq. m.) <sup>(1)</sup> | 7,312  | 9,140   | 12,168 | 12,043 | 11,849 | 16,990 | 17,041 |
| 合計                                  | Overall  |        |         |        |        |        |        |        |
| 建築樓盤數目                              | Number of building projects                          | 440(1) | 372(32) | 369    | 419(1) | 377    | 299(1) | 222    |
| 建築成本總計(百萬元)                         | Total cost of construction (\$ million)              | 30,240 | 26,835  | 28,081 | 31,226 | 59,569 | 60,908 | 36,097 |
| 實用樓面面積成本<br>(元/每平方米) <sup>(1)</sup> | Cost of usable floor area (\$/sq. m.) <sup>(1)</sup> | 7,477  | 9,450   | 14,561 | 15,148 | 17,960 | 21,312 | 20,926 |

註釋： 括號內是指沒有建築成本數字的建築樓盤，其數目已包括在建築樓盤總計內。

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) 計算不包括沒有樓面面積或沒有建築成本數字的樓盤。

資料來源：屋宇署  
(如有查詢，請致電政府統計處。  
查詢電話：2582 4068)

Notes: Figures in brackets denote the numbers of building projects for which the construction costs are not available. These have been included in the corresponding total number of building projects.

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 given or construction costs are not available.

Source: Buildings Department  
(For enquiries, please call Census and Statistics Department.  
Enquiry Telephone No.: 2582 4068)

## 6.7 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 Buildings Newly Completed by End-use and Geographic Area

|       |                         | 千平方米<br>Thousand sq. m. |       |       |       |       |       |       |
|-------|-------------------------|-------------------------|-------|-------|-------|-------|-------|-------|
| 用途/地區 | End-use/Geographic area | 1991                    | 1994  | 1996  | 1997  | 1998  | 1999  | 2000  |
| 住宅樓宇  | Residential             |                         |       |       |       |       |       |       |
| 香港島   | Hong Kong Island        | 386                     | 319   | 160   | 160   | 91    | 164   | 266   |
| 九龍    | Kowloon                 | 270                     | 138   | 74    | 38    | 446   | 245   | 423   |
| 新界    | New Territories         | 1 175                   | 748   | 585   | 578   | 1 028 | 1 148 | 603   |
| 小計    | Sub-total               | 1 831                   | 1 205 | 819   | 775   | 1 564 | 1 557 | 1 292 |
| 非住宅樓宇 | Non-residential         |                         |       |       |       |       |       |       |
| 香港島   | Hong Kong Island        | 624                     | 458   | 230   | 407   | 503   | 263   | 132   |
| 九龍    | Kowloon                 | 499                     | 454   | 413   | 283   | 481   | 321   | 98    |
| 新界    | New Territories         | 1 045                   | 728   | 431   | 457   | 694   | 718   | 203   |
| 小計    | Sub-total               | 2 168                   | 1 640 | 1 073 | 1 148 | 1 678 | 1 301 | 433   |
| 總計    | Total                   |                         |       |       |       |       |       |       |
| 香港島   | Hong Kong Island        | 1 010                   | 777   | 389   | 567   | 593   | 426   | 397   |
| 九龍    | Kowloon                 | 769                     | 592   | 488   | 321   | 927   | 566   | 522   |
| 新界    | New Territories         | 2 220                   | 1 476 | 1 016 | 1 035 | 1 721 | 1 865 | 806   |
| 合計    | Grand total             | 3 999                   | 2 845 | 1 892 | 1 924 | 3 242 | 2 858 | 1 725 |

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  
(如有查詢，請致電政府統計處。  
查詢電話：2582 4068)

Source: Buildings Department  
(For enquiries, please call Census and Statistics Department.  
Enquiry Telephone No.: 2582 4068)

## 6.8 按建築成本劃分的新落成樓宇 Buildings Newly Completed by Cost of Construction

| 建築成本(元)                     | Cost of construction (\$)  | 1991       | 1994       | 1996       | 1997       | 1998       | 1999       | 2000       |
|-----------------------------|--|------------|------------|------------|------------|------------|------------|------------|
| 500,000元以下                  | Under \$500,000  |            |            |            |            |            |            |            |
| 建築樓盤數目                      | Number of building projects  | 9          | 9          | 19         | 111        | 5          | 4          | 1          |
| 建築成本總計<br>(千元)              | Total cost of construction<br>(\$ thousand)  | 2,528      | 2,652      | 6,092      | 33,821     | 1,160      | 1,025      | 250        |
| 500,000元至<br>999,999元       | \$500,000-\$999,999  |            |            |            |            |            |            |            |
| 建築樓盤數目                      | Number of building projects  | 19         | 10         | 20         | 21         | 11         | 11         | 8          |
| 建築成本總計<br>(千元)              | Total cost of construction<br>(\$ thousand)  | 13,750     | 7,298      | 15,200     | 14,936     | 8,553      | 8,623      | 6,416      |
| 1,000,000元至<br>1,999,999元   | \$1,000,000-\$1,999,999  |            |            |            |            |            |            |            |
| 建築樓盤數目                      | Number of building projects  | 16         | 12         | 14         | 9          | 7          | 6          | 4          |
| 建築成本總計<br>(千元)              | Total cost of construction<br>(\$ thousand)  | 23,706     | 16,358     | 21,249     | 11,389     | 9,921      | 7,348      | 6,050      |
| 2,000,000元至<br>3,999,999元   | \$2,000,000-\$3,999,999  |            |            |            |            |            |            |            |
| 建築樓盤數目                      | Number of building projects  | 28         | 20         | 16         | 19         | 25         | 12         | 13         |
| 建築成本總計<br>(千元)              | Total cost of construction<br>(\$ thousand)  | 83,510     | 55,981     | 48,252     | 56,945     | 75,391     | 33,164     | 37,153     |
| 4,000,000元至<br>6,999,999元   | \$4,000,000-\$6,999,999  |            |            |            |            |            |            |            |
| 建築樓盤數目                      | Number of building projects  | 47         | 27         | 21         | 13         | 28         | 16         | 20         |
| 建築成本總計<br>(千元)              | Total cost of construction<br>(\$ thousand)  | 255,498    | 149,656    | 114,292    | 67,587     | 153,734    | 87,383     | 108,816    |
| 7,000,000元至<br>9,999,999元   | \$7,000,000-\$9,999,999  |            |            |            |            |            |            |            |
| 建築樓盤數目                      | Number of building projects  | 46         | 30         | 22         | 16         | 17         | 16         | 8          |
| 建築成本總計<br>(千元)              | Total cost of construction<br>(\$ thousand)  | 386,576    | 253,033    | 185,522    | 127,820    | 140,901    | 133,203    | 69,016     |
| 10,000,000元至<br>14,999,999元 | \$10,000,000-\$14,999,999  |            |            |            |            |            |            |            |
| 建築樓盤數目                      | Number of building projects  | 39         | 38         | 36         | 28         | 31         | 26         | 21         |
| 建築成本總計<br>(千元)              | Total cost of construction<br>(\$ thousand)  | 481,355    | 470,682    | 432,575    | 339,595    | 372,807    | 313,130    | 253,944    |
| 15,000,000元至<br>19,999,999元 | \$15,000,000-\$19,999,999  |            |            |            |            |            |            |            |
| 建築樓盤數目                      | Number of building projects  | 26         | 27         | 28         | 33         | 31         | 14         | 18         |
| 建築成本總計<br>(千元)              | Total cost of construction<br>(\$ thousand)  | 442,929    | 461,582    | 499,918    | 560,898    | 542,083    | 244,993    | 320,826    |
| 20,000,000元及<br>以上          | \$20,000,000 or above  |            |            |            |            |            |            |            |
| 建築樓盤數目                      | Number of building projects  | 205        | 197        | 193        | 167        | 221        | 193        | 146        |
| 建築成本總計<br>(千元)              | Total cost of construction<br>(\$ thousand)  | 28,550,512 | 25,418,117 | 26,757,536 | 30,013,309 | 58,264,291 | 62,490,472 | 35,709,771 |
| 沒有建築成本的<br>建築樓盤數目           | Number of building projects for<br>which the construction costs<br>are not available | 1          | 32         | 0          | 1          | 0          | 1          | 0          |

註釋： 若建築樓盤只有總合的建築成本數字，與其有關的樓盤則被當為單一樓盤而相應劃分為該總合數字的類別中。所以，此表中建築樓盤的總計與表6.6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  
(如有查詢，請致電政府統計處。  
查詢電話：2582 4068)

Notes: In case only the aggregated cost of construction can be given, a number of 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 6.6.

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.

Source: Buildings Department  
(For enquiries, please call Census and Statistics Department.  
Enquiry Telephone No.: 2582 4068)

## 6.9 按地區劃分的獲批准可動工興建私人居住單位

### Private Residential Flats with Consent to Commence Work by Area

| 地區     | Area                     | 單位數目<br>Number of units |        |        |        |        |         |        |
|--------|--------------------------|-------------------------|--------|--------|--------|--------|---------|--------|
|        |                          | 1991                    | 1994   | 1996   | 1997   | 1998   | 1999    | 2000   |
| 香港島    | Hong Kong Island         | 9 351                   | 3 345  | 1 686  | 2 271  | 7 582  | 7 690   | 2 283  |
| 九龍及新九龍 | Kowloon and New Kowloon  | 6 686                   | 1 509  | 3 194  | 3 125  | 5 890  | 7 620   | 7 983  |
| 荃灣及葵青  | Tsuen Wan and Kwai Tsing | 445                     | 67     | 1 138  | 1 387  | 1 465  | 56*     | 1 965  |
| 沙田     | Sha Tin                  | 1 764                   | 871    | 1 680  | 7 402  | 1 666  | 1 075   | 61     |
| 屯門     | Tuen Mun                 | 5 749                   | 300    | 1 480  | 2 437  | 3 954  | 2 172   | 1 188  |
| 大埔     | Tai Po                   | 538                     | 1 679  | 1 832  | 578    | 446    | 513     | 771    |
| 粉嶺/上水  | Fanling/Sheung Shui      | 3 596                   | 986    | 263    | 4 665  | 4 012  | 426     | 828    |
| 新界其餘地區 | Rest of New Territories  | 8 852                   | 3 779  | 10 840 | 19 097 | 8 828  | 24 771* | 16 287 |
| 總計     | Total                    | 36 981                  | 12 536 | 22 113 | 40 962 | 33 843 | 44 323  | 31 366 |

註釋：私人居住單位包括香港房屋協會的市區改善計劃建造的居住單位及新界區小型屋宇。

Note: Private residential flats also include residential flats built under the Urban Improvement Scheme of the Hong Kong Housing Society and small houses in the New Territories.

資料來源：屋宇署；  
地政總署  
(如有查詢，請致電政府統計處。  
查詢電話：2582 4068)

Sources: Buildings Department;  
Lands Department  
(For enquiries, please call Census and Statistics Department.  
Enquiry Telephone No.: 2582 4068)

## 6.10 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 Consent to Commence Work by Floor Area

| 樓面面積(平方米) | Floor area (sq. m.) | 單位數目<br>Number of units |        |        |        |        |        |        |
|-----------|---------------------|-------------------------|--------|--------|--------|--------|--------|--------|
|           |                     | 1991                    | 1994   | 1996   | 1997   | 1998   | 1999   | 2000   |
| 少於40      | Less than 40        | 25 804                  | 5 056  | 7 507  | 22 813 | 19 218 | 26 990 | 23 452 |
| 40至69.9   | 40-69.9             | 9 006                   | 4 530  | 11 158 | 14 182 | 11 303 | 14 451 | 5 392  |
| 70至99.9   | 70-99.9             | 675                     | 1 010  | 1 126  | 2 154  | 1 087  | 1 001  | 818    |
| 100至159.9 | 100-159.9           | 617                     | 350    | 566    | 279    | 687    | 361    | 258    |
| 160或以上    | 160 or above        | 879                     | 1 590  | 1 756  | 1 534  | 1 548  | 1 520  | 1 446  |
| 總計        | Total               | 36 981                  | 12 536 | 22 113 | 40 962 | 33 843 | 44 323 | 31 366 |

註釋：私人居住單位包括香港房屋協會的市區改善計劃建造的居住單位及新界區小型屋宇。

Notes: Private residential flats also include residential flats built under the Urban Improvement Scheme of the Hong Kong Housing Society and small houses in the New Territories.

除了新界區小型屋宇是根據建築樓面面積分類外，其他都是根據實用樓面面積分類。

All flats are classified by usable floor area except for small houses in the New Territories which are classified by gross floor area.

資料來源：屋宇署；  
地政總署  
(如有查詢，請致電政府統計處。  
查詢電話：2582 4068)

Sources: Buildings Department;  
Lands Department  
(For enquiries, please call Census and Statistics Department.  
Enquiry Telephone No.: 2582 4068)

## 6.11 按區域及地區劃分的私人住宅單位落成量

### Completions of Private Domestic Units by Area and District

單位數目

Number of units

| 區域/地區 | Area/District               | 1991     | 1994     | 1996     | 1997     | 1998     | 1999       | 2000      |
|-------|-----------------------------|----------|----------|----------|----------|----------|------------|-----------|
| 港島    | Hong Kong                   |          |          |          |          |          |            |           |
| 西區    | West                        | 1 350    | 1 281    | 538      | 209      | 117      | 285        | 1 798     |
| 上環    | Sheung Wan                  | 130      | 155      | 261      | 48       | 0        | 308        | 88        |
| 中區    | Central                     | 65       | 80       | 7        | 68       | 56       | 124        | 0         |
| 灣仔    | Wan Chai                    | 30       | 379      | 283      | 54       | 0        | 382        | 156       |
| 半山區   | Mid-levels                  | 1 160    | 2 009    | 1 187    | 322      | 239      | 331        | 422       |
| 山頂    | Peak                        | 15       | 1        | 19       | 7        | 62       | 12         | 39        |
| 銅鑼灣   | Causeway Bay                | 320      | 85       | 160      | 76       | 190      | 217        | 29        |
| 北角    | North Point                 | 2 175    | 261      | 824      | 214      | 24       | 0          | 630       |
| 筲箕灣   | Shau Kei Wan                | 155      | 69       | 163      | 121      | 88       | 666        | 42        |
| 香港仔   | Aberdeen                    | 1 570    | 2 376    | 46       | 54       | 0        | 235        | 122       |
| 南區    | South                       | 125      | 290      | 108      | 76       | 102      | 81         | 50        |
| 小計    | Sub-total                   | 7 095    | 6 986    | 3 596    | 1 249    | 878      | 2 641      | 3 376     |
| 九龍    | Kowloon                     |          |          |          |          |          |            |           |
| 尖沙咀   | Tsim Sha Tsui               | 35       | 0        | 0        | 195      | 36       | 499        | 1 669     |
| 油麻地   | Yau Ma Tei                  | 0        | 400      | 411      | 218      | 10       | 194        | 1 416     |
| 旺角    | Mong Kok                    | 160      | 74       | 136      | 106      | 8        | 0          | 122       |
| 紅磡    | Hung Hom                    | 985      | 397      | 247      | 61       | 1 112    | 993        | 1 250     |
| 何文田   | Ho Man Tin                  | 415      | 220      | 39       | 27       | 969      | 0          | 220       |
| 長沙灣   | Cheung Sha Wan              | 720      | 508      | 646      | 188      | 248      | 329        | 2 634     |
| 石硤尾   | Shek Kip Mei                | 120      | 263      | 18       | 46       | 387      | 260        | 16        |
| 九龍塘   | Kowloon Tong                | 35       | 9        | 10       | 20       | 26       | 16         | 206       |
| 黃大仙   | Wong Tai Sin                | 90       | 225      | 584      | 0        | 1 694    | 1 255      | 186       |
| 觀塘    | Kwun Tong                   | 5 800    | 1 773    | 0        | 0        | 40       | 0          | 0         |
| 小計    | Sub-total                   | 8 360    | 3 869    | 2 091*   | 861*     | 4 530*   | 3 546*     | 7 719     |
| 新界    | New Territories             |          |          |          |          |          |            |           |
| 荃灣    | Tsuen Wan                   | 4 040    | 1 331    | 278      | 2 462    | 2 283    | 5 521      | 2 916     |
| 屯門    | Tuen Mun                    | 3 285    | 3 383    | 641      | 1 153    | 2 469    | 2 899      | 3 557     |
| 元朗    | Yuen Long                   | 2 755§   | 3 615§   | 4 619§   | 5 186§   | 2 319§   | 1 825§     | 1 540     |
| 天水圍   | Tin Shui Wai                | -        | -        | -        | -        | -        | -          | 0         |
| 北區    | North                       | 2 310    | 2 628    | 1 028    | 682      | 2 365    | 3 698      | 1 623     |
| 大埔    | Tai Po                      | 1 870    | 1 299    | 2 202    | 2 020    | 3 442    | 1 128      | 790       |
| 沙田    | Sha Tin                     | 1 745‡   | 7 395‡   | 2 212‡   | 1 378‡   | 1 857‡   | 3 159‡     | 259       |
| 馬鞍山   | Ma On Shan                  | -        | -        | -        | -        | -        | -          | 2 290     |
| 西貢    | Sai Kung                    | 930°     | 2 353°   | 2 607°   | 2 577°   | 1 125°   | 9 204°     | 423       |
| 將軍澳   | Tseung Kwan O               | -        | -        | -        | -        | -        | -          | 795       |
| 離島    | Outlying Islands            | 990      | 1 314    | 601      | 634      | 1 010    | 1 701      | 502       |
| 小計    | Sub-total                   | 17 925   | 23 318   | 14 188   | 16 092   | 16 870   | 29 135     | 14 695    |
| 總計    | Total                       | 33 380   | 34 173   | 19 875   | 18 202   | 22 278   | 35 322     | 25 790    |
| 年底總存量 | Stock as at end of the year | 781 326+ | 866 009+ | 923 187+ | 942 217+ | 962 578+ | 1 000 884+ | 1 026 105 |

註釋： + 總存量已經調整，以配合差餉估價記錄。

§ 數字包括天水圍。

‡ 數字包括馬鞍山。

° 數字包括將軍澳。

Notes: + Stock has been adjusted in order to reconcile it with the rating record.

§ Figure includes Tin Shui Wai.

‡ Figure includes Ma On Shan.

° Figure includes Tseung Kwan O.

資料來源： 差餉物業估價署  
(查詢電話：2150 8903/2150 8901)

Source: Rating and Valuation Department  
(Enquiry Telephone No.: 2150 8903/ 2150 8901)

## 6.12 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<br>Number of units |        |        |        |        |        |        |
|---------------|---------------------|-------------------------|--------|--------|--------|--------|--------|--------|
| 區域/樓面面積       | Area/Floor area     | 1991                    | 1994   | 1996   | 1997   | 1998   | 1999   | 2000   |
| 港島            | Hong Kong           |                         |        |        |        |        |        |        |
| 少於 40 平方米     | Less than 40 sq. m. | 1 450                   | 1 822  | 918    | 399    | 392    | 961    | 618    |
| 40-69.9 平方米   | 40-69.9 sq. m.      | 3 400                   | 2 853  | 1 125  | 422    | 130    | 1 106  | 1 455  |
| 70-99.9 平方米   | 70-99.9 sq. m.      | 1 315                   | 1 395  | 1 095  | 214    | 110    | 309    | 959    |
| 100-159.9 平方米 | 100-159.9 sq. m.    | 445                     | 686    | 275    | 74     | 64     | 108    | 262    |
| 160 平方米或以上    | 160 sq. m. or above | 485                     | 230    | 183    | 140    | 182    | 157    | 82     |
| 小計            | Sub-total           | 7 095                   | 6 986  | 3 596  | 1 249  | 878    | 2 641  | 3 376  |
| 九龍            | Kowloon             |                         |        |        |        |        |        |        |
| 少於 40 平方米     | Less than 40 sq. m. | 1 475                   | 1 424  | 947*   | 512*   | 609*   | 755*   | 399    |
| 40-69.9 平方米   | 40-69.9 sq. m.      | 6 385                   | 1 956  | 721*   | 84*    | 2 905* | 2 110* | 2 744  |
| 70-99.9 平方米   | 70-99.9 sq. m.      | 380                     | 474    | 291*   | 169*   | 712*   | 472    | 3 021  |
| 100-159.9 平方米 | 100-159.9 sq. m.    | 115                     | 9      | 105*   | 58*    | 188*   | 174*   | 1 407  |
| 160 平方米或以上    | 160 sq. m. or above | 5                       | 6      | 27*    | 38*    | 116*   | 35*    | 148    |
| 小計            | Sub-total           | 8 360                   | 3 869  | 2 091* | 861*   | 4 530* | 3 546* | 7 719  |
| 新界            | New Territories     |                         |        |        |        |        |        |        |
| 少於 40 平方米     | Less than 40 sq. m. | 1 740                   | 6 247  | 687    | 367    | 248    | 5 555  | 1 666  |
| 40-69.9 平方米   | 40-69.9 sq. m.      | 13 815                  | 13 840 | 8 654  | 13 186 | 12 952 | 17 766 | 10 554 |
| 70-99.9 平方米   | 70-99.9 sq. m.      | 1 685                   | 2 164  | 3 726  | 2 066  | 2 215  | 4 670  | 2 045  |
| 100-159.9 平方米 | 100-159.9 sq. m.    | 595                     | 1 024  | 814    | 356    | 1 202  | 906    | 329    |
| 160 平方米或以上    | 160 sq. m. or above | 90                      | 43     | 307    | 117    | 253    | 238    | 101    |
| 小計            | Sub-total           | 17 925                  | 23 318 | 14 188 | 16 092 | 16 870 | 29 135 | 14 695 |
| 全港            | All Districts       |                         |        |        |        |        |        |        |
| 少於 40 平方米     | Less than 40 sq. m. | 4 665                   | 9 493  | 2 552  | 1 278  | 1 249  | 7 271  | 2 683  |
| 40-69.9 平方米   | 40-69.9 sq. m.      | 23 600                  | 18 649 | 10 500 | 13 692 | 15 987 | 20 982 | 14 753 |
| 70-99.9 平方米   | 70-99.9 sq. m.      | 3 380                   | 4 033  | 5 112  | 2 449  | 3 037  | 5 451  | 6 025  |
| 100-159.9 平方米 | 100-159.9 sq. m.    | 1 155                   | 1 719  | 1 194  | 488    | 1 454  | 1 188  | 1 998  |
| 160 平方米或以上    | 160 sq. m. or above | 580                     | 279    | 517    | 295    | 551    | 430    | 331    |
| 總計            | Total               | 33 380                  | 34 173 | 19 875 | 18 202 | 22 278 | 35 322 | 25 790 |

資料來源：差餉物業估價署  
(查詢電話：2150 8903/2150 8901)

Source: Rating and Valuation Department  
(Enquiry Telephone No.: 2150 8903/2150 8901)



### 6.13 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                            | 1991   | 1994   | 1996   | 1997   | 1998   | 1999    | 2000   |
|------------|---------------------------------|--------|--------|--------|--------|--------|---------|--------|
| 商業樓宇       | Commercial                      |        |        |        |        |        |         |        |
| 年底總存量      | Stock as at end of year         | 7 586  | 7 992  | 8 310  | 8 565  | 8 790  | 8 917*  | 8 968  |
| 年內落成量      | Completions during the year     | 205    | 240    | 121    | 249    | 208    | 205     | 64     |
| 年底空置量      | Amount vacant as at end of year | 351    | 546    | 754    | 763    | 827    | 824     | 675    |
| 寫字樓        | Office                          |        |        |        |        |        |         |        |
| 年底總存量      | Stock as at end of year         | 5 542  | 6 850  | 7 417  | 7 889  | 8 604  | 8 971*  | 9 075  |
| 年內落成量      | Completions during the year     | 459    | 502    | 269    | 456    | 737    | 427     | 96     |
| 年底空置量      | Amount vacant as at end of year | 505    | 673    | 824    | 905    | 1 373  | 1 257   | 928    |
| 分層工廠大廈     | Flatted factories               |        |        |        |        |        |         |        |
| 年底總存量      | Stock as at end of year         | 17 113 | 17 600 | 17 827 | 17 942 | 17 888 | 17 725* | 17 545 |
| 年內落成量      | Completions during the year     | 521    | 266    | 242    | 181    | 31     | 4       | 19     |
| 年底空置量      | Amount vacant as at end of year | 1 054  | 1 108  | 2 125  | 1 802  | 1 938  | 1 731   | 1 484  |
| 專業廠房       | Specialized factories           |        |        |        |        |        |         |        |
| 年底總存量      | Stock as at end of year         | 2 926  | 2 856  | 2 921  | 2 896  | 3 038  | 3 182*  | 3 214  |
| 年內落成量      | Completions during the year     | 69     | 78     | 51     | 75     | 172    | 39      | 35     |
| 貨倉         | Storage                         |        |        |        |        |        |         |        |
| 年底總存量      | Stock as at end of year         | 2 756  | 3 183  | 3 210  | 3 298  | 3 391  | 3 438*  | 3 419  |
| 年內落成量      | Completions during the year     | 538    | 203    | 83     | 90     | 124    | 147     | 6      |
| 年底空置量      | Amount vacant as at end of year | 284    | 219    | 230    | 311    | 286    | 287     | 160    |
| 工業/寫字樓綜合樓宇 | Industrial/Office               |        |        |        |        |        |         |        |
| 年底總存量      | Stock as at end of year         | -      | 39     | 247    | 333    | 479    | 535*    | 572    |
| 年內落成量      | Completions during the year     | -      | 24     | 115    | 73     | 145    | 40      | 37     |
| 年底空置量      | Amount vacant as at end of year | -      | 9      | 106    | 83     | 180    | 146     | 90     |

註釋： 一九九四至一九九九年總存量已經調整，以配合差餉估價記錄。

Note: Stock figures for 1994 to 1999 have been adjusted in order to reconcile them with the rating records.

資料來源：差餉物業估價署  
(查詢電話：2150 8903/2150 8901)

Source: Rating and Valuation Department  
(Enquiry Telephone No.: 2150 8903/2150 8901)

## 6.14 按區域及地區劃分的私人分層工廠大廈落成量 Completions of Private Flatted Factories by Area and District

|       |                 | 千平方米<br>Thousand sq. m. |      |      |      |      |      |      |
|-------|-----------------|-------------------------|------|------|------|------|------|------|
| 區域/地區 | Area/District   | 1991                    | 1994 | 1996 | 1997 | 1998 | 1999 | 2000 |
| 港島    | Hong Kong       |                         |      |      |      |      |      |      |
| 筲箕灣   | Shau Kei Wan    | 60                      | 0    | 26   | 0    | 0    | 0    | 15   |
| 香港仔   | Aberdeen        | 6                       | 30   | 9    | 13   | 0    | 0    | 0    |
| 小計    | Sub-total       | 66                      | 30   | 35   | 13   | 0    | 0    | 15   |
| 九龍    | Kowloon         |                         |      |      |      |      |      |      |
| 旺角    | Mong Kok        | 17                      | 1    | 1    | 0    | 0    | 0    | 0    |
| 紅磡    | Hung Hom        | 1                       | 0    | 0    | 9    | 0    | 0    | 0    |
| 長沙灣   | Cheung Sha Wan  | 40                      | 23   | 14   | 12   | 9    | 0    | 0    |
| 黃大仙   | Wong Tai Sin    | 38                      | 0    | 29   | 17   | 0    | 0    | 0    |
| 觀塘    | Kwun Tong       | 79                      | 68   | 39   | 15   | 14   | 0    | 4    |
| 小計    | Sub-total       | 174                     | 92   | 84*  | 53*  | 23   | 0    | 4    |
| 新界    | New Territories |                         |      |      |      |      |      |      |
| 荃灣    | Tsuen Wan       | 84                      | 66   | 80   | 45   | 0    | 4    | 0    |
| 屯門    | Tuen Mun        | 66                      | 16   | 0    | 14   | 0    | 0    | 0    |
| 元朗    | Yuen Long       | 11+                     | 0    | 0    | 0    | 7    | 0    | 0    |
| 天水圍   | Tin Shui Wai    | -                       | 0    | 0    | 0    | 0    | 0    | 0    |
| 北區    | North           | 43                      | 21   | 19   | 32   | 1    | 0    | 0    |
| 大埔    | Tai Po          | 28                      | 0    | 0    | 0    | 0    | 0    | 0    |
| 沙田    | Sha Tin         | 49‡                     | 41‡  | 25   | 25   | 0    | 0    | 0    |
| 馬鞍山   | Ma On Shan      | -                       | -    | 0    | 0    | 0    | 0    | 0    |
| 小計    | Sub-total       | 280                     | 144  | 123  | 115  | 8    | 4    | 0    |
| 總計    | Total           | 521                     | 266  | 242  | 181  | 31   | 4    | 19   |

註釋： + 數字包括天水圍。  
‡ 數字包括馬鞍山。

Notes: + Figure includes Tin Shui Wai.  
‡ Figure includes Ma On Shan.

資料來源： 差餉物業估價署  
(查詢電話：2150 8903/2150 8901)

Source: Rating and Valuation Department  
(Enquiry Telephone No.: 2150 8903/ 2150 8901)

## 6.15 按樓宇類別劃分的售價指數 Price Indices by Type of Premises

(1999=100)

| 類別               | Type  | 1991  | 1994  | 1996  | 1997  | 1998  | 1999  | 2000 |
|------------------|---|-------|-------|-------|-------|-------|-------|------|
| 私人住宅             | Private domestic                              |       |       |       |       |       |       |      |
| 少於 40 平方米        | Less than 40 sq. m.                           | 66.3  | 113.8 | 116.8 | 161.4 | 118.5 | 100.0 | 88.3 |
| 40-69.9 平方米      | 40-69.9 sq. m.                                | 58.6  | 115.0 | 117.1 | 162.7 | 116.0 | 100.0 | 89.5 |
| 70-99.9 平方米      | 70-99.9 sq. m.                                | 54.2  | 119.1 | 116.5 | 168.8 | 117.3 | 100.0 | 91.2 |
| 100-159.9 平方米    | 100-159.9 sq. m.                              | 46.6  | 116.9 | 116.1 | 168.5 | 116.1 | 100.0 | 94.2 |
| 160 平方米或以上       | 160 sq. m. or above                           | 39.2  | 114.8 | 117.6 | 172.9 | 114.0 | 100.0 | 98.7 |
| 合計               | Overall                                       | 61.1  | 114.9 | 116.9 | 163.1 | 117.1 | 100.0 | 89.6 |
| 私人零售樓宇           | Private retail                                | 66.5  | 133.5 | 134.0 | 177.3 | 128.3 | 100.0 | 93.6 |
| 私人寫字樓 (甲級、乙級及丙級) | Private office (Grades A, B and C)            | 100.3 | 230.3 | 188.4 | 213.1 | 134.5 | 100.0 | 89.9 |
| 私人分層工廠大廈 (上層單位)  | Private flatted factories (upper floor units) | 136.9 | 223.7 | 171.4 | 168.9 | 131.8 | 100.0 | 91.2 |

註釋： 由二零零零年起，私人寫字樓售價指數均就重新界定級別的寫字樓編製。因此，二零零零年的指數不能直接與較早前的指數相比。

Note: Since 2000, price indices for private office have been compiled in respect of units graded according to revised grading criteria. Hence, the indices for 2000 are not strictly comparable to earlier indices.

資料來源： 差餉物業估價署  
(查詢電話：2150 8903/2150 8901)

Source: Rating and Valuation Department  
(Enquiry Telephone No.: 2150 8903/ 2150 8901)

## 6.16 按樓宇類別劃分的平均售價 Average Prices by Type of Premises

(元/每平方米計)  
(\$/sq. m.)

| 類別                 | Type   | 1991    | 1994    | 1996    | 1997    | 1998    | 1999    | 2000    |
|--------------------|--|---------|---------|---------|---------|---------|---------|---------|
| 私人住宅               | Private domestic                                 |         |         |         |         |         |         |         |
| 少於 40 平方米          | Less than 40 sq. m.                              |         |         |         |         |         |         |         |
| 港島                 | Hong Kong  | 27,917  | 52,209  | 52,369  | 69,206  | 50,687  | 41,861  | 35,975  |
| 九龍                 | Kowloon  | 24,941  | 42,247  | 43,441  | 57,025  | 41,753  | 35,471  | 30,990  |
| 新界                 | New Territories                                  | 23,145  | 41,203  | 41,713  | 59,323  | 42,063  | 35,735  | 31,444  |
| 40-69.9 平方米        | 40-69.9 sq. m.                                   |         |         |         |         |         |         |         |
| 港島                 | Hong Kong  | 28,755  | 62,044  | 62,125  | 83,159  | 57,203  | 49,287  | 43,656  |
| 九龍                 | Kowloon  | 22,398  | 45,835  | 49,068  | 63,879  | 45,319  | 37,095  | 31,711  |
| 新界                 | New Territories                                  | 22,454  | 42,189  | 43,230  | 59,899  | 40,935  | 35,042  | 31,358  |
| 70-99.9 平方米        | 70-99.9 sq. m.                                   |         |         |         |         |         |         |         |
| 港島                 | Hong Kong  | 28,505  | 72,028  | 74,573  | 104,021 | 71,676  | 60,751  | 54,957  |
| 九龍                 | Kowloon  | 25,238  | 53,378  | 55,153  | 78,949  | 58,120  | 43,952  | 38,515  |
| 新界                 | New Territories                                  | 19,100  | 42,908  | 46,601  | 72,566  | 49,259  | 41,192  | 37,324  |
| 100-159.9 平方米      | 100-159.9 sq. m.                                 |         |         |         |         |         |         |         |
| 港島                 | Hong Kong  | 27,100  | 74,627  | 82,364  | 115,082 | 77,009  | 65,659  | 63,194  |
| 九龍                 | Kowloon  | 24,185  | 54,903  | 57,148  | 82,363  | 65,826  | 50,325  | 46,639  |
| 新界                 | New Territories                                  | 20,863  | 53,548  | 54,889  | 79,521  | 51,977  | 47,353  | 41,389  |
| 160 平方米或以上         | 160 sq. m. or above                              |         |         |         |         |         |         |         |
| 港島                 | Hong Kong  | 25,490  | 82,911  | 93,657  | 135,544 | 88,213  | 77,537  | 80,222  |
| 九龍                 | Kowloon  | 26,098  | 67,309  | 77,669  | 125,078 | 86,948  | 71,226  | 70,992  |
| 新界                 | New Territories                                  | 19,910  | 59,010  | 58,670  | 80,549  | 56,499  | 47,514  | 44,589  |
| 私人零售業樓宇            | Private retail                                   |         |         |         |         |         |         |         |
| 港島                 | Hong Kong  | 70,600  | 150,924 | 156,789 | 224,280 | 159,163 | 132,963 | 121,920 |
| 九龍                 | Kowloon  | 73,515  | 151,115 | 180,249 | 299,382 | 176,028 | 167,893 | 152,995 |
| 新界                 | New Territories                                  | 55,103  | 97,534  | 112,467 | 175,670 | 132,593 | 111,771 | 90,013  |
| 私人寫字樓              | Private office                                   |         |         |         |         |         |         |         |
| 甲級                 | Grade A  |         |         |         |         |         |         |         |
| 上環                 | Sheung Wan                                       | 38,027+ | N.A.    | 83,879  | 115,788 | 62,445+ | 67,230  | 50,582  |
| 中區                 | Central  | 68,076  | 191,711 | 160,021 | 203,716 | 105,245 | 87,173  | 82,489  |
| 灣仔／銅鑼灣             | Wan Chai/Causeway Bay                            | 63,167  | 152,345 | 135,737 | 139,344 | 91,749  | 76,343  | 51,350  |
| 北角 <sup>(1)</sup>  | North Point <sup>(1)</sup>                       | 38,075  | 100,957 | 73,959  | 84,226  | 69,975  | 49,598  | 38,969  |
| 尖沙咀                | Tsim Sha Tsui                                    | 51,677  | 124,126 | 107,954 | 115,044 | 70,383  | 51,483  | 48,787  |
| 油麻地／旺角             | Yau Ma Tei /Mong Kok                             | 43,651  | 125,596 | 90,507  | 99,071  | 52,699  | 56,027  | 44,508+ |
| 乙級                 | Grade B  |         |         |         |         |         |         |         |
| 上環                 | Sheung Wan                                       | 36,242  | 103,065 | 63,036  | 74,003  | 47,238  | 29,260  | 32,696  |
| 中區                 | Central  | 59,721  | 106,158 | 90,543  | 123,005 | 68,274  | 42,706  | 60,539  |
| 灣仔／銅鑼灣             | Wan Chai/Causeway Bay                            | 43,119  | 111,072 | 86,367  | 94,514  | 62,837  | 44,033  | 34,892  |
| 北角 <sup>(1)</sup>  | North Point <sup>(1)</sup>                       | 30,077+ | 96,089  | 70,491  | 70,065  | 57,592  | 34,540  | 29,140  |
| 尖沙咀                | Tsim Sha Tsui                                    | 51,031  | 104,669 | 76,113  | 83,068  | 48,984  | 39,036  | 35,525  |
| 油麻地／旺角             | Yau Ma Tei /Mong Kok                             | 34,868  | 74,681  | 65,462  | 68,757  | 47,705  | 35,486  | 31,719  |
| 丙級                 | Grade C  |         |         |         |         |         |         |         |
| 上環                 | Sheung Wan                                       | 31,217  | 71,692  | 57,946  | 58,402  | 41,989  | 30,825  | 25,588  |
| 中區                 | Central  | 44,241  | 81,626  | 78,038  | 74,176  | 57,795  | 37,123  | 28,000  |
| 灣仔／銅鑼灣             | Wan Chai/Causeway Bay                            | 38,443  | 83,528  | 72,094  | 78,443  | 57,981  | 37,185  | 30,753  |
| 北角 <sup>(1)</sup>  | North Point <sup>(1)</sup>                       | 32,160  | 85,615  | 61,123  | 66,205  | 44,049  | 37,584  | 32,732  |
| 尖沙咀                | Tsim Sha Tsui                                    | 38,040  | 76,140  | 61,190  | 57,840  | 45,505  | 29,919  | 24,884  |
| 油麻地／旺角             | Yau Ma Tei /Mong Kok                             | 37,524  | 65,448  | 55,460  | 60,806  | 48,197  | 32,598  | 27,869  |
| 私人分層工廠大廈<br>(上層單位) | Private flatted factories<br>(upper floor units) |         |         |         |         |         |         |         |
| 港島                 | Hong Kong  | 12,922  | 23,924  | 18,608  | 19,111  | 14,901  | 10,718  | 9,817   |
| 九龍                 | Kowloon  | 13,517  | 24,454  | 18,214  | 17,843  | 13,733  | 10,012  | 9,308   |
| 新界                 | New Territories                                  | 8,925   | 13,807  | 11,363  | 11,123  | 8,392   | 6,627   | 6,215   |

註釋：由二零零零年起，私人寫字樓平均售價均就重新界定級別的寫字樓編製。因此，二零零零年的平均售價不能直接與較早前的數字相比。

(1) 包括鯉魚涌。

+ 平均售價由少於五宗的交易計算出來。

Notes: Since 2000, average prices for private office have been compiled in respect of units graded according to revised grading criteria. Hence, the average prices for 2000 are not strictly comparable to earlier figures.

(1) Including Quarry Bay.

+ Average prices derived from less than 5 transactions.

資料來源：差餉物業估價署  
(查詢電話：2150 8903/2150 8901)

Source: Rating and Valuation Department  
(Enquiry Telephone No.: 2150 8903/ 2150 8901)

## 6.17 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

| 類別               | Type                               | 1991 | 1994  | 1996  | 1997  | 1998  | 1999  | 2000  |
|------------------|------------------------------------|------|-------|-------|-------|-------|-------|-------|
| 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                          | 168  | 229   | 230   | 255   | 219   | 193   | 192   |
| 九龍               | Kowloon                            | 172  | 199   | 197   | 219   | 190   | 173   | 166   |
| 新界               | New Territories                    | 121  | 147   | 142   | 168   | 148   | 133   | 130   |
| 40-69.9 平方米      | 40-69.9 sq. m.                     |      |       |       |       |       |       |       |
| 港島               | Hong Kong                          | 173  | 243   | 245   | 277   | 220   | 197   | 198   |
| 九龍               | Kowloon                            | 150  | 190   | 177   | 197   | 169   | 157   | 149   |
| 新界               | New Territories                    | 107  | 144   | 129   | 155   | 134   | 116   | 117   |
| 70-99.9 平方米      | 70-99.9 sq. m.                     |      |       |       |       |       |       |       |
| 港島               | Hong Kong                          | 195  | 322   | 304   | 362   | 282   | 248   | 252   |
| 九龍               | Kowloon                            | 167  | 226   | 202   | 240   | 204   | 183   | 172   |
| 新界               | New Territories                    | 118  | 198   | 176   | 225   | 162   | 140   | 144   |
| 100-159.9 平方米    | 100-159.9 sq. m.                   |      |       |       |       |       |       |       |
| 港島               | Hong Kong                          | 203  | 369   | 365   | 394   | 315   | 274   | 276   |
| 九龍               | Kowloon                            | 161  | 239   | 219   | 256   | 229   | 187   | 195   |
| 新界               | New Territories                    | 154  | 266   | 219   | 258   | 193   | 177   | 184   |
| 160 平方米或以上       | 160 sq. m. or above                |      |       |       |       |       |       |       |
| 港島               | Hong Kong                          | 191  | 380   | 382   | 428   | 354   | 307   | 316   |
| 九龍               | Kowloon                            | 140  | 216   | 223   | 244   | 211   | 186   | 197   |
| 新界               | New Territories                    | 143  | 237   | 202   | 238   | 184   | 175   | 174   |
| 租金指數 (1999=100)  | Rental indices (1999=100)          |      |       |       |       |       |       |       |
| 少於 40 平方米        | Less than 40 sq. m.                | 86.7 | 111.7 | 114.8 | 128.1 | 112.8 | 100.0 | 97.2  |
| 40-69.9 平方米      | 40-69.9 sq. m.                     | 86.7 | 117.1 | 119.4 | 135.7 | 110.3 | 100.0 | 97.4  |
| 70-99.9 平方米      | 70-99.9 sq. m.                     | 84.4 | 126.2 | 124.7 | 140.9 | 113.6 | 100.0 | 99.3  |
| 100-159.9 平方米    | 100-159.9 sq. m.                   | 75.9 | 127.1 | 121.9 | 139.3 | 116.2 | 100.0 | 100.7 |
| 160 平方米或以上       | 160 sq. m. or above                | 67.3 | 123.4 | 121.1 | 138.7 | 116.9 | 100.0 | 101.8 |
| 合計               | Overall                            | 82.4 | 118.1 | 119.0 | 134.5 | 112.6 | 100.0 | 98.1  |

資料來源：差餉物業估價署  
(查詢電話：2150 8903/2150 8901)

Source: Rating and Valuation Department  
(Enquiry Telephone No.: 2150 8903/ 2150 8901)

## 6.18 按私人非住宅樓宇類別劃分的新訂及續租租約平均租金及租金指數

### Average Rents and Rental Indices of Fresh and Renewal Lettings by Type of Private Non-domestic Premises

| 類別                  | Type   | 1991  | 1994  | 1996  | 1997  | 1998  | 1999  | 2000  |
|---------------------|--|-------|-------|-------|-------|-------|-------|-------|
| 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             | Private retail                                   |       |       |       |       |       |       |       |
| 港島                  | Hong Kong  | 598   | 943   | 986   | 1,105 | 907   | 774   | 798   |
| 九龍                  | Kowloon  | 645   | 935   | 1,026 | 1,168 | 965   | 880   | 969   |
| 新界                  | New Territories                                  | 361   | 618   | 716   | 805   | 718   | 668   | 748   |
| 私人寫字樓               | Private office                                   |       |       |       |       |       |       |       |
| 甲級                  | Grade A  |       |       |       |       |       |       |       |
| 上環                  | Sheung Wan                                       | 376   | 480   | 398   | 416   | 366   | 269   | 324   |
| 中區                  | Central  | 501   | 731   | 620   | 682   | 574   | 406   | 411   |
| 灣仔/銅鑼灣              | Wan Chai/Causeway Bay                            | 388   | 587   | 510   | 482   | 459   | 289   | 301   |
| 北角 <sup>(1)</sup>   | North Point <sup>(1)</sup>                       | -     | -     | -     | -     | 304   | 219   | 220   |
| 尖沙咀                 | Tsim Sha Tsui                                    | 377   | 488   | 377   | 401   | 347   | 267   | 266   |
| 油麻地/旺角              | Yau Ma Tei /Mong Kok                             | 316   | 454   | 358   | 341   | 311   | 233   | 262   |
| 乙級                  | Grade B  |       |       |       |       |       |       |       |
| 上環                  | Sheung Wan                                       | 279   | 412   | 334   | 343   | 272   | 181   | 180   |
| 中區                  | Central  | 419   | 554   | 480   | 490   | 427   | 311   | 288   |
| 灣仔/銅鑼灣              | Wan Chai/Causeway Bay                            | 310   | 431   | 370   | 383   | 322   | 224   | 212   |
| 北角 <sup>(1)</sup>   | North Point <sup>(1)</sup>                       | -     | -     | -     | -     | 254   | 190   | 168   |
| 尖沙咀                 | Tsim Sha Tsui                                    | 334   | 446   | 362   | 374   | 308   | 234   | 224   |
| 油麻地/旺角              | Yau Ma Tei /Mong Kok                             | 288   | 378   | 308   | 317   | 266   | 213   | 209   |
| 丙級                  | Grade C  |       |       |       |       |       |       |       |
| 上環                  | Sheung Wan                                       | 213   | 321   | 284   | 280   | 235   | 183   | 166   |
| 中區                  | Central  | 292   | 374   | 352   | 359   | 309   | 243   | 235   |
| 灣仔/銅鑼灣              | Wan Chai/Causeway Bay                            | 265   | 385   | 349   | 366   | 308   | 228   | 215   |
| 北角 <sup>(1)</sup>   | North Point <sup>(1)</sup>                       | -     | -     | -     | -     | 286   | 212   | 205   |
| 尖沙咀                 | Tsim Sha Tsui                                    | 295   | 413   | 337   | 358   | 279   | 232   | 226   |
| 油麻地/旺角              | Yau Ma Tei /Mong Kok                             | 264   | 364   | 318   | 312   | 263   | 209   | 207   |
| 私人分層工廠大廈<br>(上層單位)  | Private flatted factories<br>(upper floor units) |       |       |       |       |       |       |       |
| 港島                  | Hong Kong  | 104   | 141   | 137   | 142   | 127   | 97    | 96    |
| 九龍                  | Kowloon  | 98    | 140   | 130   | 130   | 121   | 97    | 98    |
| 新界                  | New Territories                                  | 72    | 92    | 90    | 93    | 81    | 70    | 67    |
| 租金指數 (1999=100)     | Rental indices (1999=100)                        |       |       |       |       |       |       |       |
| 私人零售業樓宇             | Private retail                                   | 79.2  | 116.5 | 117.8 | 123.5 | 111.2 | 100.0 | 101.3 |
| 私人寫字樓<br>(甲級、乙級及丙級) | Private office<br>(Grades A, B and C)            | 129.6 | 181.8 | 152.3 | 156.8 | 135.9 | 100.0 | 98.5  |
| 私人分層工廠大廈<br>(上層單位)  | Private flatted factories<br>(upper floor units) | 121.8 | 149.5 | 132.4 | 132.5 | 118.1 | 100.0 | 95.4  |

註釋：由二零零零年起，私人寫字樓平均租金和租金指數均就重新界定級別的寫字樓編製。因此，二零零零年的數字不能直接與較早前的數字相比。

(1) 包括鯪魚涌。

Notes: Since 2000, average rents and rental indices for private office have been compiled in respect of units graded according to revised grading criteria. Hence, the figures for 2000 are not strictly comparable to earlier figures.

(1) Including Quarry Bay.

資料來源：差餉物業估價署  
(查詢電話：2150 8903/2150 8901)

Source: Rating and Valuation Department  
(Enquiry Telephone No.: 2150 8903/ 2150 8901)

## 6.19 (甲) 送達市區及新界土地註冊處登記的文件數目

### (A) Number of Documents Received for Registration in the Urban and New Territories Land Registries

|                 |   | 數目<br>Numbers |         |         |         |         |         |         |
|-----------------|---|---------------|---------|---------|---------|---------|---------|---------|
| 土地文件種類          | Type of land document                                       | 1991          | 1994    | 1996    | 1997    | 1998    | 1999    | 2000    |
| 樓宇及地段買賣合約       | Agreements for sale and purchase of building units and land | 180 964       | 118 481 | 150 715 | 210 594 | 113 569 | 100 144 | 87 140  |
| 物業轉讓契約          | Assignments of properties                                   |               |         |         |         |         |         |         |
| 樓宇轉讓契約          | Assignments of building units                               | 182 997       | 137 876 | 159 520 | 220 911 | 134 994 | 140 858 | 152 022 |
| 地段轉讓契約          | Assignments of land   | 6 704         | 7 465   | 6 231   | 10 959  | 7 350   | 4 448   | 4 006   |
| 按揭/抵押           | Mortgages/legal charges                                     |               |         |         |         |         |         |         |
| 建築按揭/抵押         | Building mortgages/building legal charges                   | 156           | 82      | 63      | 75      | 65      | 38      | 85      |
| 樓宇按揭/抵押         | Other mortgages/legal charges                               | 213 081       | 133 023 | 194 970 | 252 324 | 154 228 | 181 144 | 183 307 |
| 撤銷按揭/抵押         | Receipts/discharges/releases                                | 137 030       | 104 557 | 146 012 | 201 651 | 93 015  | 121 176 | 137 656 |
| 租約              | Leases/tenancy agreements                                   | 6 957         | 7 190   | 7 753   | 7 907   | 6 921   | 7 194   | 7 047   |
| 戰前樓宇重建<br>豁免管制令 | Exclusion orders  | 51            | 49      | 3       | 0       | 0       | 1       | 0       |
| 其他              | Others  | 95 902        | 68 251  | 76 216  | 86 145  | 90 480  | 92 876  | 114 512 |
| 總計              | Total   | 823 842       | 576 974 | 741 483 | 990 566 | 600 622 | 647 879 | 685 775 |

## 6.19 (乙) 送達市區及新界土地註冊處登記的文件涉及的價值

### (B) Consideration of Documents Received for Registration in the Urban and New Territories Land Registries

|           |   | 百萬元<br>\$ million |           |           |           |         |         |         |
|-----------|---|-------------------|-----------|-----------|-----------|---------|---------|---------|
| 土地文件種類    | Type of land document                                       | 1991              | 1994      | 1996      | 1997      | 1998    | 1999    | 2000    |
| 樓宇及地段買賣合約 | Agreements for sale and purchase of building units and land | 318,538           | 505,496   | 517,767   | 937,806   | 364,612 | 287,010 | 242,996 |
| 物業轉讓契約    | Assignments of properties                                   |                   |           |           |           |         |         |         |
| 樓宇轉讓契約    | Assignments of building units                               | 227,015           | 397,910   | 412,420   | 790,408   | 348,352 | 300,059 | 273,040 |
| 地段轉讓契約    | Assignments of land   | 41,072            | 80,977    | 38,098    | 93,750    | 24,311  | 35,670  | 19,921  |
| 按揭/抵押     | Mortgages/legal charges                                     |                   |           |           |           |         |         |         |
| 建築按揭/抵押   | Building mortgages/building legal charges                   | 8,955             | 10,208    | 11,090    | 20,007    | 4,877   | 4,158   | 11,292  |
| 樓宇按揭/抵押   | Other mortgages/legal charges                               | 92,108            | 102,072   | 75,281    | 98,072    | 92,129  | 94,679  | 93,951  |
| 撤銷按揭/抵押   | Receipts/discharges/releases                                | 40,474            | 44,706    | 42,309    | 35,188    | 16,881  | 23,952  | 25,587  |
| 其他        | Others  | 10,769            | -         | -         | -         | -       | -       | -       |
| 總值        | Total Consideration   | 738,931           | 1,141,369 | 1,096,965 | 1,975,231 | 851,162 | 745,528 | 666,787 |

資料來源：土地註冊處  
(查詢電話：2867 2882)

Source: The Land Registry  
(Enquiry Telephone No.: 2867 2882)

## 6.20 政府土地拍賣及批租 Disposals of Government Land

### (甲) 市區 (A) Urban Areas

|                 |   | 1991   | 1994    | 1996    | 1997    | 1998     | 1999      | 2000     |
|-----------------|---|--------|---------|---------|---------|----------|-----------|----------|
| 公開拍賣/投標         | Public auction/tender                   |        |         |         |         |          |           |          |
| 工業/貨倉           | Industrial/godown                       |        |         |         |         |          |           |          |
| 面積(平方米)         | Area (sq. m.)                           | 6 520  | 5 756   | -       | 8 852   | 18 771   | -         | 5 480    |
| 已徵收的地價<br>(百萬元) | Realized premium<br>(\$ million)        | 191    | 415     | -       | 376     | 398      | -         | 128      |
| 商業              | Commercial                              |        |         |         |         |          |           |          |
| 面積(平方米)         | Area (sq. m.)                           | 4 172  | 5 193   | 2 808   | 1 242   | 7 506    | -         | -        |
| 已徵收的地價<br>(百萬元) | Realized premium<br>(\$ million)        | 202    | 2,515   | 1,525   | 86      | 1,601    | -         | -        |
| 商業/住宅           | Commercial/Residential                  |        |         |         |         |          |           |          |
| 面積(平方米)         | Area (sq. m.)                           | 805    | -       | 16 886  | 400     | 10 486   | -         | -        |
| 已徵收的地價<br>(百萬元) | Realized premium<br>(\$ million)        | 123    | -       | 5,226   | 105     | 2,893    | -         | -        |
| 住宅              | Residential                             |        |         |         |         |          |           |          |
| 面積(平方米)         | Area (sq. m.)                           | 65 914 | 7 143   | 38 376  | 151 401 | 122 070  | 111 764   | 129 233  |
| 已徵收的地價<br>(百萬元) | Realized premium<br>(\$ million)        | 3,607  | 2,274   | 1,921   | 32,422  | 8,133    | 7,057     | 12,589   |
| 其他用途            | Other uses                              |        |         |         |         |          |           |          |
| 面積(平方米)         | Area (sq. m.)                           | 224    | -       | -       | 811     | -        | -         | 7 110    |
| 已徵收的地價<br>(百萬元) | Realized premium<br>(\$ million)        | 27     | -       | -       | 125     | -        | -         | 128      |
| 總計              | Total                                   |        |         |         |         |          |           |          |
| 面積(平方米)         | Area (sq. m.)                           | 77 635 | 18 092  | 58 070  | 162 706 | 158 833  | 111 764   | 141 823  |
| 已徵收的地價<br>(百萬元) | Realized premium<br>(\$ million)        | 4,150  | 5,204   | 8,672   | 33,115  | 13,025   | 7,057     | 12,845   |
| 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.)                           | -      | 4 564   | -       | -       | -        | -         | -        |
| 住宅              | Residential                             |        |         |         |         |          |           |          |
| 面積(平方米)         | Area (sq. m.)                           | 44 689 | 85 500  | 248 037 | 26 240  | 256 389+ | 320 357## | 120 839‡ |
| 公用事業/團體用途       | Public utilities/<br>Institutional uses |        |         |         |         |          |           |          |
| 面積(平方米)         | Area (sq. m.)                           | 5 209  | 21 920  | 90 253  | 10 829  | 31 319   | 56 076    | 23 331   |
| 其他用途            | Other uses                              |        |         |         |         |          |           |          |
| 面積(平方米)         | Area (sq. m.)                           | -      | 3 734   | 58 208  | 21 755  | -        | 17 522    | 184 073  |
| 總計              | Total                                   |        |         |         |         |          |           |          |
| 面積(平方米)         | Area (sq. m.)                           | 49 898 | 115 718 | 396 498 | 58 824  | 287 708  | 393 955   | 328 243  |

## 6.20 (續) 政府土地拍賣及批租 (Cont'd.) Disposals of Government Land

### (乙) 新界 (B) New Territories

|                 |   | 1991    | 1994    | 1996    | 1997      | 1998                 | 1999                 | 2000                 |
|-----------------|---|---------|---------|---------|-----------|----------------------|----------------------|----------------------|
| 公開拍賣/投標         | Public auction/tender                   |         |         |         |           |                      |                      |                      |
| 工業/貨倉           | Industrial/godown                       |         |         |         |           |                      |                      |                      |
| 面積(平方米)         | Area (sq. m.)                           | 36 759  | 13 669  | 9 248   | 5 615     | 3 414                | -                    | -                    |
| 已徵收的地價<br>(百萬元) | Realized premium<br>(\$million)         | 683     | 946     | 82      | 106       | 51                   | -                    | -                    |
| 商業              | Commercial                              |         |         |         |           |                      |                      |                      |
| 面積(平方米)         | Area (sq. m.)                           | 4 100   | 3 781   | 720     | 6 500     | 8 000                | -                    | -                    |
| 已徵收的地價<br>(百萬元) | Realized premium<br>(\$million)         | 94      | 850     | 10      | 333       | 120                  | -                    | -                    |
| 商業/住宅           | Commercial/Residential                  |         |         |         |           |                      |                      |                      |
| 面積(平方米)         | Area (sq. m.)                           | 17 220  | -       | 33 366  | -         | 3 068                | 12 212               | -                    |
| 已徵收的地價<br>(百萬元) | Realized premium<br>(\$ million)        | 1,133   | -       | 3,310   | -         | 330                  | 248                  | -                    |
| 住宅              | Residential                             |         |         |         |           |                      |                      |                      |
| 面積(平方米)         | Area (sq. m.)                           | 129 215 | 125 777 | 122 732 | 127 379   | 42 033               | 78 925               | 139 816              |
| 已徵收的地價<br>(百萬元) | Realized premium<br>(\$ million)        | 3,939   | 8,523   | 4,034   | 9,339     | 1,184                | 2,261                | 2,950                |
| 其他用途            | Other uses                              |         |         |         |           |                      |                      |                      |
| 面積(平方米)         | Area (sq. m.)                           | 5 753   | 7 162   | 668 777 | -         | 102 851              | -                    | 14 600               |
| 已徵收的地價<br>(百萬元) | Realized premium<br>(\$ million)        | 118     | 260     | 1,667   | -         | 363                  | -                    | 18                   |
| 總計              | Total                                   |         |         |         |           |                      |                      |                      |
| 面積(平方米)         | Area (sq. m.)                           | 193 047 | 150 389 | 834 843 | 139 494   | 159 366              | 91 137               | 154 416              |
| 已徵收的地價<br>(百萬元) | Realized premium<br>(\$ million)        | 5,966   | 10,579  | 9,103   | 9,778     | 2,048                | 2,509                | 2,968                |
| 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.)                           | -       | 58 620  | -       | -         | -                    | -                    | 80 000               |
| 住宅              | Residential                             |         |         |         |           |                      |                      |                      |
| 面積(平方米)         | Area (sq. m.)                           | 77 408  | 46 880  | 224 859 | 344 609   | 331 309 <sup>Ⓓ</sup> | 253 809 <sup>§</sup> | 384 423 <sup>Ⓔ</sup> |
| 公用事業/團體用途       | Public utilities/<br>Institutional uses |         |         |         |           |                      |                      |                      |
| 面積(平方米)         | Area (sq. m.)                           | 121 768 | 473 807 | 26 811  | 9 728     | 58 525               | 4 489                | 63 854               |
| 其他用途            | Other uses                              |         |         |         |           |                      |                      |                      |
| 面積(平方米)         | Area (sq. m.)                           | 667 887 | 5 242   | 16 590  | 779 767   | 707 087              | 1 297 272            | 1 161                |
| 總計              | Total                                   |         |         |         |           |                      |                      |                      |
| 面積(平方米)         | Area (sq. m.)                           | 867 063 | 584 549 | 268 260 | 1 134 104 | 1 096 921            | 1 555 570            | 529 438              |

註釋：  
+ 包括以私人協約方式批出的鴨洲洲內地段第 443 號及新九龍內地段第 6318 號共 175 702 平方米供作租者置其屋計劃用途。  
## 包括以私人協約方式批出的柴灣內地段第 166 號、新九龍內地段第 6326 及 6327 號共 265 413 平方米供作租者置其屋計劃用途。  
† 包括以私人協約方式批出的柴灣內地段第 169 號及新九龍內地段第 6348 號共 50 268 平方米供作租者置其屋計劃用途。  
Ⓓ 包括以私人協約方式批出的沙田市地段第 500 號、屯門市地段第 441 號、大埔市地段第 172 號及青衣市地段第 160 號共 313 314 平方米供作租者置其屋計劃用途。  
§ 包括以私人協約方式批出的沙田市地段第 505 號、粉嶺上水市地段第 204 號及屯門市地段第 444 號共 213 909 平方米供作租者置其屋計劃用途。  
Ⓔ 包括以私人協約方式批出的沙田市地段第 503 號、大埔市地段第 176 及 178 號及粉嶺上水市地段第 208 號共 374 610 平方米供作租者置其屋計劃用途。

Notes :  
+ Including the Private Treaty Grant of AIL 443 and NKIL 6318 with total area of 175 702 sq. m. for use by the Tenant Purchase Scheme.  
## Including the Private Treaty Grant of CWIL 166, NKIL 6326, and NKIL 6327 with total area of 265 413 sq. m. for use by the Tenant Purchase Scheme.  
† Including the Private Treaty Grant of CWIL 169 and NKIL 6348 with total area of 50 268 sq. m. for use by the Tenant Purchase Scheme.  
Ⓓ Including the Private Treaty Grant of STTL 500, TMTL 441, TPML 172 and TYTL 160 with total area of 313 314 sq. m. for use by the Tenant Purchase Scheme.  
§ Including the Private Treaty Grant of STTL 505, FSSTL 204 and TMTL 444 with total area of 213 909 sq. m. for use by the Tenant Purchase Scheme.  
Ⓔ Including the Private Treaty Grant of STTL 503, TPML 176, TPML 178 and FSSTL 208 with total area of 374 610 sq. m. for use by the Tenant Purchase Scheme.

資料來源：地政總署  
(查詢電話：2525 6694)

Source : Lands Department  
(Enquiry Telephone No.: 2525 6694)  
Hong Kong Annual Digest of Statistics 2001



# 7 房屋 Housing

## 概念及定義

**認可居民人數** 指在房屋署及香港房屋協會租住紀錄上登記的人數。

房屋委員會的租住屋邨大廈及居者有其屋計劃下興建的樓宇，須待房屋署總建築師證明樓宇大致上已竣工後，始視作 **落成**。

**獲批准可動工興建** 指房屋委員會批出建築合約予承建商。

**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（已由一九九四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。

**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。

**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。

**屋宇單位總數** 是來自屋宇單位檔案庫，該檔案庫包括有人居住與空置的住宅及非住宅屋宇單位。

**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。

## 其他有關刊物

**房屋統計數字一覽**，香港房屋委員會編製（免費）

## Concepts and Definitions

*Authorized population* refers to the persons registered on the tenancy records kept by the Housing Department and Hong Kong Housing Society.

A Housing Authority estate block and Home Ownership Scheme building are *completed* when they have been certified as substantially completed by the Chief Architects of the Housing Department.

*Consent to commence work* refers to the award of contracts to a contractor(s) by the Housing Authority.

The *Housing Authority* is a financially autonomous body with responsibility for the management of its own finances. Under the financial 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 Authority continues to pursue financial efficiency in a manner consistent with providing accommodation at affordable rents and prices. Need and affordability, accordingly, remain the guiding principles in the provision of public housing.

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

*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 (kitchen, bathroom, balcony, etc.) but excluding any common areas of the building.

The *stock of quarters* is obtained from the frame of quarters which includes both occupied and unoccupied residential quarters and non-residential quarters.

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

## Further Reference

*Housing in Figures*, published by the Hong Kong Housing Authority (Free)

## 7.1 按類型及地區劃分的二零零零年永久性屋宇單位總數 Stock of Permanent Quarters by Type and Area, 2000

|                     |  | Number of quarters<br>屋宇單位數目 |               |                          |             |
|---------------------|--|------------------------------|---------------|--------------------------|-------------|
| 永久性屋宇單位類型           | Type of permanent quarters                             | 香港島<br>Hong Kong<br>Island   | 九龍<br>Kowloon | 新界<br>New<br>Territories | 總計<br>Total |
| 公營租住房屋              | Public Rental Housing                                  | 78 200                       | 255 700       | 357 300                  | 691 100     |
| 房屋委員會租住單位           | Housing Authority rental flats                         |                              |               |                          |             |
| 甲類                  | Group A  | 64 400                       | 220 200       | 332 200                  | 616 800     |
| 乙類                  | Group B  | 2 900                        | 23 500        | 14 400                   | 40 800      |
| 房屋協會租住單位            | Housing Society rental flats                           | 10 900                       | 12 000        | 10 700                   | 33 600      |
| 補助出售單位              | Subsidized Sale Flats                                  | 39 600                       | 76 400        | 208 700                  | 324 700     |
| 房屋委員會補助<br>出售單位     | Housing Authority subsidized<br>sale flats             | 37 600                       | 72 500        | 195 500                  | 305 600     |
| 房屋協會補助出售單位          | Housing Society subsidized<br>sale flats               | 2 000                        | 3 900         | 13 200                   | 19 100      |
| 私人房屋                | Private Housing  | 326 400                      | 318 600       | 474 300                  | 1 119 300   |
| 私人住宅單位              | Private residential flats                              | 304 100                      | 301 700       | 304 700                  | 910 500     |
| 別墅／平房／新型村屋          | Villas/Bungalows/Modern village<br>houses              | 3 600                        | 1 300         | 99 600                   | 104 500     |
| 簡單磚石蓋搭建建築物/<br>傳統村屋 | Simple stone structures/<br>Traditional village houses | 1 700                        | 2 200         | 43 800                   | 47 700      |
| 員工宿舍                | Staff quarters   | 10 700                       | 9 900         | 15 800                   | 36 400      |
| 非住宅用屋宇單位            | Non-domestic quarters                                  | 6 400                        | 3 500         | 10 400                   | 20 200      |
| 總計                  | Total  | 444 200                      | 650 700       | 1 040 300                | 2 135 200   |

註釋：由二零零零年起，永久性屋宇單位的涵蓋範圍已作出修訂，主要是不再包括酒店及院舍內的屋宇單位。因此，表內數字不能與二零零零年或較早年版的數字作嚴格比較。  
於該年三月底的數字。

Notes: As from 2000, the coverage of permanent quarters has been revised mainly to exclude those in hotels and institutions. Therefore, figures in this table are not strictly comparable to those published in the 2000 or earlier editions of this publication.

Figures are as at end March of the year.

資料來源：政府統計處普查策劃組  
(查詢電話：2716 8006)

Source: Census Planning Section,  
Census and Statistics Department  
(Enquiry Telephone No.: 2716 8006)

## 7.2 按地區劃分的新落成房屋委員會租住單位 Housing Authority Rental Flats Newly Completed by Geographic Area

|       |                          | 單位數目<br>Number of flats |         |         |         |         |         |         |
|-------|--------------------------|-------------------------|---------|---------|---------|---------|---------|---------|
| 地區    | Geographic area          | 1991/92                 | 1994/95 | 1996/97 | 1997/98 | 1998/99 | 1999/00 | 2000/01 |
| 香港島   | Hong Kong Island         | 2 646                   | 3 521   | 105     | 3 612   | 976     | 2 528   | 2 793   |
| 九龍    | Kowloon                  | 7 896                   | 10 167  | 10 471  | 4 192   | 2 997   | 14 095  | 20 533  |
| 荃灣及葵青 | Tsuen Wan and Kwai Tsing | 1 285                   | 5 349   | 2 424   | 2 797   | 3 700   | 4 482   | 4 982   |
| 沙田    | Sha Tin                  | 0                       | 1 498   | 787     | 737     | 0       | 530     | 0       |
| 屯門    | Tuen Mun                 | 0                       | 0       | 0       | 0       | 0       | 0       | 5 263   |
| 其他地區  | Other areas              | 9 363                   | 3 905   | 1 159   | 6 579   | 2 086   | 10 171  | 13 981  |
| 總計    | Total                    | 21 190                  | 24 440  | 14 946  | 17 917  | 9 759   | 31 806  | 47 552  |

註釋：以上數字指已獲房屋署證明大致上已竣工的新建單位。

Note: Figures refer to new flats certified as substantially completed by the Housing Department.

資料來源：房屋署  
(查詢電話：2761 5795)

Source: Housing Department  
(Enquiry Telephone No.: 2761 5795)

### 7.3 按地區劃分的獲批准可動工興建房屋委員會租住單位

#### Housing Authority Rental Flats with Consent to Commence Work by Geographic Area

| 地區    | Geographic area          | 單位數目    |         |         |         |         |         |         |
|-------|--------------------------|---------|---------|---------|---------|---------|---------|---------|
|       |                          | 1991/92 | 1994/95 | 1996/97 | 1997/98 | 1998/99 | 1999/00 | 2000/01 |
| 香港島   | Hong Kong Island         | 1 683   | 3 036   | 2 587   | 1 744   | 2 793   | 0       | 442     |
| 九龍    | Kowloon                  | 7 983   | 3 111   | 8 393   | 15 723  | 23 579  | 7 602   | 2 585   |
| 荃灣及葵青 | Tsuen Wan and Kwai Tsing | 3 835   | 1 280   | 3 655   | 5 813   | 6 088   | 3 645   | 1 669   |
| 沙田    | Sha Tin                  | 0       | 737     | 530     | 0       | 2 719   | 0       | 0       |
| 屯門    | Tuen Mun                 | 0       | 0       | 0       | 0       | 3 023   | 0       | 0       |
| 其他地區  | Other areas              | 1 289   | 4 157   | 3 452   | 5 913   | 15 136  | 1 136   | 12 472  |
| 總計    | Total                    | 14 790  | 12 321  | 18 617  | 29 193  | 53 338  | 12 383  | 17 168  |

資料來源：房屋署  
(查詢電話：2761 5795)

Source : Housing Department  
(Enquiry Telephone No.: 2761 5795)

### 7.4 按單位類型劃分的新落成房屋委員會租住單位

#### Housing Authority Rental Flats Newly Completed by Flat Type

| 單位類型   | Flat type                                    | 室內<br>樓面面積 | Internal<br>floor area | 單位數目    |         |         |         |         |         |         |
|--------|--|------------|------------------------|---------|---------|---------|---------|---------|---------|---------|
|        |  |            |                        | 1991/92 | 1994/95 | 1996/97 | 1997/98 | 1998/99 | 1999/00 | 2000/01 |
| 甲類     | A type                                       | 23至30平方米   | 23-30 sq. m.           | 4 448   | 197     | 0       | 0       | 0       | 0       | 0       |
| 乙類     | B type                                       | 33至37平方米   | 33-37 sq. m.           | 9 260   | 329     | 0       | 0       | 0       | 0       | 0       |
| 丙類     | C type                                       | 39至43平方米   | 39-43 sq. m.           | 3 990   | 138     | 0       | 0       | 0       | 0       | 0       |
| 丁類     | D type                                       | 46平方米以上    | Over 46 sq. m.         | 1 111   | 64      | 0       | 0       | 0       | 0       | 0       |
| 長者住屋單位 | HSC flat<br>(Housing for<br>senior citizens) | 9至28平方米    | 9-28 sq. m.            | 0       | 657     | 1 179   | 1 205   | 1 672   | 1 326   | 1 051   |
| 細單位    | Small flat                                   | 13至25平方米   | 13-25 sq. m.           | 2 381   | 3 401   | 2 654   | 4 256   | 2 431   | 7 357   | 10 275  |
| 一睡房單位  | 1-bedroom flat                               | 32至43平方米   | 32-43 sq. m.           | 0       | 7 970   | 5 756   | 5 887   | 2 264   | 9 986   | 14 751  |
| 兩睡房單位  | 2-bedroom flat                               | 39至48平方米   | 39-48 sq. m.           | 0       | 9 715   | 4 530   | 5 148   | 2 923   | 9 550   | 14 707  |
| 三睡房單位  | 3-bedroom flat                               | 49至60平方米   | 49-60 sq. m.           | 0       | 1 969   | 827     | 1 421   | 469     | 3 587   | 6 768   |
| 總計     | Total  |            |                        | 21 190  | 24 440  | 14 946  | 17 917  | 9 759   | 31 806  | 47 552  |

註釋：由一九九二／九三年度開始，爲了顧及新增的和諧式大廈設計，房委會租住單位的類型分類已作出修訂。

Note : As from 1992/93, the classification of Housing Authority rental flats by flat type has been revised to take into account the new Harmony block design.

資料來源：房屋署  
(查詢電話：2761 5795)

Source : Housing Department  
(Enquiry Telephone No.: 2761 5795)

## 7.5 按單位類型劃分的獲批准可動工興建房屋委員會租住單位

### Housing Authority Rental Flats with Consent to Commence Work by Flat Type

單位數目  
Number of flats

| 單位類型   | Flat type                                 | 室內樓面面積   | Internal floor area | 1991/92 | 1994/95 | 1996/97 | 1997/98 | 1998/99 | 1999/00 | 2000/01 |
|--------|---|----------|---------------------|---------|---------|---------|---------|---------|---------|---------|
| 甲類     | A type                                    | 23至30平方米 | 23-30 sq. m.        | 3 988   | 0       | 0       | 0       | 0       | 0       | 0       |
| 乙類     | B type                                    | 33至37平方米 | 33-37 sq. m.        | 5 902   | 0       | 0       | 0       | 0       | 0       | 0       |
| 丙類     | C type                                    | 39至43平方米 | 39-43 sq. m.        | 2 812   | 0       | 0       | 0       | 0       | 0       | 0       |
| 丁類     | D type                                    | 46平方米以上  | Over 46 sq. m.      | 764     | 0       | 0       | 0       | 0       | 0       | 0       |
| 長者住屋單位 | HSC flat<br>(Housing for senior citizens) | 9至28平方米  | 9-28 sq. m.         | 0       | 307     | 919     | 732     | 1 531   | 0       | 217     |
| 細單位    | Small flat                                | 13至25平方米 | 13-25 sq. m.        | 1 324   | 2 633   | 4 542   | 7 072   | 11 759  | 4 057   | 6 064   |
| 一睡房單位  | 1-bedroom flat                            | 32至43平方米 | 32-43 sq. m.        | 0       | 4 780   | 6 042   | 9 621   | 17 989  | 3 993   | 4 893   |
| 兩睡房單位  | 2-bedroom flat                            | 39至48平方米 | 39-48 sq. m.        | 0       | 3 815   | 6 070   | 9 119   | 16 235  | 3 858   | 4 203   |
| 三睡房單位  | 3-bedroom flat                            | 49至60平方米 | 49-60 sq. m.        | 0       | 786     | 1 044   | 2 649   | 5 824   | 475     | 1 791   |
| 總計     | Total                                     |          |                     | 14 790  | 12 321  | 18 617  | 29 193  | 53 338  | 12 383  | 17 168  |

註釋：由一九九二／九三年度開始，爲了顧及新增的和諧式大廈設計，房委會租住單位的類型分類已作出修訂。

Note: As from 1992/93, the classification of Housing Authority rental flats by flat type has been revised to take into account the new Harmony block design.

資料來源：房屋署  
(查詢電話：2761 5795)

Source: Housing Department  
(Enquiry Telephone No.: 2761 5795)

## 7.6 按地區劃分的公營租住單位總數及認可居民人數

### Stock and Authorized Population of Public Housing Rental Flats by Geographic Area

| 地區                             | Geographic area                |    | 1991/92   | 1994/95   | 1996/97   | 1997/98   | 1998/99   | 1999/00   | 2000/01   |
|--------------------------------|--------------------------------|----|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>房屋委員會 Housing Authority</b> |                                |    |           |           |           |           |           |           |           |
| 香港島                            | Hong Kong Island               | 單位 | 66 934    | 67 336    | 69 882    | 73 397    | 67 100    | 67 708    | 69 322    |
|                                |                                | 人數 | 250 940   | 252 663   | 249 986   | 245 428   | 228 854   | 222 529   | 217 595   |
| 九龍                             | Kowloon                        | 單位 | 265 124   | 250 920   | 251 594   | 242 903   | 237 913   | 241 166   | 248 001   |
|                                |                                | 人數 | 904 505   | 845 520   | 817 723   | 781 384   | 751 360   | 721 212   | 710 596   |
| 荃灣及葵青                          | Tsuen Wan and Kwai Tsing       | 單位 | 106 525   | 106 810   | 105 139   | 108 941   | 100 040   | 103 214   | 101 497   |
|                                |                                | 人數 | 407 978   | 385 711   | 372 853   | 366 317   | 335 101   | 332 152   | 330 587   |
| 沙田                             | Sha Tin                        | 單位 | 63 413    | 67 090    | 67 756    | 68 652    | 64 051    | 61 873    | 55 860    |
|                                |                                | 人數 | 264 998   | 266 875   | 258 457   | 254 002   | 234 440   | 220 666   | 192 703   |
| 屯門                             | Tuen Mun                       | 單位 | 58 001    | 57 991    | 57 993    | 57 993    | 56 093    | 54 184    | 58 570    |
|                                |                                | 人數 | 223 253   | 210 648   | 208 241   | 203 130   | 191 648   | 174 897   | 175 292   |
| 大埔                             | Tai Po                         | 單位 | 31 449    | 32 384    | 32 383    | 32 384    | 30 535    | 30 264    | 21 797    |
|                                |                                | 人數 | 125 469   | 131 099   | 128 338   | 126 214   | 117 105   | 115 277   | 76 965    |
| 粉嶺/<br>上水                      | Fanling/<br>Sheung Shui        | 單位 | 23 166    | 23 568    | 26 692    | 26 718    | 26 718    | 24 286    | 20 651    |
|                                |                                | 人數 | 91 215    | 91 153    | 98 726    | 98 424    | 98 720    | 88 236    | 70 929    |
| 新界其<br>餘地區                     | Rest of the New<br>Territories | 單位 | 32 053    | 51 225    | 53 588    | 58 646    | 62 879    | 68 064    | 77 238    |
|                                |                                | 人數 | 110 932   | 181 748   | 192 875   | 204 068   | 218 431   | 233 526   | 238 531   |
| 小計                             | Sub-total                      | 單位 | 646 665   | 657 324   | 665 027   | 669 634   | 645 329   | 650 759   | 652 936   |
|                                |                                | 人數 | 2 379 290 | 2 365 417 | 2 327 199 | 2 278 967 | 2 175 659 | 2 108 495 | 2 013 198 |
| <b>房屋協會 Housing Society</b>    |                                |    |           |           |           |           |           |           |           |
| 香港島                            | Hong Kong Island               | 單位 | 10 730    | 10 872    | 10 872    | 10 874    | 10 874    | 10 257    | 9 668     |
|                                |                                | 人數 | 42 712    | 38 877    | 37 148    | 33 311    | 31 477    | 30 018    | 29 258    |
| 九龍                             | Kowloon                        | 單位 | 12 405    | 11 973    | 11 973    | 11 973    | 11 973    | 11 973    | 11 973    |
|                                |                                | 人數 | 43 372    | 41 410    | 40 099    | 39 721    | 38 252    | 37 483    | 37 938    |
| 荃灣及葵青                          | Tsuen Wan and Kwai Tsing       | 單位 | 5 147     | 4 500     | 4 769     | 4 769     | 4 769     | 4 769     | 4 769     |
|                                |                                | 人數 | 17 101    | 17 082    | 17 117    | 17 162    | 16 726    | 16 659    | 16 547    |
| 沙田                             | Sha Tin                        | 單位 | 3 740     | 3 725     | 3 730     | 3 730     | 3 730     | 3 730     | 3 730     |
|                                |                                | 人數 | 14 031    | 13 187    | 13 044    | 12 896    | 12 687    | 12 468    | 12 536    |
| 屯門                             | Tuen Mun                       | 單位 | 0         | 0         | 0         | 0         | 0         | 0         | 0         |
|                                |                                | 人數 | 0         | 0         | 0         | 0         | 0         | 0         | 0         |
| 大埔                             | Tai Po                         | 單位 | 0         | 0         | 0         | 0         | 0         | 0         | 0         |
|                                |                                | 人數 | 0         | 0         | 0         | 0         | 0         | 0         | 0         |
| 粉嶺/<br>上水                      | Fanling/<br>Sheung Shui        | 單位 | 0         | 0         | 0         | 0         | 0         | 0         | 0         |
|                                |                                | 人數 | 0         | 0         | 0         | 0         | 0         | 0         | 0         |
| 新界其<br>餘地區                     | Rest of the New<br>Territories | 單位 | 960       | 963       | 1 934     | 2 319     | 2 297     | 2 240     | 2 188     |
|                                |                                | 人數 | 4 082     | 4 213     | 5 998     | 7 250     | 7 285     | 7 244     | 7 128     |
| 小計                             | Sub-total                      | 單位 | 32 982    | 32 033    | 33 278    | 33 665    | 33 643    | 32 969    | 32 328    |
|                                |                                | 人數 | 121 298   | 114 769   | 113 406   | 110 340   | 106 427   | 103 872   | 103 407   |

7.6 (續) 按地區劃分的公營租住單位總數及認可居民人數  
(Cont'd.) Stock and Authorized Population of Public Housing Rental  
Flats by Geographic Area

| 地區         | Geographic area                |    |            | 1991/92   | 1994/95   | 1996/97   | 1997/98   | 1998/99   | 1999/00   | 2000/01   |
|------------|--------------------------------|----|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 合計         | Overall                        |    |            |           |           |           |           |           |           |           |
| 香港島        | Hong Kong Island               | 單位 | Flats      | 77 664    | 78 208    | 80 754    | 84 271    | 77 974    | 77 965    | 78 990    |
|            |                                | 人數 | Population | 293 652   | 291 540   | 287 134   | 278 739   | 260 331   | 252 547   | 246 853   |
| 九龍         | Kowloon                        | 單位 | Flats      | 277 529   | 262 893   | 263 567   | 254 876   | 249 886   | 253 139   | 259 974   |
|            |                                | 人數 | Population | 947 877   | 886 930   | 857 822   | 821 105   | 789 612   | 758 695   | 748 534   |
| 荃灣及葵青      | Tsuen Wan and Kwai Tsing       | 單位 | Flats      | 111 672   | 111 310   | 109 908   | 113 710   | 104 809   | 107 983   | 106 266   |
|            |                                | 人數 | Population | 425 079   | 402 793   | 389 970   | 383 479   | 351 827   | 348 811   | 347 134   |
| 沙田         | Sha Tin                        | 單位 | Flats      | 67 153    | 70 815    | 71 486    | 72 382    | 67 781    | 65 603    | 59 590    |
|            |                                | 人數 | Population | 279 029   | 280 062   | 271 501   | 266 898   | 247 127   | 233 134   | 205 239   |
| 屯門         | Tuen Mun                       | 單位 | Flats      | 58 001    | 57 991    | 57 993    | 57 993    | 56 093    | 54 184    | 58 570    |
|            |                                | 人數 | Population | 223 253   | 210 648   | 208 241   | 203 130   | 191 648   | 174 897   | 175 292   |
| 大埔         | Tai Po                         | 單位 | Flats      | 31 449    | 32 384    | 32 383    | 32 384    | 30 535    | 30 264    | 21 797    |
|            |                                | 人數 | Population | 125 469   | 131 099   | 128 338   | 126 214   | 117 105   | 115 277   | 76 965    |
| 粉嶺/<br>上水  | Fanling/<br>Sheung Shui        | 單位 | Flats      | 23 166    | 23 568    | 26 692    | 26 718    | 26 718    | 24 286    | 20 651    |
|            |                                | 人數 | Population | 91 215    | 91 153    | 98 726    | 98 424    | 98 720    | 88 236    | 70 929    |
| 新界其<br>餘地區 | Rest of the New<br>Territories | 單位 | Flats      | 33 013    | 52 188    | 55 522    | 60 965    | 65 176    | 70 304    | 79 426    |
|            |                                | 人數 | Population | 115 014   | 185 961   | 198 873   | 211 318   | 225 716   | 240 770   | 245 659   |
| 總計         | Total                          | 單位 | Flats      | 679 647   | 689 357   | 698 305   | 703 299   | 678 972   | 683 728   | 685 264   |
|            |                                | 人數 | Population | 2 500 588 | 2 480 186 | 2 440 605 | 2 389 307 | 2 282 086 | 2 212 367 | 2 116 605 |

註釋： 數字不包括由一九九八年四月起在「租者置其屋」計劃下所售出的房委會租住單位。  
於財政年度終結時的數字。

Notes: Figures do not include the Housing Authority rental flats sold under the Tenants Purchase Scheme since April 1998.  
Figures are as at end of the financial year.

資料來源： 房屋署  
(查詢電話：2761 5795)  
香港房屋協會  
(查詢電話：2839 7619)

Sources: Housing Department  
(Enquiry Telephone No.: 2761 5795);  
Hong Kong Housing Society  
(Enquiry Telephone No.: 2839 7619)

## 7.7 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                     |    |         | 1991/92 | 1994/95 | 1996/97 | 1997/98 | 1998/99 | 1999/00 | 2000/01 |
|-------------------|------------------------------|----|---------|---------|---------|---------|---------|---------|---------|---------|
| 緊急事故              | Emergency                    | 單位 | Flats   | 300     | 286     | 128     | 94      | 37      | 25      | 25      |
|                   |                              | 人數 | Persons | 723     | 780     | 390     | 281     | 124     | 80      | 62      |
| 體恤困境              | Compassionate                | 單位 | Flats   | 1 200   | 2 021   | 1 981   | 1 529   | 2 023   | 1 421   | 944     |
|                   |                              | 人數 | Persons | 2 126   | 4 486   | 4 466   | 3 327   | 4 482   | 3 211   | 2 305   |
| 清拆                | Clearance                    | 單位 | Flats   | 8 300   | 10 054  | 7 891   | 5 071   | 2 056   | 2 230   | 1 036   |
|                   |                              | 人數 | Persons | 24 931  | 28 235  | 21 491  | 13 881  | 6 207   | 7 055   | 2 802   |
| 重建 <sup>(1)</sup> | Redevelopment <sup>(1)</sup> | 單位 | Flats   | 12 820  | 7 824   | 11 690  | 10 439  | 5 310   | 14 601  | 20 676  |
|                   |                              | 人數 | Persons | 49 117  | 25 673  | 37 373  | 31 072  | 15 664  | 41 855  | 57 739  |
| 公屋輪候<br>冊申請人      | Waiting list<br>applicants   | 單位 | Flats   | 14 580  | 15 454  | 12 200  | 12 606  | 20 563  | 22 510  | 27 908  |
|                   |                              | 人數 | Persons | 47 154  | 47 811  | 37 722  | 37 416  | 58 890  | 72 780  | 91 763  |
| 調遷                | Transfer                     | 單位 | Flats   | 500     | 3 452   | 3 780   | 3 749   | 4 555   | 4 614   | 4 221   |
|                   |                              | 人數 | Persons | 2 157   | 13 795  | 14 836  | 14 398  | 16 666  | 16 895  | 15 839  |
| 初級公務員             | Junior civil<br>servants     | 單位 | Flats   | 1 300   | 1 382   | 853     | 1 056   | 1 437   | 1 010   | 1 145   |
|                   |                              | 人數 | Persons | 4 575   | 4 897   | 2 947   | 3 565   | 4 723   | 3 328   | 3 440   |
| 總計                | Total                        | 單位 | Flats   | 39 000  | 40 473  | 38 523  | 34 544  | 35 981  | 46 411  | 55 955  |
|                   |                              | 人數 | Persons | 130 783 | 125 677 | 119 225 | 103 940 | 106 756 | 145 204 | 173 950 |

註釋： (1) 「重建」包括大型修葺工程。

Note: (1) 'Redevelopment' includes major repairs.

資料來源： 房屋署  
(查詢電話：2761 5795)

Source: Housing Department  
(Enquiry Telephone No.: 2761 5795)

## 7.8 截至當年三月底時房屋委員會屋邨的代表性每月租金

### Monthly Rent of Typical Flats in Housing Authority Estates as at End March of the Year

| 屋邨類別<br>Type of estate                                | 落成年份                                     | Year of completion   | 代表性單位面積(平方米)<br>Size of typical flat (sq.m.) | 每月租金(元)<br>Monthly rent (\$) |       | 元(每平方米每月計)<br>\$/ sq. m. per month |      |
|---|--|--|--|------------------------------|-------|------------------------------------|------|
|   |  |  |  | 2000                         | 2001  | 2000                               | 2001 |
| 前徙置屋邨<br>Former Resettlement Estates                  | 1964至69年<br>(第三/四型)                      | 1964 - 69<br>(Mark III/IV)                                     | 12.7   | 375                          | 375   | 29.5                               | 29.5 |
|   |  |  | 15.7   | 461                          | 461   | 29.4                               | 29.4 |
|   |  |  | 18.6   | 550                          | 550   | 29.6                               | 29.6 |
|   | 1969至74年<br>(第五/六型)                      | 1969 - 74<br>(Mark V/VI)                                       | 13.7   | 394                          | 394   | 28.8                               | 28.8 |
|   |  |  | 16.4   | 479                          | 479   | 29.3                               | 29.3 |
|   |  |  | 20.5   | 604                          | 604   | 29.4                               | 29.4 |
| 前政府廉租屋邨<br>Former Government Low Cost Housing Estates | 1963至66年                                 | 1963 - 66  | 23.9   | 707                          | 707   | 29.6                               | 29.6 |
|   |  |  | 15.9   | 521                          | 521   | 32.8                               | 32.8 |
|   |  |  | 19.0   | 618                          | 618   | 32.6                               | 32.6 |
|   | 1967至73年                                 | 1967 - 73  | 21.6   | 703                          | 703   | 32.6                               | 32.6 |
|   |  |  | 21.1   | 732                          | 732   | 34.7                               | 34.7 |
|   |  |  | 27.4   | 956                          | 956   | 34.9                               | 34.9 |
| 前屋宇建設委員會屋邨<br>Former Housing Authority Estates        | 1958至65年                                 | 1958 - 65  | 24.1   | 1,041                        | 1,041 | 43.2                               | 43.2 |
|   |  |  | 30.6   | 1,321                        | 1,321 | 43.2                               | 43.2 |
|   |  |  | 41.2   | 1,779                        | 1,779 | 43.2                               | 43.2 |
|   | 1966至73年                                 | 1966 - 73  | 28.3   | 1,132                        | 1,132 | 40.0                               | 40.0 |
|   |  |  | 30.6   | 1,328                        | 1,328 | 43.4                               | 43.4 |
|   |  |  | 33.1   | 1,433                        | 1,433 | 43.3                               | 43.3 |
| 房屋委員會屋邨<br>New Housing Authority Estates              | 1973年以後<br>(市區) <sup>(1)</sup>           | Post 1973<br>(Urban) <sup>(1)</sup>                            | 36.5   | 1,479                        | 1,479 | 40.6                               | 40.6 |
|   |  |  | 11.7   | 516                          | 516   | 44.2                               | 44.2 |
|   |  |  | 16.3   | 1,040                        | 1,040 | 63.7                               | 63.7 |
|   |  |  | 23.5   | 1,002                        | 1,002 | 42.6                               | 42.6 |
|   |  |  | 34.4   | 2,180                        | 2,180 | 63.3                               | 63.3 |
|   | 1973年以後<br>(新市鎮及<br>擴展市區) <sup>(2)</sup> | Post 1973<br>(New Towns<br>& Extended<br>Urban) <sup>(2)</sup> | 43.3   | 2,740                        | 2,740 | 63.3                               | 63.3 |
|   |  |  | 49.0   | 3,110                        | 3,110 | 63.4                               | 63.4 |
|   |  |  | 12.2   | 529                          | 529   | 43.3                               | 43.3 |
|   |  |  | 16.3   | 1,000                        | 1,000 | 61.2                               | 61.2 |
|   |  |  | 23.3   | 968                          | 968   | 41.6                               | 41.6 |
|   | 1973年以後<br>(新界) <sup>(3)</sup>           | Post 1973<br>(The New<br>Territories) <sup>(3)</sup>           | 34.4   | 2,110                        | 2,110 | 61.3                               | 61.3 |
|   |  |  | 43.3   | 2,650                        | 2,650 | 61.3                               | 61.3 |
|   |  |  | 52.2   | 2,187                        | 2,187 | 41.9                               | 41.9 |
|   |  |  | 12.6   | 374                          | 374   | 29.8                               | 29.8 |
|   |  |  | 16.3   | 690                          | 690   | 42.3                               | 42.3 |
| 1973年以後<br>(改建大廈)                                     | Post 1973<br>(Converted<br>Blocks)       | 23.6   | 809  | 809                          | 34.3  | 34.3                               |      |
|   |  | 34.8   | 984  | 984                          | 28.3  | 28.3                               |      |
|   |  | 43.8   | 1,238  | 1,238                        | 28.3  | 28.3                               |      |
|   |  | 51.8   | -  | 2,400                        | -     | 46.4                               |      |
|   |  | 11.2   | 387  | 387                          | 34.7  | 34.7                               |      |
| 25.4  | 942                                      | 942  | 37.2   | 37.2                         |       |                                    |      |

註釋：  
 (1) 市區包括香港島及九龍。  
 (2) 新市鎮及擴展市區包括荃灣、葵涌、青衣、沙田、馬鞍山、大埔及將軍澳。  
 (3) 新界包括粉嶺、上水、屯門、元朗、天水圍及離島。

Notes:  
 (1) Urban includes Hong Kong Island and Kowloon.  
 (2) New Towns and Extended Urban include Tsuen Wan, Kwai Chung, Tsing Yi, Sha Tin, Ma On Shan, Tai Po and Tseung Kwan O.  
 (3) New Territories includes Fanling, Sheung Shui, Tuen Mun, Yuen Long, Tin Shui Wai and Outlying Islands.

資料來源：房屋署  
 (查詢電話：2761 5585)

Source: Housing Department  
 (Enquiry Telephone No.: 2761 5585)



## 7.9 按地區劃分的房屋委員會中轉房屋、平房區及臨時房屋區認可居民人數

### Authorized Population in Housing Authority Interim Housing, Cottage Areas and Temporary Housing Areas by Geographic Area

認可居民人數  
Authorized population

| 類別/地區               | Type/Geographic area           | 1991/92 | 1994/95 | 1996/97 | 1997/98 | 1998/99 | 1999/00 | 2000/01 |
|---------------------|--------------------------------|---------|---------|---------|---------|---------|---------|---------|
| 中轉房屋 <sup>(1)</sup> | Interim Housing <sup>(1)</sup> |         |         |         |         |         |         |         |
| 荃灣及葵青               | Tsuen Wan and Kwai Tsing       | -       | -       | 1 600   | 2 000   | 3 500   | 5 100   | 5 900   |
| 屯門                  | Tuen Mun                       | -       | -       | 0       | 0       | 0       | 0       | 2 500   |
| 其他地區                | Other areas                    | -       | -       | 0       | 0       | 900     | 1 800   | 1 700   |
| 總計                  | Total                          | -       | -       | 1 600   | 2 000   | 4 400   | 6 900   | 10 100  |
| 平房區                 | Cottage areas                  |         |         |         |         |         |         |         |
| 香港島                 | Hong Kong Island               | 2 000   | 1 800   | 1 300   | 1 000   | 800     | 800     | 700     |
| 九龍                  | Kowloon                        | 1 700   | 1 600   | 1 400   | 1 400   | 1 400   | 1 300   | 500     |
| 沙田                  | Sha Tin                        | 400     | 400     | 300     | 300     | 300     | 200     | 0       |
| 其他地區                | Other areas                    | 5 500   | 5 800   | 0       | 0       | 0       | 0       | 0       |
| 總計                  | Total                          | 9 500   | 9 500   | 3 100   | 2 800   | 2 500   | 2 300   | 1 200   |
| 臨時房屋區               | Temporary housing areas        |         |         |         |         |         |         |         |
| 香港島                 | Hong Kong Island               | 6 700   | 4 800   | 0       | 0       | 0       | 0       | 0       |
| 九龍                  | Kowloon                        | 25 400  | 12 000  | 7 200   | 5 000   | 4 200   | 1 900   | 0       |
| 荃灣及葵青               | Tsuen Wan and Kwai Tsing       | 8 000   | 7 600   | 7 100   | 4 200   | 1 400   | 0       | 0       |
| 沙田                  | Sha Tin                        | 11 700  | 6 900   | 4 100   | 700     | 0       | 0       | 0       |
| 屯門                  | Tuen Mun                       | 2 500   | 2 400   | 2 200   | 0       | 0       | 0       | 0       |
| 其他地區                | Other areas                    | 11 000  | 9 800   | 4 000   | 4 200   | 4 400   | 3 000   | 700     |
| 總計                  | Total                          | 65 200  | 43 500  | 24 600  | 14 100  | 10 000  | 4 900   | 700     |

註釋： 於財政年度終結時的數字；數字計至最接近的百位。

(1) 一九九五年九月開始提供中轉房屋。

Notes: Figures are as at end of the financial year and rounded to the nearest hundred.

(1) Interim Housing was opened in September 1995.

資料來源： 房屋署  
(查詢電話：2761 5795)

Source: Housing Department  
(Enquiry Telephone No.: 2761 5795)

**7.10 按地區及實用面積劃分的新落成房屋委員會居者有其屋計劃<sup>(1)</sup>的居住單位**

**Housing Authority Home Ownership Scheme<sup>(1)</sup> Residential Flats Newly Completed by Geographic Area and Saleable Area**

單位數目  
Number of flats

| 地區/<br>實用面積 | Geographic area /<br>Saleable area | 1991/92 | 1994/95 | 1996/97 | 1997/98 | 1998/99 | 1999/00 | 2000/01 |
|-------------|------------------------------------|---------|---------|---------|---------|---------|---------|---------|
| 香港島         | Hong Kong Island                   |         |         |         |         |         |         |         |
| 40平方米以下     | Under 40 sq. m.                    | 560     | 306     | 183     | 552     | 506     | 764     | 148     |
| 40至69.9平方米  | 40 - 69.9 sq. m.                   | 842     | 910     | 514     | 822     | 544     | 574     | 1 822   |
| 小計          | Sub-total                          | 1 402   | 1 216   | 697     | 1 374   | 1 050   | 1 338   | 1 970   |
| 九龍          | Kowloon                            |         |         |         |         |         |         |         |
| 40平方米以下     | Under 40 sq. m.                    | 340     | 777     | 944     | 458     | 140     | 92      | 872     |
| 40至69.9平方米  | 40 - 69.9 sq. m.                   | 1 904   | 611     | 6 384   | 1 080   | 210     | 548     | 4 828   |
| 小計          | Sub-total                          | 2 244   | 1 388   | 7 328   | 1 538   | 350     | 640     | 5 700   |
| 荃灣及葵青       | Tsuen Wan and Kwai Tsing           |         |         |         |         |         |         |         |
| 40平方米以下     | Under 40 sq. m.                    | 0       | 0       | 0       | 0       | 0       | 280     | 0       |
| 40至69.9平方米  | 40 - 69.9 sq. m.                   | 560     | 0       | 0       | 0       | 0       | 420     | 1 856   |
| 小計          | Sub-total                          | 560     | 0       | 0       | 0       | 0       | 700     | 1 856   |
| 沙田          | Sha Tin                            |         |         |         |         |         |         |         |
| 40平方米以下     | Under 40 sq. m.                    | 1 260   | 0       | 0       | 0       | 0       | 0       | 0       |
| 40至69.9平方米  | 40 - 69.9 sq. m.                   | 1 890   | 0       | 3 648   | 0       | 0       | 0       | 7 616   |
| 小計          | Sub-total                          | 3 150   | 0       | 3 648   | 0       | 0       | 0       | 7 616   |
| 屯門          | Tuen Mun                           |         |         |         |         |         |         |         |
| 40平方米以下     | Under 40 sq. m.                    | 408     | 1 120   | 0       | 0       | 0       | 0       | 0       |
| 40至69.9平方米  | 40 - 69.9 sq. m.                   | 816     | 280     | 0       | 0       | 0       | 0       | 0       |
| 小計          | Sub-total                          | 1 224   | 1 400   | 0       | 0       | 0       | 0       | 0       |
| 其他地區        | Other areas                        |         |         |         |         |         |         |         |
| 40平方米以下     | Under 40 sq. m.                    | 884     | 0       | 297     | 2 048   | 276     | 552     | 0       |
| 40至69.9平方米  | 40 - 69.9 sq. m.                   | 340     | 0       | 1 218   | 7 080   | 1 644   | 10 548  | 6 400   |
| 小計          | Sub-total                          | 1 224   | 0       | 1 515   | 9 128   | 1 920   | 11 100  | 6 400   |
| 所有地區        | All areas                          |         |         |         |         |         |         |         |
| 40平方米以下     | Under 40 sq. m.                    | 3 452   | 2 203   | 1 424   | 3 058   | 922     | 1 688   | 1 020   |
| 40至69.9平方米  | 40 - 69.9 sq. m.                   | 6 352   | 1 801   | 11 764  | 8 982   | 2 398   | 12 090  | 22 522  |
| 總計          | Total                              | 9 804   | 4 004   | 13 188  | 12 040  | 3 320   | 13 778  | 23 542  |

註釋： 數字指已獲房屋署證明大致上已竣工的新建單位。

Notes: Figures refer to new flats certified as substantially completed by the Housing Department.

(1) 不包括私人機構參建居屋計劃。

(1) Excluding Private Sector Participation Scheme.

資料來源： 房屋署  
(查詢電話：2761 5795)

Source: Housing Department  
(Enquiry Telephone No.: 2761 5795)

**7.11 按地區及實用面積劃分的獲批准可動工興建房屋委員會  
居者有其屋計劃<sup>(1)</sup>的居住單位**

**Housing Authority Home Ownership Scheme<sup>(1)</sup> Residential Flats with  
Consent to Commence Work by Geographic Area and Saleable Area**

單位數目  
Number of flats

| 地區/<br>實用面積 | Geographic area /<br>Saleable area | 1991/92 | 1994/95 | 1996/97 | 1997/98 | 1998/99 | 1999/00 | 2000/01 |
|-------------|------------------------------------|---------|---------|---------|---------|---------|---------|---------|
| 香港島         | Hong Kong Island                   |         |         |         |         |         |         |         |
| 40平方米以下     | Under 40 sq. m.                    | 766     | 272     | 0       | 0       | 0       | 0       | 304     |
| 40至69.9平方米  | 40 - 69.9 sq. m.                   | 450     | 402     | 724     | 0       | 1 600   | 0       | 912     |
| 小計          | Sub-total                          | 1 216   | 674     | 724     | 0       | 1 600   | 0       | 1 216   |
| 九龍          | Kowloon                            |         |         |         |         |         |         |         |
| 40平方米以下     | Under 40 sq. m.                    | 312     | 2 721   | 161     | 0       | 138     | 0       | 288     |
| 40至69.9平方米  | 40 - 69.9 sq. m.                   | 858     | 3 107   | 479     | 370     | 7 531   | 6 680   | 432     |
| 小計          | Sub-total                          | 1 170   | 5 828   | 640     | 370     | 7 669   | 6 680   | 720     |
| 荃灣及葵青       | Tsuen Wan and Kwai Tsing           |         |         |         |         |         |         |         |
| 40平方米以下     | Under 40 sq. m.                    | 0       | 0       | 0       | 0       | 0       | 0       | 320     |
| 40至69.9平方米  | 40 - 69.9 sq. m.                   | 0       | 0       | 700     | 576     | 0       | 800     | 992     |
| 小計          | Sub-total                          | 0       | 0       | 700     | 576     | 0       | 800     | 1 312   |
| 沙田          | Sha Tin                            |         |         |         |         |         |         |         |
| 40平方米以下     | Under 40 sq. m.                    | 0       | 915     | 0       | 0       | 0       | 0       | 0       |
| 40至69.9平方米  | 40 - 69.9 sq. m.                   | 0       | 2 733   | 0       | 3 440   | 4 816   | 866     | 0       |
| 小計          | Sub-total                          | 0       | 3 648   | 0       | 3 440   | 4 816   | 866     | 0       |
| 屯門          | Tuen Mun                           |         |         |         |         |         |         |         |
| 40平方米以下     | Under 40 sq. m.                    | 560     | 0       | 0       | 0       | 0       | 0       | 0       |
| 40至69.9平方米  | 40 - 69.9 sq. m.                   | 840     | 0       | 0       | 0       | 2 240   | 0       | 0       |
| 小計          | Sub-total                          | 1 400   | 0       | 0       | 0       | 2 240   | 0       | 0       |
| 其他地區        | Other areas                        |         |         |         |         |         |         |         |
| 40平方米以下     | Under 40 sq. m.                    | 0       | 661     | 483     | 1 610   | 0       | 209     | 838     |
| 40至69.9平方米  | 40 - 69.9 sq. m.                   | 0       | 1 979   | 1 437   | 13 970  | 17 410  | 2 509   | 2 891   |
| 小計          | Sub-total                          | 0       | 2 640   | 1 920   | 15 580  | 17 410  | 2 718   | 3 729   |
| 所有地區        | All areas                          |         |         |         |         |         |         |         |
| 40平方米以下     | Under 40 sq. m.                    | 1 638   | 4 569   | 644     | 1 610   | 138     | 209     | 1 750   |
| 40至69.9平方米  | 40 - 69.9 sq. m.                   | 2 148   | 8 221   | 3 340   | 18 356  | 33 597  | 10 855  | 5 227   |
| 總計          | Total                              | 3 786   | 12 790  | 3 984   | 19 966  | 33 735  | 11 064  | 6 977   |

註釋： (1) 不包括私人機構參建居屋計劃。

資料來源： 房屋署  
(查詢電話：2761 5795)

Note: (1) Excluding Private Sector Participation Scheme.

Source: Housing Department  
(Enquiry Telephone No.: 2761 5795)

## 7.12 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

|   |   | 1991/92 | 1994/95 | 1996/97 | 1997/98 | 1998/99 | 1999/00 | 2000/01+ |
|---|---|---------|---------|---------|---------|---------|---------|----------|
| 房屋委員會 - 住宅樓宇、商業樓宇及自置居所計劃的運作帳目、資金管理帳目及代理工作帳目   |   |         |         |         |         |         |         |          |
| Housing Authority - Rental Housing, Commercial and Home Ownership Operating Accounts, Funds Management Account and Agency Account |   |         |         |         |         |         |         |          |
| 收入  | Income  | 14,425  | 18,045  | 30,356  | 33,121  | 36,763  | 37,186  | 43,351   |
| 租金 - 住宅樓宇   | Rental - Rental Housing                       | 4,882   | 7,155   | 8,914   | 9,569   | 9,206   | 9,377   | 9,527    |
| - 商業樓宇  | - Commercial                                  | 2,367   | 3,813   | 4,706   | 5,156   | 4,885   | 4,759   | 5,021    |
| 自置居所計劃收入  | Home Ownership income                         | 6,818   | 6,953   | 16,555  | 18,173  | 21,970  | 22,688  | 28,450   |
| 其他收入  | Other income                                  | 358     | 124     | 181     | 223     | 702     | 362     | 353      |
| 開支  | Expenditure                                   | 14,080  | 11,479  | 17,287  | 20,564  | 20,627  | 27,573  | 30,503   |
| 經常開支  | Recurrent expenditure                         | 5,778   | 9,811   | 12,194  | 14,101  | 14,365  | 14,288  | 15,111   |
| 薪俸  | Personal emoluments                           | 1,066   | 2,653   | 3,379   | 3,526   | 3,953   | 3,814   | 3,672    |
| 政府租金及差餉   | Government rent and rates                     | 1,143   | 1,560   | 1,761   | 1,880   | 1,392   | 1,464   | 1,641    |
| 維修及改善工程   | Maintenance and improvements                  | 978     | 2,856   | 3,265   | 4,253   | 4,339   | 3,691   | 3,558    |
| 其他經常開支  | Other recurrent expenditure                   | 1,729   | 1,331   | 2,066   | 2,426   | 2,507   | 2,532   | 3,156    |
| 折舊  | Depreciation                                  | 862     | 1,411   | 1,723   | 2,016   | 2,174   | 2,787   | 3,084    |
| 自置居所計劃開支  | Home Ownership expenditure                    | 8,302   | 1,668   | 5,093   | 6,463   | 6,262   | 13,285  | 15,392   |
| 特殊撇帳前的盈餘/(赤字)   | Surplus/(Deficit) before special write-off    | 345     | 6,566   | 13,069  | 12,557  | 16,136  | 9,613   | 12,848   |
| 特殊撇帳  | Special write-off                             | -       | -       | -       | -       | -       | -       | 550      |
| 特殊撇帳後的盈餘/(赤字)   | Surplus/(Deficit) after special write-off     | 345     | 6,566   | 13,069  | 12,557  | 16,136  | 9,613   | 12,298   |
| 資金管理帳目盈餘  | Funds Management Account Surplus              | -       | 1,070   | 1,747   | 2,258   | 2,961   | 1,744   | 1,204    |
| 代理工作帳目赤字  | Agency Account Deficit                        | -       | (8)     | -       | (1)     | -       | -       | -        |
| 扣除撥付款項前的盈餘/(赤字)   | Surplus/(Deficit) before appropriations       | 345     | 7,628   | 14,816  | 14,814  | 19,097  | 11,357  | 13,502   |
| 撥付款項  | Appropriations                                | 1,882   | 1,949   | 1,766   | 1,864   | 1,625   | 1,384   | 1,396    |
| 付予政府永久資本的利息   | Interest paid on Government permanent capital | 1,232   | 645     | -       | -       | -       | -       | -        |
| 付予政府借貸資本的利息   | Interest paid on Government loan capital      | -       | 317     | 577     | 542     | 504     | 466     | 423      |
| 紅利  | Dividend                                      | 650     | 987     | 1,189   | 1,322   | 1,121   | 918     | 973      |
| 扣除撥付款項後的盈餘/(赤字)   | Surplus/(Deficit) after appropriations        | (1,537) | 5,679   | 13,050  | 12,950  | 17,472  | 9,973   | 12,106   |

註釋：若干數字已重新分類來配合二零零零/零一年度帳目的編排，及反映房委會與政府於一九九四年簽訂的增補協議所帶來以下的變動：

- 付予政府的利息及紅利不再撥歸房委會的綜合運作帳目而改撥入綜合撥付款項帳目。
- 一百二十八億的永久資本已於一九九四年十月一日轉為借貸資本，以年息五釐分十四年向政府歸還。
- 在一九九四/九五年度之前，以十足市值計算的土地價格列為自置居所計劃開支，但由一九九四/九五年度起，只有付予政府的土地成本包括在內。
- + 二零零零/零一年度的帳目乃臨時及有待審核。

資料來源：房屋署  
(查詢電話：2761 6894)

Notes: Prior year figures have been reclassified to conform to the presentation of 2000/01 Accounts and reflect the following changes pursuant to the 1994 Supplemental Agreement with the Government:

- The payments to Government for interest and dividend are no longer charged to the HA Consolidated Operating Account but are charged to the Consolidated Appropriation Account.
- With effect from 1 October 1994, \$12.8 billion of permanent capital has been converted to loan capital and is to be repaid to Government over 14 years at an interest rate of 5% per annum.
- Prior to 1994/95, land was included in the home Ownership expenditure at full market value. But since 1994/95, only the land cost payable to the Government has been included.

+ Accounts for 2000/01 are provisional and subject to audit.

Source: Housing Department  
(Enquiry Telephone No.: 2761 6894)

### 7.13 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<br>\$ million |         |         |         |         |         |          |
|--------------|--------------------------------------|-------------------|---------|---------|---------|---------|---------|----------|
|              |                                      | 1991/92           | 1994/95 | 1996/97 | 1997/98 | 1998/99 | 1999/00 | 2000/01+ |
| 新建公共租住屋邨     | New rental public housing estates    | 3,079             | 2,416   | 2,950   | 4,037   | 6,960   | 8,058   | 13,113   |
| 重建現有屋邨       | Redevelopment of existing estates    | 1,447             | 2,102   | 3,714   | 4,548   | 5,940   | 5,650   | 3,757    |
| 中轉房屋         | Interim Housing                      | -                 | -       | 7       | 250     | 455     | 1,370   | 455      |
| 自置居所計劃下的住宅單位 | Home Ownership domestic flats        | 2,770             | 2,231   | 4,446   | 4,527   | 7,363   | 13,554  | 5,199    |
| 自置居所計劃下的商業設施 | Home Ownership commercial facilities | 105               | 36      | 220     | 403     | 940     | 1,249   | 656      |
| 分層工廠大廈       | Flatted Factories                    | 1                 | 0       | 0       | 0       | 0       | 0       | 0        |
| 房委會總辦事處      | Housing Authority Headquarters       | 13                | 21      | 83      | 191     | 96      | 520     | 276      |
| 電腦資產         | Computer assets                      | -                 | 67      | 114     | 56      | 176     | 154     | 131      |
| 改善工程         | Improvement works                    | -                 | 174     | 443     | 839     | 1,144   | 1,239   | 1,024    |
| 總計           | Total                                | 7,415             | 7,047   | 11,977  | 14,851  | 23,074  | 31,794  | 24,611   |

註釋： 一九九七/九八和一九九八/九九年度中轉房屋的數字已重新分類以反映中轉房屋工程的總數。  
+ 二零零零/零一年度的帳目乃臨時及有待審核。

Notes: Figures of Interim Housing for 1997/98 and 1998/99 have been reclassified to reflect the total Interim Housing works.

+ Accounts for 2000/01 are provisional and subject to audit.

資料來源： 房屋署  
(查詢電話：2761 6894)

Source: Housing Department  
(Enquiry Telephone No.: 2761 6894)

### 7.14 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<br>\$ million |         |         |         |         |         |          |
|---------|--------------------------------|-------------------|---------|---------|---------|---------|---------|----------|
|         |                                | 1991/92           | 1994/95 | 1996/97 | 1997/98 | 1998/99 | 1999/00 | 2000/01+ |
| 寮屋管制及清拆 | Squatter Control and Clearance |                   |         |         |         |         |         |          |
| 收入      | Receipt                        | 407               | 429     | 483     | 467     | 478     | 466     | 436      |
| 政府應付款項  | Receipt from Government        | 407               | 429     | 483     | 467     | 478     | 466     | 436      |
| 支出      | Payment                        | 407               | 429     | 483     | 467     | 478     | 466     | 436      |
| 寮屋管制    | Squatter control               | 269               | 304     | 335     | 324     | 321     | 317     | 289      |
| 清拆      | Clearance                      | 138               | 125     | 148     | 143     | 157     | 149     | 147      |

註釋： + 二零零零/零一年度的帳目乃臨時及有待審核。

Note: + Accounts for 2000/01 are provisional and subject to audit.

資料來源： 房屋署  
(查詢電話：2761 6894)

Source: Housing Department  
(Enquiry Telephone No.: 2761 6894)