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7 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。

計算 **平均售價** 時，差餉物業估價署會分析經過審查以釐定印花稅的樓宇交易資料。凡列為「可接納」類別的樓宇交易，都會用作分析。不過，有部分交易不會用作分析：包括個別交易中涉及不同類別物業的買賣、未獲評估差餉的樓宇、並非交吉出售的住宅單位，以及住宅樓宇的首次買賣。買賣日期以簽署買賣合約的日期為準，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。私人商業樓宇落成量包括私人機構參建居屋計劃的商業樓宇面積（表 7.11 - 7.14）。

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。

Concepts and Definitions

For building and property statistics :

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

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

Average prices are based on an analysis of transactions scrutinized by the Rating and Valuation Department for stamp duty purposes. Transactions which are considered 'acceptable' are included in the analysis. Certain transactions are excluded from the analysis: those transactions involving a mix of property types, premises which have not yet been assessed to rates, domestic premises sold subject to existing tenancies and primary sales of domestic premises. Date of sale is the date on which an Agreement for Sale and Purchase is signed. 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. The private commercial completion figure includes commercial premises built under the Private Sector Participation Scheme (Tables 7.11 - 7.14).

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.

表 7.11 - 7.12, 7.14, 7.17 - 7.19 所列表載的區域及地區是根據差餉物業估價署所編製的香港物業報告 2002 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）向內的一面所圍繞的全部面積。

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。

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

The area and district boundaries in Tables 7.11 - 7.12, 7.14, 7.17 - 7.19 are classified according to the Hong Kong Property Review 2002 published by 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.

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 m²

Class B : saleable area of 40 m² to 69.9 m²

Class C : saleable area of 70 m² to 99.9 m²

Class D : saleable area of 100 m² to 159.9 m²

Class E : saleable area of 160 m² or above

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 7.11 - 7.12 及 7.15 - 7.18）。

私人寫字樓 包括商用樓宇內的物業，但不包括綜合用途樓宇內的非住宅用途單位。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；大堂與通道裝潢講究及寬敞；中央空氣調節系統完善；設有良好的載客及載貨升降機設備；專業管理；普遍有泊車設施。

乙級： 設計屬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。房屋委員會和房屋協會所建的商業樓宇，也不包括在內。

私人分層工廠大廈 包括為一般製造業工序及與該等工序有直接關係的用途（包括寫字樓）而建設，並通常由地產商出售或出租的樓宇。一般而言，附屬陳列室的面積最高可佔可用樓面總面積的百分之二十。此類物業並不包括下述的 **私人特殊廠房**。房屋委員會興建的工廠樓宇，也不包括在內。

私人工貿大廈 是設計或獲證明作工貿用途的樓面面積。

私人特殊廠房 包括所有其他廠房，主要是為專門製造業工序而建的廠房，每間廠房通常由一名廠東使用。

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

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，由向非牟利性質機構收取象徵式地價，以至向公

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 7.11 - 7.12 and 7.15 - 7.18).

Private office premises comprise premises situated in buildings designed for commercial/business purposes. Excluded are non-domestic floors in composite buildings. Offices are graded as follows:

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

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

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

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. Commercial premises built by the Housing Authority and the Housing Society are also excluded.

Private flatted factories comprise premises designed for general manufacturing processes and uses (including offices) directly related to such processes, and normally intended for sale or letting by the developers. Ancillary showrooms of up to 20% of the total usable floor area is normally permitted. *Private specialised factories*, as described below are excluded. Similar premises built by the Housing Authority are not included.

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

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

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

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 nominal for non-profit-making purposes up to the full

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，和還清債款證明書。

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，再按照其後落成樓宇和拆卸樓宇的數量而加以調整。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。公營房屋的數字並不包括在內。不過，共有三個已改為私人住宅單位的夾心階層住屋計劃屋苑，曾先後包括在樓宇總存量的數字內。而私人商業樓宇總存量亦包括私人機構參建居屋計劃的商業樓宇面積。（表 7.11、7.13 及 7.15）

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占用的空間。

非住宅樓宇的 *空置量*，是在年底普查該等樓宇後計算出來的。空置物業數據是向大廈管理處搜集，或派員視察而獲得的。

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 7.6 - 7.8）。

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」。

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. Public sector figures are excluded. However, a total of three former Sandwich Class Housing Scheme developments which had been turned into private flats were gradually included in the stock figures. The private commercial stock figure also includes commercial premises built under the Private Sector Participation Scheme. (Tables 7.11, 7.13 and 7.15)

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

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 7.6 - 7.8).

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.

機構單位 是指在單一擁有權或控制權下，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。

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

= 添置的固定資產 - 出售的固定資產所得

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、差餉及地租 + 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、差餉及地租 - 其他營運開支（利息支付除外）

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, 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 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.

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 - proceeds from disposal 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, rates and government rent 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, rates and government rent for land and buildings - other operating expenses (excluding interest payments)

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

固定資產的買賣淨值
= 添置的固定資產 - 出售的固定資產所得

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、差餉及地租 + 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、差餉及地租 - 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

固定資產的買賣淨值
= 添置的固定資產 - 出售的固定資產所得

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 other employees; and payments in kind and employer's social security expenditure) + payments to labour-only sub-contractors

Gross additions to fixed assets
= acquisitions of fixed assets - proceeds from disposal 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, rates and government rent 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, rates and government rent 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

Gross additions to fixed assets
= acquisitions of fixed assets - proceeds from disposal of fixed assets

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、差餉及地租 + 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

發展計劃的總支出

= 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

填報年度內發展計劃累積的價值

= $\{ [(P_1 - L_1) + (P_2 - L_2)] / 2 \} \times (C_2 - C_1)$, 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、差餉及地租 - 大廈管理費用 - 其他營運開支 (利息支付除外)

載於表 7.3 - 7.5 內的主要統計數字是根據屋宇建築、建造及地產業按年統計調查所搜集的資料編製而成。

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)

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, rates and government rent 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, rates and government rent for land and buildings - estate management expenses - other operating expenses (excluding interest payments)

The principal statistics presented in Tables 7.3 - 7.5 are compiled based on the results of the Annual Survey of Building, Construction and Real Estate Sectors.

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)

7.1 按樓宇用途劃分的二零零一年地產發展計劃的統計數字

Real Estate Project Statistics by End-use of Buildings for 2001

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

樓宇用途 End-use of buildings	發展計劃 數目 Number of projects	總支出 Total expenses	在填報年度內發展計劃的支出 Project expenses incurred during reporting period					發展計劃內 其他支出 Other project expenses
			付予承建商 的費用 Payments to contractors	建築合約價 值外另行供 應的建築材 料及裝置 Building materials & fittings & supplied	建築設計及技 術顧問費用 Architectural design & technical consultancy fees	利息支付 Interest payments		
住宅樓宇 ⁽¹⁾ Private residential premises ⁽¹⁾	240	38,833	27,405	35	1,272	7,028	3,093	
私人機構參建居屋計劃 Private Sector Participation Schemes	7	2,341	1,928	0	79	257	77	
寫字樓 Office buildings	16	1,394	1,130	0	102	70	92	
酒店及旅舍 Hotels and boarding houses	7	669	505	0	15	85	64	
綜合式商業大廈 Multi-purpose commercial premises	33	5,328	4,074	0	332	508	414	
多層工廠大廈及貨倉 Flatted factory blocks and warehouses	10	660	471	0	43	102	44	
總計 Total	313	49,223	35,512	35	1,843	8,050	3,785	

樓宇用途 End-use of buildings	填報年度內發展 計劃累積的總值 Value accrued to project during reporting period	發展計劃的 地段面積 (千平方米) Land area of projects (thousand sq. m.)	樓宇完成後的 樓面總面積 (千平方米) Gross floor area of buildings when completed (thousand sq. m.)
住宅樓宇 ⁽¹⁾ Private residential premises ⁽¹⁾		52,164	11 220
私人機構參建居屋計劃 Private Sector Participation Schemes		3,086	912
寫字樓 Office buildings		1,613	418
酒店及旅舍 Hotels and boarding houses		1,230	355
綜合式商業大廈 Multi-purpose commercial premises		10,380	1 957
多層工廠大廈及貨倉 Flatted factory blocks and warehouses		636	337
總計 Total		69,109	15 199

註釋： (1) 包括作純住宅用途及商住兩用的樓宇。

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)

7.2 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						
		1992	1997	1998	1999	2000	2001	2002
於建築地盤	At construction sites							
樓宇	Buildings	36,022	69,025	82,626	76,680	69,327	57,799	53,005
其他建築物及設施	Structures & facilities	13,116	29,957	19,349	16,873	20,583	24,491	21,358
小計	Sub-total	49,138	98,982	101,975	93,553	89,910	82,290	74,362
於非地盤	At locations other than sites	18,602	32,518	31,341	32,884	32,161	31,696	31,638
總計	Total	67,741	131,500	133,316	126,437	122,071	113,986	106,000

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)

7.3 按主要行業組別／行業劃分的二零零一年所有屋宇建築、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 Number of establishments	就業人數 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 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 Consumption of materials & supplies; fuels, electricity & water; & maintenance services	連工包料的分 判承建商費用 Value of sub-contract work rendered by fee sub-contractors	雜項營運開支 Miscellaneous operating expenses
(甲) 屋宇建造及土木工程機構單位						
新建造工程						
地盤開拓及地基工程	252	6 813	2,574	2,399	3,101	1,612
建築物上蓋建造及 土木工程	696	42 202	19,841	15,223	61,049	6,299
其他新建造工程	937	8 813	2,603	1,495	4,030	653
裝飾、修葺及保養工程	7 612	22 965	4,710	3,949	11,539	1,828
專門行業						
興建工程及一般整理工程	2 646	13 555	4,541	3,564	1,707	1,110
電器及機械裝設工程	5 865	37 809	12,026	10,421	7,864	4,847
燃氣及水務系統裝設工程	690	3 760	1,178	780	430	160
其他工程	823	5 162	1,006	1,013	526	229
總計	19 521	141 079	48,480	38,845	90,247	16,737

百萬元（另有註明除外）

行業組別／行業	機構單位數目 Number of establishments	就業人數 Number of persons directly engaged	僱員薪酬 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 Consumption of sundry supplies; fuels, electricity & water; & maintenance services	設計與顧問 費用支出 Payments for commission work	雜項營運開支 Miscellaneous operating expenses
(乙) 建築設計、測量及工程策劃服務機構單位						
建築設計服務	244	3 431	1,162	63	360	305
地產測量、估價及 顧問服務	429	5 066	1,750	59	278	500
結構工程服務	52	285	90	5	37	21
建築物設備工程服務	102	1 145	282	16	41	96
土木及地質勘探工程服務	65	4 132	1,390	71	461	266
建築設計及結構工程服務	48	890	229	10	59	77
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	165	4 946	1,904	50	691	370
總計	1 104	19 894	6,806	274	1,926	1,635
(丙) 地產發展、租賃、經紀及 保養管理服務機構單位						
地產發展兼／或租賃	3 886	9 466	2,004	1,998	-	15,335
地產保養管理服務	414	55 548	7,111	7,307	-	5,312
地產經紀及代理	1 386	12 560	2,782	142	-	1,842
總計	5 686	77 574	11,897	9,447	-	22,489

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 2001

\$ million, unless otherwise specified

建造工程總值 Gross value of construction work performed	其他業務收益 Other business receipts	增加價值 Value added	盈餘總額 Gross surplus	固定資產的 買賣淨值 Gross additions to fixed assets	Major Industry Group
(A) Building and Civil Engineering Establishments					
New construction works					
9,936	197	3,067	448	191	Pre-erection works at construction sites
103,297	2,533	23,432	3,418	401	Architectural and civil engineering works at construction sites
8,980	208	3,018	407	104	Miscellaneous new construction works
22,712	638	6,065	1,322	262	Decoration, repair and maintenance Special trades
11,397	160	5,244	635	136	Erection and general finishing
34,688	3,340	14,844	2,870	200	Electrical and mechanical fitting
2,637	25	1,297	114	28	Gas and water fitting
2,915	13	1,171	154	19	Miscellaneous
196,564	7,114	58,139	9,370	1,341	Total

\$ million, unless otherwise specified

服務收入 (乙)／服務及 租項收入(丙) Service income for (B) / service and rental income for (C)	其他業務收益 (乙)／地產發展 計劃的毛利(丙) Other business receipts for (B) / gross margin of real estate development projects for (C)	增加價值 Value added	盈餘總額 Gross surplus	固定資產的 買賣淨值 Gross additions to fixed assets	Industry group/Industry
(B) Architectural, Surveying and Project Engineering Establishments					
1,874	168	1,315	151	29	Architectural design
2,401	304	1,873	119	18	Real estate surveying, valuation and consultancy
163	1	101	11	1	Structural engineering
453	12	312	31	11	Building services engineering
2,370	34	1,588	217	28	Civil and geotechnical engineering
381	13	248	19	4	Architectural design and structural engineering
3,077	72	2,038	134	20	Combination of preceding services
10,719	605	7,476	682	110	Total
(C) Real Estate Development, Leasing, Brokerage and Maintenance Management Establishments					
29,308	27,935	49,515	32,574	7,956	Real estate development and/or leasing
19,851	-	8,080	1,057	34	Real estate maintenance management
4,357	-	3,044	284	48	Real estate brokerage and agency
53,516	27,935	60,639	33,915	8,037	Total

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

7.4 按建造工程總值劃分的二零零一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 (千元)	機構單位數目 Number of establishments	就業人數 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 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 Consumption of materials & supplies; fuels, electricity & water; & maintenance services	連工包料的分 判承建商費用 Value of sub- contract work rendered by fee sub-contractors
< 500	6 646	9 196	378	509	106
500 - 1,999	6 525	17 306	2,312	1,925	998
2,000 - 4,999	2 747	13 771	2,580	1,953	2,428
5,000 - 9,999	1 657	12 402	3,720	2,691	3,125
10,000 - 19,999	730	11 296	2,873	2,280	3,459
20,000 - 49,999	697	15 684	6,272	4,455	8,392
50,000 - 99,999	213	9 112	4,096	2,810	5,966
≥ 100,000	306	52 312	26,248	22,222	65,772
總計	19 521	141 079	48,480	38,845	90,247

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)

7.5 按增加價值劃分的二零零一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 (千元)	機構單位數目 Number of establishments	就業人數 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 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 Consumption of materials & supplies; fuels, electricity & water; & maintenance services	連工包料的分 判承建商費用 Value of sub- contract work rendered by fee sub-contractors
< 500	11 309	18 333	1,178	1,971	5,419
500 - 999	3 045	10 197	1,658	1,430	1,879
1,000 - 2,499	2 542	15 078	3,361	2,731	6,727
2,500 - 4,999	1 233	14 213	3,857	2,716	6,312
5,000 - 9,999	612	11 347	3,546	2,963	7,297
10,000 - 24,999	433	16 820	5,832	4,447	9,441
25,000 - 49,999	156	8 942	4,848	4,199	7,232
≥ 50,000	192	46 149	24,200	18,389	45,938
總計	19 521	141 079	48,480	38,845	90,247

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 2001

\$ million, unless otherwise specified

雜項營運開支 Miscellaneous operating expenses	建造工程總值 Gross value of construction work performed	其他業務收益 Other business receipts	增加價值 Value added	盈餘總額 Gross surplus	固定資產的 買賣淨值 Gross additions to fixed assets	Gross value of construction work performed (\$ thousand)
957	1,572	796	838	418	164	< 500
654	6,627	87	3,147	824	42	500 - 1,999
858	8,068	337	3,181	586	102	2,000 - 4,999
878	10,745	147	4,210	479	50	5,000 - 9,999
917	9,549	241	3,174	260	70	10,000 - 19,999
1,715	21,226	602	7,303	993	294	20,000 - 49,999
1,509	14,257	773	4,799	649	81	50,000 - 99,999
9,249	124,520	4,132	31,486	5,161	538	≥ 100,000
16,737	196,564	7,114	58,139	9,370	1,341	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 2001

\$ million, unless otherwise specified

雜項營運開支 Miscellaneous operating expenses	建造工程總值 Gross value of construction work performed	其他業務收益 Other business receipts	增加價值 Value added	盈餘總額 Gross surplus	固定資產的 買賣淨值 Gross additions to fixed assets	Value added (\$ thousand)
1,171	10,208	344	2,012	813	153	< 500
564	5,745	217	2,094	431	17	500 - 999
1,014	14,286	150	3,989	603	130	1,000 - 2,499
1,200	14,073	411	4,241	400	95	2,500 - 4,999
1,353	15,202	511	4,133	553	99	5,000 - 9,999
2,149	21,786	928	6,750	845	306	10,000 - 24,999
1,434	17,561	848	5,577	696	55	25,000 - 49,999
7,852	97,702	3,704	29,343	5,027	486	≥ 50,000
16,737	196,564	7,114	58,139	9,370	1,341	Total

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

7.6 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	1992	1997	1998	1999	2000	2001	2002
住宅樓宇	Residential							
建築樓盤數目	Number of building projects	83	63	71	56	65	47	83
建築成本總計(百萬元)	Total cost of construction (\$ million)	5,252	6,179	13,439	12,080	18,570	12,154	21,853
實用樓面面積成本 (元/每平方米計) ⁽¹⁾	Cost of usable floor area (\$/sq. m.) ⁽¹⁾	9,432	14,870	18,346	20,074	22,586	21,643	21,038
非住宅樓宇	Non-residential							
建築樓盤數目	Number of building projects	237	298(1)	254	168(1)	134	110	105(1)
建築成本總計(百萬元)	Total cost of construction (\$ million)	14,849	19,484	35,574	29,986	8,598	6,990	11,280
實用樓面面積成本 (元/每平方米計) ⁽¹⁾	Cost of usable floor area (\$/sq. m.) ⁽¹⁾	7,328	16,629	21,148	28,597	23,135	23,059	24,138
綜合用途樓宇	Composite buildings							
建築樓盤數目	Number of building projects	122	58	52	75	40	53	51
建築成本總計(百萬元)	Total cost of construction (\$ million)	3,173	5,563	10,556	18,842	8,929	11,271	12,515
實用樓面面積成本 (元/每平方米計) ⁽¹⁾	Cost of usable floor area (\$/sq. m.) ⁽¹⁾	6,766	12,043	11,849	16,990	17,041	17,354	18,428
合計	Overall							
建築樓盤數目	Number of building projects	442	419(1)	377	299(1)	239	210	239(1)
建築成本總計(百萬元)	Total cost of construction (\$ million)	23,274	31,226	59,569	60,908	36,097	30,414	45,649
實用樓面面積成本 (元/每平方米計) ⁽¹⁾	Cost of usable floor area (\$/sq. m.) ⁽¹⁾	7,657	15,148	17,960	21,312	20,926	19,788	20,420

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)

7.7 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 Thousand sq. m.						
用途／地區	End-use/Geographic area	1992	1997	1998	1999	2000	2001	2002
住宅樓宇	Residential							
香港島	Hong Kong Island	296	160	91	164	266	371	61
九龍	Kowloon	166	38	446	245	423	339	30
新界	New Territories	485	578	1 028	1 148	603	426	177
小計	Sub-total	947	775	1 564	1 557	1 292	1 136	268
非住宅樓宇	Non-residential							
香港島	Hong Kong Island	688	407	503	263	132	127	42
九龍	Kowloon	408	283	481	326	98	169	46
新界	New Territories	1 049	457	694	712	203	105	59
小計	Sub-total	2 144	1 148	1 678	1 301	433	401	147
總計	Total							
香港島	Hong Kong Island	984	567	593	426	397	498	103
九龍	Kowloon	574	321	927	571	522	508	76
新界	New Territories	1 534	1 035	1 721	1 860	806	531	236
合計	Grand total	3 091	1 924	3 242	2 858	1 725	1 537	414

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)

7.8 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 (\$)	1992	1997	1998	1999	2000	2001	2002
500,000元以下	Under \$500,000							
建築樓盤數目	Number of building projects	5	111	5	4	1	3	7
建築成本總計 (千元)	Total cost of construction (\$ thousand)	1,556	33,821	1,160	1,025	250	1,180	2,597
500,000元至 999,999元	\$500,000-\$999,999							
建築樓盤數目	Number of building projects	6	21	11	11	8	4	5
建築成本總計 (千元)	Total cost of construction (\$ thousand)	3,824	14,936	8,553	8,623	6,416	2,772	3,700
1,000,000元至 1,999,999元	\$1,000,000-\$1,999,999							
建築樓盤數目	Number of building projects	18	9	7	6	4	12	10
建築成本總計 (千元)	Total cost of construction (\$ thousand)	25,589	11,389	9,921	7,348	6,050	16,094	14,377
2,000,000元至 3,999,999元	\$2,000,000-\$3,999,999							
建築樓盤數目	Number of building projects	41	19	25	12	13	9	11
建築成本總計 (千元)	Total cost of construction (\$ thousand)	122,290	56,945	75,391	33,164	37,153	24,931	29,155
4,000,000元至 6,999,999元	\$4,000,000-\$6,999,999							
建築樓盤數目	Number of building projects	50	13	28	16	20	6	11
建築成本總計 (千元)	Total cost of construction (\$ thousand)	272,314	67,587	153,734	87,383	108,816	32,030	59,459
7,000,000元至 9,999,999元	\$7,000,000-\$9,999,999							
建築樓盤數目	Number of building projects	48	16	17	16	8	5	11
建築成本總計 (千元)	Total cost of construction (\$ thousand)	402,166	127,820	140,901	133,203	69,016	47,067	93,238
10,000,000元至 14,999,999元	\$10,000,000-\$14,999,999							
建築樓盤數目	Number of building projects	48	28	31	26	21	30	10
建築成本總計 (千元)	Total cost of construction (\$ thousand)	583,343	339,595	372,807	313,130	253,944	366,895	114,333
15,000,000元至 19,999,999元	\$15,000,000-\$19,999,999							
建築樓盤數目	Number of building projects	33	33	31	14	18	10	12
建築成本總計 (千元)	Total cost of construction (\$ thousand)	564,592	560,898	542,083	244,993	320,826	173,941	211,271
20,000,000元及 以上	\$20,000,000 or above							
建築樓盤數目	Number of building projects	190	167	221	193	146	131	161
建築成本總計 (千元)	Total cost of construction (\$ thousand)	21,542,946	30,013,309	58,264,291	62,490,472	35,709,771	30,102,221	45,264,524
沒有建築成本的 建築樓盤數目	Number of building projects for which the construction costs are not available	0	1	0	1	0	0	1

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 7.6 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 7.6.

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)

7.9 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 Number of units						
		1992	1997	1998	1999	2000	2001	2002
香港島	Hong Kong Island	8 245	2 271	7 582	7 690	2 283	2 501	5 076
九龍	Kowloon	2 879	3 125	5 890	7 620	7 983	16 453	5 128
荃灣及葵青	Tsuen Wan and Kwai Tsing	482	1 387	1 465	1 256	1 965	1 278	5 007
沙田	Sha Tin	5 966	7 402	1 666	1 075	61	971	609
屯門	Tuen Mun	787	2 437	3 954	2 172	1 188	631	72
大埔	Tai Po	690	578	446	513	771	248	299
粉嶺／上水	Fanling/Sheung Shui	2 429	4 665	4 012	426	828*	254	331
新界其餘地區	Rest of New Territories	13 453	19 097	8 828	23 571	16 287*	4 938	1 749
總計	Total	34 931	40 962	33 843	44 323	31 366	27 274	18 271

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)

7.10 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 Number of units						
		1992	1997	1998	1999	2000	2001	2002
少於40	Less than 40	22 999	22 813	19 218	26 990	23 452	19 922	11 241
40至69.9	40-69.9	9 158	14 182	11 303	14 451	5 392	5 691	4 397
70至99.9	70-99.9	1 283	2 154	1 087	1 001	818	654	1 246
100至159.9	100-159.9	123	279	687	361	258	136	113
160或以上	160 or above	1 368	1 534	1 548	1 520	1 446	871	1 274
總計	Total	34 931	40 962	33 843	44 323	31 366	27 274	18 271

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)

7.11 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	1992	1997	1998	1999	2000	2001	2002
港島	Hong Kong							
西區	West	910	209	117	285	1 798	1 285	46
上環	Sheung Wan	312	48	0	308	88	141	364
中區	Central	10	68	56	124	0	0	0
灣仔	Wan Chai	45	54	0	382	156	331	0
半山區	Mid-levels	853	322	239	331	422	400	190
山頂	Peak	33	7	62	12	39	28	184
銅鑼灣	Causeway Bay	668	76	190	217	29	309	704
北角	North Point	472	214	24	0	630	258	640
筲箕灣	Shau Kei Wan	687	121	88	666	42	4 014	0
香港仔	Aberdeen	2 816	54	0	235	122	134	0
南區	South	359	76	102	81	50	21	37
小計	Sub-total	7 165	1 249	878	2 641	3 376	6 921	2 165
九龍	Kowloon							
尖沙咀	Tsim Sha Tsui	0	195	36	499	1 669	110	1 912
油麻地	Yau Ma Tei	264	218	10	194	1 416	3 096	1 442
旺角	Mong Kok	443	106	8	0	122	99	1 760
紅磡	Hung Hom	308	61	1 112	993	1 250	3 126	227
何文田	Ho Man Tin	78	27	969	0	220	126	308
長沙灣	Cheung Sha Wan	511	188	248	329	2 634	501	114
石硤尾	Shek Kip Mei	1 242	46	387	260	16	0	0
九龍塘	Kowloon Tong	30	20	26	16	206	41	187
黃大仙	Wong Tai Sin	85	0	1 694	1 255	186	40	195
觀塘	Kwun Tong	2 103	0	40	0	0	0	0
小計	Sub-total	5 064	861	4 530	3 546	7 719	7 139	6 145
新界	New Territories							
荃灣	Tsuen Wan	3 235	2 462	2 283	5 521	2 916	1 275	4 112
屯門	Tuen Mun	2 405	1 153	2 469	2 899	3 557	393	3 132
元朗	Yuen Long	2 912§	5 186§	2 319§	1 825§	1 540	2 020	4 433
天水圍	Tin Shui Wai	-	-	-	-	0	0	0
北區	North	1 385	682	2 365	3 698	1 623	711	1 006
大埔	Tai Po	2 580	2 020	3 442	1 128	790	761	1 525
沙田	Sha Tin	174‡	1 378‡	1 857‡	3 159‡	259	1 095	168
馬鞍山	Ma On Shan	-	-	-	-	2 290	577	37
西貢	Sai Kung	519°	2 577°	1 125°	9 204°	423	482	526
將軍澳	Tseung Kwan O	-	-	-	-	795	4 668	1 881
離島	Outlying Islands	783	634	1 010	1 701	502	220	8 905
小計	Sub-total	13 993	16 092	16 870	29 135	14 695	12 202	25 725
總計	Total	26 222	18 202	22 278	35 322	25 790	26 262	34 035
年底總存量	Stock as at end of the year	805 073	942 217	962 578	1 000 884	1 025 913	1 058 393	1 093 447

註釋：一九九七至二零零一年總存量已經調整，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 figures for 1997 to 2001 have been adjusted in order to reconcile them with the rating records.

§ 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)

7.12 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 Number of units						
區域/樓面面積	Area/Floor area	1992	1997	1998	1999	2000	2001	2002
港島	Hong Kong							
少於 40 平方米	Less than 40 sq. m.	2 442	399	392	961	618	564	433
40-69.9 平方米	40-69.9 sq. m.	2 325	422	130	1 106	1 455	3 784	738
70-99.9 平方米	70-99.9 sq. m.	1 697	214	110	309	959	1 479	196
100-159.9 平方米	100-159.9 sq. m.	463	74	64	108	262	940	520
160 平方米或以上	160 sq. m. or above	238	140	182	157	82	154	278
小計	Sub-total	7 165	1 249	878	2 641	3 376	6 921	2 165
九龍	Kowloon							
少於 40 平方米	Less than 40 sq. m.	1 618	512	609	755	399	1 147	1 805
40-69.9 平方米	40-69.9 sq. m.	3 228	84	2 905	2 110	2 744	3 387	2 369
70-99.9 平方米	70-99.9 sq. m.	193	169	712	472	3 021	1 589	1 792
100-159.9 平方米	100-159.9 sq. m.	16	58	188	174	1 407	831	134
160 平方米或以上	160 sq. m. or above	9	38	116	35	148	185	45
小計	Sub-total	5 064	861	4 530	3 546	7 719	7 139	6 145
新界	New Territories							
少於 40 平方米	Less than 40 sq. m.	4 497	367	248	5 555	1 666	1 546	2 495
40-69.9 平方米	40-69.9 sq. m.	8 714	13 186	12 952	17 766	10 554	9 304	16 877
70-99.9 平方米	70-99.9 sq. m.	428	2 066	2 215	4 670	2 045	1 252	5 263
100-159.9 平方米	100-159.9 sq. m.	234	356	1 202	906	329	39	635
160 平方米或以上	160 sq. m. or above	120	117	253	238	101	61	455
小計	Sub-total	13 993	16 092	16 870	29 135	14 695	12 202	25 725
所有區域	All areas							
少於 40 平方米	Less than 40 sq. m.	8 557	1 278	1 249	7 271	2 683	3 257	4 733
40-69.9 平方米	40-69.9 sq. m.	14 267	13 692	15 987	20 982	14 753	16 475	19 984
70-99.9 平方米	70-99.9 sq. m.	2 318	2 449	3 037	5 451	6 025	4 320	7 251
100-159.9 平方米	100-159.9 sq. m.	713	488	1 454	1 188	1 998	1 810	1 289
160 平方米或以上	160 sq. m. or above	367	295	551	430	331	400	778
總計	Total	26 222	18 202	22 278	35 322	25 790	26 262	34 035

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)

7.13 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	1992	1997	1998	1999	2000	2001	2002
商業樓宇	Commercial							
年底總存量	Stock as at end of year	7 695	8 565	8 790	8 917	8 985	9 102*	9 231
年內落成量	Completions during the year	165	249	208	205	64	132	138
年底空置量	Amount vacant as at end of year	336	763	827	824	675	751	991
寫字樓	Office							
年底總存量	Stock as at end of year	6 099	7 889	8 604	8 971	9 086	9 132*	9 287
年內落成量	Completions during the year	565	456	737	427	96	76	166
年底空置量	Amount vacant as at end of year	589	905	1 373	1 257	928	1 013	1 175
分層工廠大廈	Flatted factories							
年底總存量	Stock as at end of year	17 610	17 942	17 888	17 725	17 578	17 561*	17 560
年內落成量	Completions during the year	556	181	31	4	19	30	3
年底空置量	Amount vacant as at end of year	1 134	1 802	1 938	1 731	1 484	1 923	1 840
特殊廠房	Specialized factories							
年底總存量	Stock as at end of year	2 913	2 896	3 038	3 182	3 184	3 174*	3 171
年內落成量	Completions during the year	48	75	172	39	35	29	5
貨倉	Storage							
年底總存量	Stock as at end of year	3 224	3 298	3 391	3 438	3 411	3 380*	3 397
年內落成量	Completions during the year	474	90	124	147	6	0	27
年底空置量	Amount vacant as at end of year	396	311	286	287	160	242	253
工貿大廈	Industrial/Office							
年底總存量	Stock as at end of year	-	333	479	535	583	599*	599
年內落成量	Completions during the year	-	73	145	40	37	14	0
年底空置量	Amount vacant as at end of year	-	83	180	146	90	90	75

註釋：一九九七至二零零一年總存量已經調整，以配合差餉估價記錄。

Note: Stock figures for 1997 to 2001 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)

7.14 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
Thousand sq. m.

區域/地區	Area/District	1992	1997	1998	1999	2000	2001	2002
港島	Hong Kong							
北角	North Point	35	0	0	0	0	0	0
筲箕灣	Shau Kei Wan	44	0	0	0	15	0	0
香港仔	Aberdeen	0	13	0	0	0	0	0
小計	Sub-total	79	13	0	0	15	0	0
九龍	Kowloon							
旺角	Mong Kok	5	0	0	0	0	0	0
紅磡	Hung Hom	0	9	0	0	0	0	0
長沙灣	Cheung Sha Wan	15	12	9	0	0	0	0
黃大仙	Wong Tai Sin	0	17	0	0	0	0	0
觀塘	Kwun Tong	69	15	14	0	4	15	0
小計	Sub-total	89	53	23	0	4	15	0
新界	New Territories							
荃灣	Tsuen Wan	183	45	0	4	0	0	0
屯門	Tuen Mun	95	14	0	0	0	16	0
元朗	Yuen Long	10+	0	7	0	0	0	0
天水圍	Tin Shui Wai	-	0	0	0	0	0	0
北區	North	66	32	1	0	0	0	3
大埔	Tai Po	0	0	0	0	0	0	0
沙田	Sha Tin	35§	25	0	0	0	0	0
馬鞍山	Ma On Shan	-	0	0	0	0	0	0
小計	Sub-total	388	115	8	4	0	16	3
總計	Total	556	181	31	4	19	30	3

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)

7.15 按落成年份劃分的二零零二年年底私人樓宇總存量 Stock of Private Premises by Year of Completion as at End of 2002

千平方米(另有說明除外)
Thousand sq. m., unless otherwise specified

類別	Type	落成年份 Year of completion							總計 Total
		1960 前 Pre 1960	1960-1969	1970-1979	1980-1989	1990-1994	1995-1999	1999 後 Post 1999	
私人住宅	Private domestic								
(單位數目)	(Number of units)								
中/小型(1)	Small/medium(1)	40 944	151 937	194 541	280 956	149 755	113 147	81 748	1 013 028
單位	units								
大型單位(2)	Large units(2)	5 336	11 609	16 142	24 084	8 285	8 464	6 499	80 419
總計	Total	46 280	163 546	210 683	305 040	158 040	121 611	88 247	1 093 447
私人寫字樓	Private office								
甲級	Grade A	-	16+	363	1 742	1 295	1 619	223	5 257
乙級	Grade B	32	277	384	709	482	450	88	2 422
丙級	Grade C	15	143	458	514	223	231	24	1 607
總計	Total	47	436	1 205	2 965	1 999	2 299	335	9 287
私人商業樓宇	Private commercial	465	1 489	2 101	2 721	1 141	984	331	9 231
私人分層工廠大廈	Private flatted factories	54	1 376	5 919	7 473	2 016	675	46	17 560

註釋： 總存量將會調整，以配合二零零四年的差餉估價記錄，而數字亦會因此而改變。

(1) 指實用面積為 99.9 平方米或以下。

(2) 指實用面積為 99.9 平方米以上。

+ 指一九七零年前的數字。

Notes: Stock figures will be adjusted to reconcile with the rating record in year 2004 and may result in different figures.

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

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

+ Refers to pre 1970 figures.

資料來源： 差餉物業估價署
(查詢電話：2150 8903)

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

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

(1999=100)

類別	Type	1992	1997	1998	1999	2000	2001	2002
私人住宅	Private domestic							
少於 40 平方米	Less than 40 sq. m.	91.2	161.4	118.5	100.0	88.3	77.2	68.1
40-69.9 平方米	40-69.9 sq. m.	82.5	162.7	116.0	100.0	89.5	78.8	70.2
70-99.9 平方米	70-99.9 sq. m.	79.9	168.8	117.3	100.0	91.2	80.8	71.9
100-159.9 平方米	100-159.9 sq. m.	71.4	168.5	116.1	100.0	94.2	83.2	76.6
160 平方米或以上	160 sq. m. or above	59.3	172.9	114.0	100.0	98.7	87.8	81.8
合計	Overall	85.2	163.1	117.1	100.0	89.6	78.7	69.9
私人零售業樓宇	Private retail	93.3	177.3	128.3	100.0	93.6	86.8	85.0
私人寫字樓(甲級、乙級及丙級)(1)	Private office (Grades A, B and C)(1)	137.1	213.1	134.5	100.0	89.9	78.7	68.4
私人分層工廠大廈(上層單位)	Private flatted factories (upper floor units)	175.9	168.9	131.8	100.0	91.2	82.0	74.8

註釋： (1) 由二零零零年開始，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，由二零零零年起的指數不能直接與較早前的指數相比。

Note: (1) Starting from 2000, price indices for private office have been compiled in respect of units graded according to revised grading criteria. Hence, the indices for 2000 onwards 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)

7.17 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	1992	1997	1998	1999	2000	2001	2002
私人住宅	Private domestic							
少於 40 平方米	Less than 40 sq. m.							
港島	Hong Kong	38,930	69,206	50,687	41,861	35,975	31,922	29,012
九龍	Kowloon	33,633	57,025	41,753	35,471	30,990	26,560	23,324
新界	New Territories	32,881	59,323	42,063	35,735	31,444	27,883	24,455
40-69.9 平方米	40-69.9 sq. m.							
港島	Hong Kong	41,152	83,159	57,203	49,287	43,656	38,783	34,177
九龍	Kowloon	30,649	63,879	45,319	37,095	31,711	28,317	24,722
新界	New Territories	32,539	59,899	40,935	35,042	31,358	27,841	26,646
70-99.9 平方米	70-99.9 sq. m.							
港島	Hong Kong	44,019	104,021	71,676	60,751	54,957	49,358	42,116
九龍	Kowloon	36,021	78,949	58,120	43,952	38,515	33,792	30,654
新界	New Territories	30,623	72,566	49,259	41,192	37,324	32,685	29,522
100-159.9 平方米	100-159.9 sq. m.							
港島	Hong Kong	42,941	115,082	77,009	65,659	63,194	56,904	51,801
九龍	Kowloon	36,112	82,363	65,826	50,325	46,639	40,968	37,582
新界	New Territories	34,200	79,521	51,977	47,353	41,389	34,812	31,953
160 平方米或以上	160 sq. m. or above							
港島	Hong Kong	40,902	135,544	88,213	77,537	80,222	70,312	65,725
九龍	Kowloon	40,718	125,078	86,948	71,226	70,992	58,686	49,840
新界	New Territories	30,146	80,549	56,499	47,514	44,589	35,676	35,326
私人零售業樓宇	Private retail							
港島	Hong Kong	90,213	224,280	159,163	132,963	121,920	109,710	124,478
九龍	Kowloon	100,342	299,382	176,028	167,893	152,995	125,402	120,383
新界	New Territories	75,824	175,670	132,593	111,771	90,013	93,928	108,861
私人寫字樓(1)	Private office(1)							
甲級	Grade A							
上環	Sheung Wan	-	115,788	62,445+	67,230	50,582	40,977	19,673
中區	Central	88,687	203,716	105,245	87,173	82,489	73,237	54,665
灣仔/銅鑼灣	Wan Chai/Causeway Bay	78,322	139,344	91,749	76,343	51,350	52,242	39,643
北角(2)	North Point(2)	51,445	84,226	69,975	49,598	38,969	34,156	27,648
尖沙咀	Tsim Sha Tsui	67,766	115,044	70,383	51,483	48,787	45,804	39,510
油麻地/旺角	Yau Ma Tei/Mong Kok	71,677	99,071	52,699	56,027	44,508+	-	-
乙級	Grade B							
上環	Sheung Wan	52,550	74,003	47,238	29,260	32,696	27,830	21,253
中區	Central	72,774	123,005	68,274	42,706	60,539	46,124	40,214
灣仔/銅鑼灣	Wan Chai/Causeway Bay	57,426	94,514	62,837	44,033	34,892	34,420	30,305
北角(2)	North Point(2)	56,501	70,065	57,592	34,540	29,140	22,475	20,092
尖沙咀	Tsim Sha Tsui	62,938	83,068	48,984	39,036	35,525	32,084	30,133
油麻地/旺角	Yau Ma Tei/Mong Kok	47,950	68,757	47,705	35,486	31,719	25,076	24,584
丙級	Grade C							
上環	Sheung Wan	42,560	58,402	41,989	30,825	25,588	21,785	19,129
中區	Central	49,267	74,176	57,795	37,123	28,000	28,178	28,926
灣仔/銅鑼灣	Wan Chai/Causeway Bay	51,033	78,443	57,981	37,185	30,753	27,794	23,287
北角(2)	North Point(2)	43,551	66,205	44,049	37,584	32,732	26,571	24,581
尖沙咀	Tsim Sha Tsui	49,753	57,840	45,505	29,919	24,884	24,001	22,636
油麻地/旺角	Yau Ma Tei/Mong Kok	50,348	60,806	48,197	32,598	27,869	23,008	21,923
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)							
港島	Hong Kong	17,503	19,111	14,901	10,718	9,817	8,321	8,094
九龍	Kowloon	17,355	17,843	13,733	10,012	9,308	8,521	8,272
新界	New Territories	11,540	11,123	8,392	6,627	6,215	5,641	4,958

註釋： (1) 由二零零零年開始，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，由二零零零年起的平均售價不能直接與較早前的數字相比。

(2) 包括鯪魚涌。

+ 平均售價由少於五宗的交易計算出來。

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

Notes: (1) Starting from 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 onwards are not strictly comparable to earlier figures.

(2) Including Quarry Bay.

+ Average prices derived from less than 5 transactions.

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

7.18 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	1992	1997	1998	1999	2000	2001	2002
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	193	255	219	193	192	187	165
九龍	Kowloon	171	219	190	173	166	153	134
新界	New Territories	134	168	148	133	130	120	105
40-69.9 平方米	40-69.9 sq. m.							
港島	Hong Kong	198	277	220	197	198	191	168
九龍	Kowloon	152	197	169	157	149	146	132
新界	New Territories	124	155	134	116	117	112	101
70-99.9 平方米	70-99.9 sq. m.							
港島	Hong Kong	229	362	282	248	252	254	225
九龍	Kowloon	185	240	204	183	172	184	164
新界	New Territories	136	225	162	140	144	141	122
100-159.9 平方米	100-159.9 sq. m.							
港島	Hong Kong	233	394	315	274	276	282	247
九龍	Kowloon	188	256	229	187	195	233	196
新界	New Territories	175	258	193	177	184	177	156
160 平方米或以上	160 sq. m. or above							
港島	Hong Kong	220	428	354	307	316	328	305
九龍	Kowloon	158	244	211	186	197	207	190
新界	New Territories	163	238	184	175	174	186	169
租金指數 (1999=100)	Rental indices (1999=100)							
少於 40 平方米	Less than 40 sq. m.	93.1	128.1	112.8	100.0	97.2	93.0	81.3
40-69.9 平方米	40-69.9 sq. m.	93.8	135.7	110.3	100.0	97.4	93.9	81.8
70-99.9 平方米	70-99.9 sq. m.	95.4	140.9	113.6	100.0	99.3	97.4	85.0
100-159.9 平方米	100-159.9 sq. m.	87.4	139.3	116.2	100.0	100.7	101.9	89.8
160 平方米或以上	160 sq. m. or above	77.1	138.7	116.9	100.0	101.8	104.5	94.3
合計	Overall	90.4	134.5	112.6	100.0	98.1	95.4	83.4

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)

7.19 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	1992	1997	1998	1999	2000	2001	2002
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	741	1105.3	907	774	798	858	791
九龍	Kowloon	738	1168	965	880	969	932	865
新界	New Territories	437	805	718	668	748	687	645
私人寫字樓(1)	Private office(1)							
甲級	Grade A							
上環	Sheung Wan	380+	416	366	269	324	331	252
中區	Central	481	682	574	406	411	474	342
灣仔/銅鑼灣	Wan Chai/Causeway Bay	383	482	459	289	301	329	239
北角(2)	North Point(2)	-	-	304	219	220	257	204
尖沙咀	Tsim Sha Tsui	382	400.5	347	267	266	261	224
油麻地/旺角	Yau Ma Tei/Mong Kok	372	341	311	233	262	308	223
乙級	Grade B							
上環	Sheung Wan	319	343.1	272	181	180	177	149
中區	Central	410	490	427	311	288	319	241
灣仔/銅鑼灣	Wan Chai/Causeway Bay	320	383	322	224	212	218	185
北角(2)	North Point(2)	-	-	254	190	168	163	142
尖沙咀	Tsim Sha Tsui	353	374	308	234	224	244	208
油麻地/旺角	Yau Ma Tei/Mong Kok	321	317	266	213	209	207	192
丙級	Grade C							
上環	Sheung Wan	250	280	235	183	166	164	146
中區	Central	304	359	309	243	235	248	212
灣仔/銅鑼灣	Wan Chai/Causeway Bay	291	366	308	228	215	211	187
北角(2)	North Point(2)	-	-	286	212	205	201	179
尖沙咀	Tsim Sha Tsui	321	358	279.1	232	226	235	206
油麻地/旺角	Yau Ma Tei/Mong Kok	308	312	263	209	207	202	184
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)							
港島	Hong Kong	112	142	127	97	96	88	81
九龍	Kowloon	108	130	121	97	98	91	87
新界	New Territories	78	93	81	70	67	64	59
租金指數 (1999=100)	Rental indices (1999=100)							
私人零售業樓宇	Private retail	92.3	123.5	111.2	100	101.3	99.4	92.9
私人寫字樓 (甲級、乙級及丙級)	Private office (Grades A, B and C)	136.8	156.8	135.9	100	98.5	101	85.4
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)	131.3	132.5	118.1	100	95.4	90.3	82.7

註釋： (1) 由二零零零年開始，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，由二零零零年起的數字不能直接與較早前的數字相比。

(2) 包括鯉魚涌。

+ 數字由少於二十宗的交易計算出來。

Notes: (1) Starting from 2000, average rents and rental indices for private office have been compiled in respect of units graded according to revised grading criteria. Hence, figures for 2000 onwards are not strictly comparable to earlier figures.

(2) Including Quarry Bay.

+ Figure derived from less than 20 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)

7.20 (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 Numbers						
土地文件種類	Type of land document	1992	1997	1998	1999	2000	2001	2002
物業買賣合約	Agreements for sale and purchase of properties							
樓宇買賣合約	Agreements for sale and purchase of building units	135 261	205 461	111 489	98 466	85 744	88 190	85 921
住宅	Residential	-	172 711	85 616	77 087	65 340	69 667	72 974
非住宅	Non-residential	-	32 750	25 873	21 379	20 404	18 523	12 947
地段買賣合約	Agreements for sale and purchase of land	4 666	5 133	2 080	1 678	1 396	1 419	1 128
物業轉讓契約	Assignments of properties							
樓宇轉讓契約	Assignments of building units	157 920	220 911	134 994	140 858	152 022	144 037	119 734
地段轉讓契約	Assignments of land	10 249	10 959	7 350	4 448	4 006	3 564	2 980
按揭/抵押	Mortgages/legal charges							
建築按揭/抵押	Building mortgages/building legal charges	117	75	65	38	85	117	56
樓宇按揭/抵押	Other mortgages/legal charges	168 478	252 324	154 228	181 144	183 307	157 064	121 791
撤銷按揭/抵押	Receipts/discharges/releases	123 921	201 651	93 015	121 176	137 656	110 009	93 048
租約	Leases/tenancy agreements	8 490	7 907	6 921	7 194	7 047	6 948	5 959
戰前樓宇重建 豁免管制令	Exclusion orders	6	0	0	1	0	0	0
其他	Others	76 028	86 145	90 480	92 876	114 512	97 779	114 048
總計	Total	685 136	990 566	600 622	647 879	685 775	609 127	544 665

(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 \$ million						
土地文件種類	Type of land document	1992	1997	1998	1999	2000	2001	2002
物業買賣合約	Agreements for sale and purchase of properties							
樓宇買賣合約	Agreements for sale and purchase of building units	322,501	868,019	340,906	256,641	222,520	192,808	185,393
住宅	Residential	-	690,341	278,475	211,994	168,393	150,916	154,252
非住宅	Non-residential	-	177,678	62,431	44,647	54,127	41,892	31,141
地段買賣合約	Agreements for sale and purchase of land	62,883	69,787	23,706	30,369	20,476	16,719	10,363
物業轉讓契約	Assignments of properties							
樓宇轉讓契約	Assignments of building units	296,064	790,408	348,352	300,059	273,040	243,524	198,110
地段轉讓契約	Assignments of land	58,225	93,750	24,311	35,670	19,921	22,964	12,014
按揭/抵押	Mortgages/legal charges							
建築按揭/抵押	Building mortgages/building legal charges	5,792	20,007	4,877	4,158	11,292	7,518	3,570
樓宇按揭/抵押	Other mortgages/legal charges	88,538	98,072	92,129	94,679	93,951	84,835	68,336
撤銷按揭/抵押	Receipts/discharges/releases	45,163	35,188	16,881	23,952	25,587	16,747	13,317
其他	Others	268	-	-	-	-	-	-
總值	Total Consideration	879,434	1,975,231	851,162	745,528	666,787	585,115	491,103

資料來源：土地註冊處
(查詢電話：2867 2882)

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

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

(甲) 市區

(A) Urban Areas

		1992	1997	1998	1999	2000	2001	2002
公開拍賣/投標	Public auction/tender							
工業/貨倉	Industrial/godown							
面積(平方米)	Area (sq. m.)	7 653	8 852	18 771	0	5 480	0	0
已徵收的地價 (百萬元)	Realized premium (\$ million)	314	376	398	0	128	0	0
商業	Commercial							
面積(平方米)	Area (sq. m.)	5 535	1 242	7 506	0	0	30 304	0
已徵收的地價 (百萬元)	Realized premium (\$ million)	1,250	86	1,601	0	0	1,745	0
商業/住宅	Commercial/Residential							
面積(平方米)	Area (sq. m.)	1 685	400	10 486	0	0	0	675
已徵收的地價 (百萬元)	Realized premium (\$ million)	475	105	2,893	0	0	0	83
住宅	Residential							
面積(平方米)	Area (sq. m.)	20 463	151 401	122 070	111 764	129 233	9 169	32 575
已徵收的地價 (百萬元)	Realized premium (\$ million)	1,693	32,422	8,133	7,057	12,589	280	2,910
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	0	811	0	0	7 110	0	0
已徵收的地價 (百萬元)	Realized premium (\$ million)	0	125	0	0	128	0	0
總計	Total							
面積(平方米)	Area (sq. m.)	35 336	162 706	158 833	111 764	141 823	39 473	33 250
已徵收的地價 (百萬元)	Realized premium (\$ million)	3,732	33,115	13,025	7,057	12,845	2,025	2,993
私人協約方式批地	Private treaty grant							
工業/貨倉	Industrial/godown							
面積(平方米)	Area (sq. m.)	0	0	0	0	0	0	0
住宅	Residential							
面積(平方米)	Area (sq. m.)	26 693	26 240	256 389 ⁺	320 357 [§]	120 839 [‡]	83 103 [⊕]	229 822 [⊖]
公用事業/團體用途	Public utilities/ Institutional uses							
面積(平方米)	Area (sq. m.)	44 518	10 829	31 319	56 076	23 331	4 130 [*]	13 263
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	22 537	21 755	0	17 522	184 073	0	0
總計	Total							
面積(平方米)	Area (sq. m.)	93 748	58 824	287 708	393 955	328 243	87 233 [*]	243 085

註釋：
⁺ 包括以私人協約方式批出的鴨脷洲內地段第 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新九龍內地段第 6373 號及新九龍內地段第 6377 號共 79 906 平方米供作租者置其屋計劃用途。
[⊖] 包括以私人協約方式批出的觀塘內地段第 754 號及新九龍內地段第 6413 號共 210 500 平方米供作租者置其屋計劃用途。

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 NKIL 6373 and NKIL 6377 with total area of 79 906 sq. m. for use by the Tenant Purchase Scheme.
[⊖] Including the Private Treaty Grant of KTIL 754 and NKIL 6413 with total area of 210 500 sq. m. for use by the Tenant Purchase Scheme.

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

(乙) 新界
(B) New Territories

		1992	1997	1998	1999	2000	2001	2002
公開拍賣/投標	Public auction/tender							
工業/貨倉	Industrial/godown							
面積(平方米)	Area (sq. m.)	39 289	5 615	3 414	0	0	0	0
已徵收的地價 (百萬元)	Realized premium (\$ million)	992	106	51	0	0	0	0
商業	Commercial							
面積(平方米)	Area (sq. m.)	0	6 500	8 000	0	0	0	0
已徵收的地價 (百萬元)	Realized premium (\$ million)	0	333	120	0	0	0	0
商業/住宅	Commercial/Residential							
面積(平方米)	Area (sq. m.)	1 482	0	3 068	12 212	0	390	0
已徵收的地價 (百萬元)	Realized premium (\$ million)	99	0	330	248	0	41	0
住宅	Residential							
面積(平方米)	Area (sq. m.)	146 817	127 379	42 033	78 925	139 816	44 078	30 949
已徵收的地價 (百萬元)	Realized premium (\$ million)	4,905	9,339	1,184	2,261	2,950	950	1,073
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	6 242	0	102 851	0	14 600	3 900	0
已徵收的地價 (百萬元)	Realized premium (\$ million)	227	0	363	0	18	7	0
總計	Total							
面積(平方米)	Area (sq. m.)	193 830	139 494	159 366	91 137	154 416	48 368	30 949
已徵收的地價 (百萬元)	Realized premium (\$ million)	6,222	9,778	2,048	2,509	2,968	998	1,073
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.)	90 400	0	0	0	80 000	0	0
住宅	Residential							
面積(平方米)	Area (sq. m.)	21 300	344 609	331 309 ⁺	253 809 [§]	387 290 [‡]	496 894 [Ⓞ]	598 623 [Ⓢ]
公用事業/團體用途	Public utilities/ Institutional uses							
面積(平方米)	Area (sq. m.)	30 991	9 728	58 525	4 489	63 854	255 043 [*]	6 432
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	36	779 767	707 087	1 297 272	1 161	0	0
總計	Total							
面積(平方米)	Area (sq. m.)	142 727	1 134 104	1 096 921	1 555 570	532 305	751 937 [*]	605 055

註釋：
⁺ 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。
[Ⓞ] 包括以私人協約方式批出的青衣市地段第 167 號、沙田市地段第 506 號及屯門市地段第 458 號共 280 851 平方米供作租者置其屋計劃用途。
[Ⓢ] 包括以私人協約方式批出的葵涌市地段第 489 號及沙田市地段第 531 號共 122 105 平方米供作租者置其屋計劃用途。

Notes :
⁺ Including the Private Treaty Grant of STTL 500, TMTL 441, TPTL 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, TPTL 176, TPTL 178 and FSSTL 208 with total area of 374 610 sq. m. for use by the Tenant Purchase Scheme.

[Ⓞ] Including the Private Treaty Grant of TYTL 167, STTL 506 and TMTL 458 with total area of 280 851 sq. m. for use by the Tenant Purchase Scheme.

[Ⓢ] Including the Private Treaty Grant of KCTL 489 and STTL 531 with total area of 122 105 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)

8 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。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，二零零零年起的數字已根據新修訂的涵蓋範圍編製而成。

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. The coverage of permanent quarters has been revised mainly to exclude those in hotels and institutions. Therefore, figures from 2000 onwards are compiled based on the new coverage.

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)

8.1 按類型及地區劃分的二零零二年永久性屋宇單位總數 Stock of Permanent Quarters by Type and Area, 2002

		Number of quarters 屋宇單位數目			
永久性屋宇單位類型	Type of permanent quarters	香港島 Hong Kong Island	九龍 Kowloon	新界 New Territories	總計 Total
公營租住房屋	Public Rental Housing	76 700	252 700	356 400	685 800
房屋委員會租住單位	Housing Authority rental flats				
甲類	Group A	67 000	224 800	345 700	637 500
乙類	Group B	0	15 900	0	15 900
房屋協會租住單位	Housing Society rental flats	9 700	12 000	10 700	32 400
資助出售單位 ⁽¹⁾	Subsidized Sale Flats ⁽¹⁾	41 800	82 800	247 100	371 700
房屋委員會資助 出售單位	Housing Authority subsidized sale flats	39 700	78 400	233 100	351 200
房屋協會資助出售單位	Housing Society subsidized sale flats	2 000	4 400	14 100	20 500
私人房屋 ⁽²⁾	Private Housing ⁽²⁾	339 600	351 300	546 600	1 237 500
私人住宅單位	Private residential flats	318 500	332 500	354 100	1 005 200
別墅／平房／新型村屋	Villas/Bungalows/Modern village houses	3 800	1 900	126 400	132 100
簡單磚石蓋搭建築物／ 傳統村屋	Simple stone structures/ Traditional village houses	1 400	1 100	41 100	43 500
員工宿舍	Staff quarters	10 400	11 400	16 300	38 100
非住宅用屋宇單位	Non-domestic quarters	5 500	4 300	8 700	18 600
總計	Total	458 000	686 800	1 150 200	2 295 000

註釋： 數字為該年三月底的數字。

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

(1) 由二零零二年起，數字不包括可在公開市場買賣的資助出售單位。

(1) As from 2002, figures exclude subsidized sale flats that can be traded in open market.

(2) 由二零零二年起，數字包括可在公開市場買賣的資助出售單位。

(2) As from 2002, figures include subsidized sale flats that can be traded in open market.

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)

8.2 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 Number of flats						
地區	Geographic area	1992/93	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03
香港島	Hong Kong Island	681	3 612	976	2 528	2 793	0	0
九龍	Kowloon	6 528*	4 192	2 997	14 095	20 533	13 170	8 558
荃灣及葵青	Tsuen Wan and Kwai Tsing	3 250	2 797	3 700	4 482	4 982	7 109	1 922
沙田	Sha Tin	0	737	0	530	0	2 945	0
屯門	Tuen Mun	0	0	0	0	5 263	0	0
其他地區	Other areas	12 117*	6 579	2 086	10 171	13 981	10 405	7 810
總計	Total	22 576*	17 917	9 759	31 806	47 552	33 629	18 290

註釋： 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)

8.3 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

單位數目
Number of flats

地區	Geographic area	1992/93	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03
香港島	Hong Kong Island	4 475	1 744	2 793	0	442	3 168	0
九龍	Kowloon	5 444	15 723	23 579	8 222*	2 585	0	2 413
荃灣及葵青	Tsuen Wan and Kwai Tsing	2 270	5 813	6 088	3 645	1 669	8 513	4 567
沙田	Sha Tin	0	0	2 719	0	0	799	0
屯門	Tuen Mun	0	0	3 023	0	0	0	0
其他地區	Other areas	3 304	5 913	15 136	516*	12 472	5 174	5 704
總計	Total	15 493	29 193	53 338	12 383	17 168	17 654	12 684

資料來源：房屋署
(查詢電話：2761 5795)

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

8.4 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

單位數目
Number of flats

單位類型	Flat type	室內樓面	Internal floor	1992/93	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03
		面積(1)	area (1)							
甲類	A type	23至30平方米	23-30 sq. m.	1 055	-	-	-	-	-	-
乙類	B type	33至37平方米	33-37 sq. m.	2 296	-	-	-	-	-	-
丙類	C type	39至43平方米	39-43 sq. m.	991	-	-	-	-	-	-
丁類	D type	46平方米以上	Over 46 sq. m.	93	-	-	-	-	-	-
長者住屋單位	HSC flat (Housing for senior citizens)	9至28平方米	9-28 sq. m.	0	1 205	1 672	1 326	1 051	282	131
細單位	Small flat	16至23平方米	16-23 sq. m.	2 632	4 256	2 431	7 357	10 275	4 677	4 557
一睡房單位	1-bedroom flat	30至35平方米	30-35 sq. m.	6 382	5 887	2 264	9 986	14 751	8 446	4 306
兩睡房單位	2-bedroom flat	32至48平方米	32-48 sq. m.	7 731	5 148	2 923	9 550	14 707	11 213	6 160
三睡房單位	3-bedroom flat	46至60平方米	46-60 sq. m.	968	1 421	469	3 587	6 768	9 011	3 136
總計	Total			22 148	17 917	9 759	31 806	47 552	33 629	18 290

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。

(1) 各單位類型的室內樓面面積會隨時間而改變，表中有關數字只供粗略參考之用。

Notes: 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.

(1) Internal floor area for different flat type will change with time, the figures cited in the table are for rough reference only.

資料來源：房屋署
(查詢電話：2761 5795)

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

8.5 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 (1)	Internal floor area (1)	1992/93	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03
甲類	A type	23至30平方米	23-30 sq. m.	101	-	-	-	-	-	-
乙類	B type	33至37平方米	33-37 sq. m.	153	-	-	-	-	-	-
丙類	C type	39至43平方米	39-43 sq. m.	52	-	-	-	-	-	-
丁類	D type	46平方米以上	Over 46 sq. m.	0	-	-	-	-	-	-
長者住屋單位	HSC flat (Housing for senior citizens)	9至28平方米	9-28 sq. m.	0	732	1531	0	217	0	0
細單位	Small flat	16至23平方米	16-23 sq. m.	2 003	7 072	11 759	4 057	6 064	6 836	5 528
一睡房單位	1-bedroom flat	30至35平方米	30-35 sq. m.	5 504	9 621	17 989	3 993	4 893	7 559	3 999
兩睡房單位	2-bedroom flat	32至48平方米	32-48 sq. m.	5 872	9 119	16 235	3 858	4 203	3 130	3 133
三睡房單位	3-bedroom flat	46至60平方米	46-60 sq. m.	1 808	2 649	5 824	475	1 791	129	24
總計	Total			15 493	29 193	53 338	12 383	17 168	17 654	12 684

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。

(1) 各單位類型的室內樓面面積會隨時間而改變，表中有關數字只供粗略參考之用。

Notes: 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.

(1) Internal floor area for different flat type will change with time, the figures cited in the table are for rough reference only.

資料來源：房屋署
(查詢電話：2761 5795)

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

8.6 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			1992/93	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03
房屋委員會	Housing Authority									
香港島	Hong Kong Island	單位	Flats	64 022	73 397	67 100	67 708	69 322	67 353	65 427
		人數	Population	245 872	245 428	228 854	222 529	217 595	213 572	212 158
九龍	Kowloon	單位	Flats	251 103	242 903	237 913	241 166	248 001	236 897	232 172
		人數	Population	877 063	781 384	751 360	721 212	710 596	697 457	676 050
荃灣及葵青	Tsuen Wan and Kwai Tsing	單位	Flats	105 582	108 941	100 040	103 214	101 497	100 949	101 178
		人數	Population	398 884	366 317	335 101	332 152	330 587	325 691	326 066
沙田	Sha Tin	單位	Flats	63 459	68 652	64 051	61 873	55 860	53 692	50 439
		人數	Population	263 452	254 002	234 440	220 666	192 703	178 707	162 571
屯門	Tuen Mun	單位	Flats	57 990	57 993	56 093	54 184	58 570	52 636	53 612
		人數	Population	219 953	203 130	191 648	174 897	175 292	156 363	159 469
大埔	Tai Po	單位	Flats	32 385	32 384	30 535	30 264	21 797	21 974	22 308
		人數	Population	128 602	126 214	117 105	115 277	76 965	75 911	75 107
北區	North	單位	Flats	23 166	26 718	26 718	24 286	20 651	20 834	19 978
		人數	Population	90 636	98 424	98 720	88 236	70 929	71 058	66 212
元朗	Yuen Long	單位	Flats	24 055	33 780	33 780	37 761	40 342	49 936	51 534
		人數	Population	71 997	115 424	116 975	124 707	126 743	164 037	178 284
西貢	Sai Kung	單位	Flats	16 776	21 279	25 511	26 896	29 203	26 209	28 142
		人數	Population	56 951	78 074	89 312	96 949	97 300	92 291	92 766
離島	Islands	單位	Flats	1 122	3 587	3 588	3 407	7 693	9 114	9 419
		人數	Population	4 521	10 570	12 144	11 870	14 488	27 775	33 212
小計	Sub-total	單位	Flats	639 660	669 634	645 329	650 759	652 936	639 594	634 209
		人數	Population	2 357 931	2 278 967	2 175 659	2 108 495	2 013 198	2 002 862	1 981 895
房屋協會	Housing Society									
香港島	Hong Kong Island	單位	Flats	10 724	10 874	10 874	10 874*	9 668	9 668	9 658
		人數	Population	41 533	33 311	31 477	29 587*	29 258	27 917*	27 482
九龍	Kowloon	單位	Flats	12 689	11 973	11 973	11 973	11 973	11 973	11 946
		人數	Population	44 541	39 721	38 252	38 014*	37 938	37 267*	36 776
荃灣及葵青	Tsuen Wan and Kwai Tsing	單位	Flats	4 500	4 769	4 769	4 769	4 769	4 769	4 768
		人數	Population	17 887	17 162	16 726	16 622*	16 547	16 086*	15 738
沙田	Sha Tin	單位	Flats	3 725	3 730	3 730	3 730	3 730	3 730	3 730
		人數	Population	13 396	12 896	12 687	12 647*	12 536	12 352*	12 152
屯門	Tuen Mun	單位	Flats	0	0	0	0	0	0	0
		人數	Population	0	0	0	0	0	0	0
大埔	Tai Po	單位	Flats	0	0	0	0	0	0	0
		人數	Population	0	0	0	0	0	0	0
北區	North	單位	Flats	662	662	662	662	662	662	662
		人數	Population	3 068	3 209	3 188	3 186	3 198	3 185	3 139
元朗	Yuen Long	單位	Flats	0	0	0	0	0	0	0
		人數	Population	0	0	0	0	0	0	0
西貢	Sai Kung	單位	Flats	301	1 507	1 507	1 507	1 507	1 507	1 512
		人數	Population	1 188	4 041	4 097	3 976	3 930	3 840	3 826
離島	Islands	單位	Flats	0	0	0	0	0	0	0
		人數	Population	0	0	0	0	0	0	0
小計	Sub-total	單位	Flats	32 601	33 515*	33 515*	33 515*	32 309*	32 309*	32 276
		人數	Population	121 613	110 340	106 427	104 032*	103 407	100 647*	99 113

8.6 (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		1992/93	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03
合計	Overall								
香港島	Hong Kong Island	單位 Flats	74 746	84 271	77 974	78 582*	78 990	77 021	75 085
		人數 Population	287 405	278 739	260 331	252 116*	246 853	241 489*	239 640
九龍	Kowloon	單位 Flats	263 792	254 876	249 886	253 139	259 974	248 870	244 118
		人數 Population	921 604	821 105	789 612	759 226*	748 534	734 724*	712 826
荃灣及葵青	Tsuen Wan and Kwai Tsing	單位 Flats	110 082	113 710	104 809	107 983	106 266	105 718	105 946
		人數 Population	416 771	383 479	351 827	348 774*	347 134	341 777*	341 804
沙田	Sha Tin	單位 Flats	67 184	72 382	67 781	65 603	59 590	57 422	54 169
		人數 Population	276 848	266 898	247 127	233 313*	205 239	191 059*	174 723
屯門	Tuen Mun	單位 Flats	57 990	57 993	56 093	54 184	58 570	52 636	53 612
		人數 Population	219 953	203 130	191 648	174 897	175 292	156 363	159 469
大埔	Tai Po	單位 Flats	32 385	32 384	30 535	30 264	21 797	21 974	22 308
		人數 Population	128 602	126 214	117 105	115 277	76 965	75 911	75 107
北區	North	單位 Flats	23 828	27 380	27 380	24 948	21 313	21 496	20 640
		人數 Population	93 704	101 633	101 908	91 422	74 127	74 243	69 351
元朗	Yuen Long	單位 Flats	24 055	33 780	33 780	37 761	40 342	49 936	51 534
		人數 Population	71 997	115 424	116 975	124 707	126 743	164 037	178 284
西貢	Sai Kung	單位 Flats	17 077	22 786	27 018	28 403	30 710	27 716	29 654
		人數 Population	58 139	82 115	93 409	100 925	101 230	96 131	96 592
離島	Islands	單位 Flats	1 122	3 587	3 588	3 407	7 693	9 114	9 419
		人數 Population	4 521	10 570	12 144	11 870	14 488	27 775	33 212
總計	Total	單位 Flats	672 261	703 149*	678 844*	684 274*	685 245*	671 903*	666 485
		人數 Population	2 479 544	2 389 307	2 282 086	2 212 527*	2 116 605	2 103 509*	2 081 008

註釋： 數字不包括由一九九八年四月起在「租者置其屋」計劃下所售出的單位及中轉房屋的租住單位。

於財政年度終結時的數字。

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)

Notes: Figures do not include the flats sold under the Tenants Purchase Scheme that has been implemented since April 1998, and the rental flats in Interim Housing.

Figures are as at end of the financial year.

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

8.7 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			1992/93	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03
緊急事故	Emergency	單位	Flats	450	94	37	25	25	13	15
		人數	Persons	1 419	281	124	80	62	27	36
體恤困境	Compassionate	單位	Flats	1 470	1 529	2 023	1 421	944	1 389	1 691
		人數	Persons	3 231	3 327	4 482	3 211	2 305	3 305	3 868
清拆	Clearance	單位	Flats	4 670	5 071	2 056	2 230	1 036	616	270
		人數	Persons	14 686	13 881	6 207	7 055	2 802	1 719	649
重建 ⁽¹⁾	Redevelopment ⁽¹⁾	單位	Flats	9 000	10 439	5 310	14 601	20 676	10 456	4 578
		人數	Persons	32 715	31 072	15 664	41 855	57 739	28 222	12 470
公屋輪候 冊申請人	Waiting List applicants	單位	Flats	14 030	12 606	20 563	22 510	27 908	41 940	30 867
		人數	Persons	44 153	37 416	58 890	72 780	91 763	128 149	84 663
調遷	Transfer	單位	Flats	1 120	3 749	4 555	4 614	4 221	8 492	8 376
		人數	Persons	4 848	14 398	16 666	16 895	15 839	34 946	29 978
初級公務員	Junior civil servants	單位	Flats	1 300	1 056	1 437	1 010	1 145	1 798	728
		人數	Persons	4 814	3 565	4 723	3 328	3 440	6 122	2 089
總計	Total	單位	Flats	32 040	34 544	35 981	46 411	55 955	64 704	46 525
		人數	Persons	105 866	103 940	106 756	145 204	173 950	202 490	133 753

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

(1) 「重建」包括大型修葺工程。

資料來源： 房屋署
(查詢電話：2761 5795)

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

(1) 'Redevelopment' includes major repairs.

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

8.8 截至當年三月底時房屋委員會屋 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 Type of estate	落成年份	Year of completion	代表性單位面積(平方米) Size of typical flat (sq. m.)	每月租金(元) Monthly rent (\$)		元(每平方米每月計) \$/sq. m. per month	
				2002	2003	2002	2003
前徙置屋邨 Former Resettlement Estates	1964至69年 (第三/四型)	1964 - 69 (Mark III/IV)	12.7 15.7 18.6	375 461 550	375 461 550	29.5 29.4 29.6	29.5 29.4 29.6
	1969至74年 (第五/六型)	1969 - 74 (Mark V/VI)	13.7 16.4 20.5 23.9	395 480 605 710	395 480 605 710	28.9 29.4 29.5 29.7	28.9 29.4 29.5 29.7
前政府廉租屋邨 Former Government Low Cost Housing Estates	1967至73年	1967 - 73	21.1 27.4	732 956	732 956	34.7 34.9	34.7 34.9
前屋宇建設委員會屋邨 Former Housing Authority Estates	1958至65年	1958 - 65	24.1 30.6 41.2	1,041 1,321 1,779	1,041 1,321 1,779	43.2 43.2 43.2	43.2 43.2 43.2
	1966至73年	1966 - 73	28.3 30.6 33.1 36.5	1,132 1,328 1,433 1,479	1,132 1,328 1,433 1,479	40.0 43.4 43.3 40.6	40.0 43.4 43.3 40.6
房屋委員會屋邨 New Housing Authority Estates	1973年以後 (市區) ⁽¹⁾	Post 1973 (Urban) ⁽¹⁾	11.7 16.3 23.5 34.4 43.3 49.0	516 1,040 1,002 2,180 2,740 3,110	516 1,040 1,002 2,180 2,740 3,110	44.2 63.7 42.6 63.3 63.3 63.4	44.2 63.7 42.6 63.3 63.3 63.4
	1973年以後 (新市鎮及 擴展市區) ⁽²⁾	Post 1973 (New Towns & Extended Urban) ⁽²⁾	12.2 16.3 23.3 34.4 43.3 51.8	529 1,000 968 2,110 2,650 2,187	529 1,000 968 2,110 2,650 2,550	43.3 61.2 41.6 61.3 61.3 41.9	43.3 61.2 41.6 61.3 61.3 49.3
	1973年以後 (新界) ⁽³⁾	Post 1973 (The New Territories) ⁽³⁾	12.6 16.3 23.6 34.4 43.3 51.8	374 690 809 1,450 1,830 2,400	374 690 809 1,450 1,830 2,400	29.8 42.3 34.3 42.1 42.3 46.4	29.8 42.3 34.3 42.1 42.3 46.4
	1973年以後 (改建大廈)	Post 1973 (Converted Blocks)	11.2 25.4	387 942	406 942	34.7 37.2	36.4 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、將軍澳及東涌。
(3) 在這分類，新界包括粉嶺、上水、屯門、元朗、天水圍及離島，但不包括東涌。

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, Tseung Kwan O and Tung Chung.
(3) The New Territories in the classification includes Fanling, Sheung Shui, Tuen Mun, Yuen Long, Tin Shui Wai and Outlying Islands, but excludes Tung Chung.

資料來源： 房屋署
(查詢電話：2761 5585)

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

8.9 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	1992/93	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03
中轉房屋 ⁽¹⁾	Interim Housing ⁽¹⁾							
荃灣及葵青	Tsuen Wan and Kwai Tsing	-	2 000	3 500	5 100	5 900	5 500	5 000
屯門	Tuen Mun	-	0	0	0	2 500	16 500	11 000
其他地區	Other areas	-	0	900	1 800	1 700	1 200	800
總計	Total	-	2 000	4 400	6 900	10 100	23 200	16 800
平房區	Cottage areas							
香港島	Hong Kong Island	1 900	1 000	800	800	700	0	0
九龍	Kowloon	1 600	1 400	1 400	1 300	500	0	0
沙田	Sha Tin	400	300	300	200	0	0	0
其他地區	Other areas	5 700	0	0	0	0	0	0
總計	Total	9 600	2 800	2 500	2 300	1 200	0	0
臨時房屋區	Temporary housing areas							
香港島	Hong Kong Island	6 900	0	0	0	0	0	0
九龍	Kowloon	23 400	5 000	4 200	1 900	0	0	0
荃灣及葵青	Tsuen Wan and Kwai Tsing	9 300	4 200	1 400	0	0	0	0
沙田	Sha Tin	11 700	700	0	0	0	0	0
屯門	Tuen Mun	2 100	0	0	0	0	0	0
其他地區	Other areas	9 900	4 200	4 400	3 000	700	0	0
總計	Total	63 200	14 100	10 000	4 900	700	0	0

註釋： 於財政年度終結時的數字；數字計至最接近的百位。

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

(1) 中轉房屋於一九九五年九月開始提供。

(1) Provision of Interim Housing commenced in September 1995.

資料來源： 房屋署
(查詢電話：2761 5795)

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

8.10 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⁽¹⁾的居住單位 Housing Authority Home Ownership Scheme⁽¹⁾ Residential Flats Newly Completed by Geographic Area and Saleable Area

單位數目
Number of flats

地區／實用面積	Geographic area/ Saleable area	1992/93	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03
香港島	Hong Kong Island							
40平方米以下	Under 40 sq. m.	0	552	506	764	148	0	0
40至69.9平方米	40 - 69.9 sq. m.	0	822	544	574	1 822	0	0
小計	Sub-total	0	1 374	1 050	1 338	1 970	0	0
九龍	Kowloon							
40平方米以下	Under 40 sq. m.	1 704	458	140	92	872	134	2 312
40至69.9平方米	40 - 69.9 sq. m.	2 808	1 080	210	548	4 828	2 394	5 960
小計	Sub-total	4 512	1 538	350	640	5 700	2 528	8 272
荃灣及葵青	Tsuen Wan and Kwai Tsing							
40平方米以下	Under 40 sq. m.	0	0	0	280	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	0	0	0	420	1 856	0	0
小計	Sub-total	0	0	0	700	1 856	0	0
沙田	Sha Tin							
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	7 616	640	0
小計	Sub-total	1 400	0	0	0	7 616	640	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	0	0	0
小計	Sub-total	1 400	0	0	0	0	0	0
其他地區	Other areas							
40平方米以下	Under 40 sq. m.	527	2 048	276	552	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	2 813	7 080	1 644	10 548	6 400	1 912	0
小計	Sub-total	3 340	9 128	1 920	11 100	6 400	1 912	0
所有地區	All areas							
40平方米以下	Under 40 sq. m.	3 351	3 058	922	1 688	1 020	134	2 312
40至69.9平方米	40 - 69.9 sq. m.	7 301	8 982	2 398	12 090	22 522	4 946	5 960
總計	Total	10 652	12 040	3 320	13 778	23 542	5 080	8 272

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)

8.11 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⁽¹⁾的居住單位

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

單位數目
Number of flats

地區／實用面積	Geographic area/ Saleable area	1992/93	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03
香港島	Hong Kong Island							
40平方米以下	Under 40 sq. m.	0	0	0	0	304	0	0
40至69.9平方米	40 - 69.9 sq. m.	0	0	1 600	0	912	0	0
小計	Sub-total	0	0	1 600	0	1 216	0	0
九龍	Kowloon							
40平方米以下	Under 40 sq. m.	1 104	0	138	840*	288	2 528	0
40至69.9平方米	40 - 69.9 sq. m.	2 262	370	7 531	7 940*	432	3 772	0
小計	Sub-total	3 366	370	7 669	8 780*	720	6 300	0
荃灣及葵青	Tsuen Wan and Kwai Tsing							
40平方米以下	Under 40 sq. m.	0	0	0	0	320	0	0
40至69.9平方米	40 - 69.9 sq. m.	0	576	0	800	992	0	0
小計	Sub-total	0	576	0	800	1 312	0	0
沙田	Sha Tin							
40平方米以下	Under 40 sq. m.	0	0	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	0	3 440	4 816	866	0	0	0
小計	Sub-total	0	3 440	4 816	866	0	0	0
屯門	Tuen Mun							
40平方米以下	Under 40 sq. m.	0	0	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	0	0	2 240	0	0	0	0
小計	Sub-total	0	0	2 240	0	0	0	0
其他地區	Other areas							
40平方米以下	Under 40 sq. m.	0	1 610	0	209	838	0	0
40至69.9平方米	40 - 69.9 sq. m.	608	13 970	17 410	409*	2 891	0	320
小計	Sub-total	608	15 580	17 410	618*	3 729	0	320
所有地區	All areas							
40平方米以下	Under 40 sq. m.	1 104	1 610	138	1 049*	1 750	2 528	0
40至69.9平方米	40 - 69.9 sq. m.	2 870	18 356	33 597	10 015*	5 227	3 772	320
總計	Total	3 974	19 966	33 735	11 064	6 977	6 300	320

註釋： (1) 不包括私人機構參建居屋計劃。

Note: (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)

8.12 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

		1992/93	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03+
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	16,338	33,121	36,763	37,186	43,351	34,180	20,958
租金 - 住宅樓宇	Rental - Rental Housing	5,706	9,569	9,206	9,377	9,528	8,884	9,717
- 商業樓宇	- Commercial	2,794	5,156	4,885	4,759	5,020	4,957	4,555
自置居所計劃收入	Home Ownership income	7,388	18,173	21,970	22,688	28,450	20,070	6,393
其他收入	Other income	450	223	702	362	353	269	293
開支	Expenditure	16,140	20,564	20,627	27,573	30,949	31,648	19,408
經常開支	Recurrent expenditure	6,721	14,101	14,365	14,288	15,102	15,249	14,574
薪俸	Personal emoluments	1,142	3,526	3,953	3,814	3,666	3,554	3,211
政府租金及差餉	Government rent and rates	1,251	1,880	1,392	1,464	1,641	1,288	653
維修及改善工程	Maintenance and improvements	1,363	4,253	4,339	3,691	3,218	3,136	3,045
其他經常開支	Other recurrent expenditure	2,031	2,426	2,507	2,532	3,498	3,922	4,223
折舊	Depreciation	935	2,016	2,174	2,787	3,079	3,349	3,442
自置居所計劃開支	Home Ownership expenditure	9,419	6,463	6,262	13,285	15,847	16,399	4,834
特殊撇帳前的盈餘	Surplus before special write-off	198	12,557	16,136	9,613	12,402	2,532	1,550
特殊撇帳/調整	Special write-off/Adjustment	-	-	-	-	550	399	768
撥回的保險基金	Write back of insurance fund	-	-	-	-	-	127	-
特殊撇帳後的盈餘	Surplus after special write-off	198	12,557	16,136	9,613	11,852	2,260	782
資金管理帳目盈餘	Funds Management Account Surplus	-	2,258	2,961	1,744	1,204	1,301	1,237
代理工作帳目赤字	Agency Account Deficit	-	(1)	-	-	-	-	17
盈餘/(赤字)	Surplus/(Deficit)							
扣除撥付款項前的盈餘	Surplus before appropriations	198	14,814	19,097	11,357	13,056	3,561	2,036
撥付款項	Appropriations	2,053	1,864	1,625	1,384	1,388	1,257	1,064
付予政府永久資本的利息	Interest paid on Government permanent capital	1,255	-	-	-	-	-	-
付予政府借貸資本的利息	Interest paid on Government loan capital	-	542	504	466	423	381	335
紅利	Dividend	798	1,322	1,121	918	965	876	729
扣除撥付款項後的盈餘/(赤字)	Surplus/(Deficit) after appropriations	(1,855)	12,950	17,472	9,973	11,668	2,304	972

註釋：若干前期數字已重新分類來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。
- 一百二十八億元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已包括在列為自置居所計劃開支內，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。
- + 二零零二/零三年度的帳目乃臨時及有待年終調整及審核。

Notes: Prior year figures have been reclassified to 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 Housing Authority 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 cost at full market value was included in the Home Ownership expenditure. But since 1994/95, only the land cost payable to the Government has been included.
- + Accounts for 2002/03 are provisional and subject to year end and audit adjustment.

資料來源：房屋署
(查詢電話：2761 6894)

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

8.13 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 \$ million						
		1992/93	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03+
新建公共租住屋邨	New rental public housing estates	3,254	4,037	6,960	8,058	13,274	5,063	6,164
重建現有屋邨	Redevelopment of existing estates	1,654	4,548	5,940	5,650	3,757	3,052	588
中轉房屋	Interim Housing	-	250	455	1,370	492	55	24
自置居所計劃下的住宅單位	Home Ownership domestic flats	2,858	4,527	7,363	13,554	5,372	3,861	1,672
自置居所計劃下的商業設施	Home Ownership commercial facilities	78	403	940	1,249	656	593	288
房委會總辦事處	Housing Authority Headquarters	8	191	96	520	276	97	25
電腦資產	Computer assets	-	56	176	154	131	144	76
改善工程	Improvement works	-	839	1,144	1,239	1,024	395	312
總計	Total	7,851	14,851	23,074	31,794	24,982	13,260	9,149

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。

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

+ 二零零二/零三年度的帳目乃臨時及有待年終調整及審核。

+ Accounts for 2002/03 are provisional and subject to year end and audit adjustment.

資料來源： 房屋署
(查詢電話：2761 6894)

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

8.14 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 \$ million						
		1992/93	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03+
寮屋管制及清拆	Squatter Control and Clearance							
收入	Receipt	375	467	478	466	436	391	316
政府應付款項	Receipt from Government	375	467	478	466	436	391	316
支出	Payment	375	467	478	466	436	391	299
寮屋管制	Squatter control	252	324	321	317	289	259	177
清拆	Clearance	123	143	157	149	147	132	122
轉撥予付款項 帳目的盈餘	Surplus transferred to Appropriation Account	-	-	-	-	-	-	17

註釋： + 二零零二/零三年度的帳目乃臨時及有待年終調整及審核。

Note: + Accounts for 2002/03 are provisional and subject to year end and audit adjustment.

資料來源： 房屋署
(查詢電話：2761 6894)

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