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7 土地、樓宇、建造及地產

Land, Building and Construction and Real Estate

概念及定義

樓宇、建造及地產業統計：

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》。

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）。

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。

就房屋委員會租住單位和居者有其屋居住單位而言，**獲批准可動工興建** 指房屋委員會批出建築合約予承建商。

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

機構單位 是指在單一擁有權或控制權下，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。

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。

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。

Concepts and Definitions

For building, construction and real estate statistics :

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 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).

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.

Consent to commence work for Housing Authority rental flats and Home Ownership Scheme residential flats refers to the award of contracts to a contractor(s) by the Housing Authority.

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

An **establishment** is defined as an economic unit (i.e. a unit engaged in the production of goods or services) which engages, under a single ownership or control, 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.

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.

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

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、及其他不用作住宅用途的樓宇。

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。

實用面積 指由單位外牆外部計至兩個單位之間の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。

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

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）

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 sub-contractor who obtains the job from another contractor.

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

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.

Saleable area refers to the total area inside the flat measured to the outside of external walls and to the centre line of party-walls, i.e. including all parts of the flat (e.g. kitchen, bathroom, balcony, etc.) but excluding any common areas of the building.

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.

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。

土地統計：

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，以至向公用事業收取十足市價不等。

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.

For land statistics :

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 market value for public utilities.

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。

其他有關刊物

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）

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

Further References

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 按樓宇用途劃分的二零零二年地產發展計劃的統計數字

Real Estate Project Statistics by End-use of Buildings for 2002

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	付予承建商 的費用 Payments to contractors	在填報年度內發展計劃的支出 Project expenses incurred during reporting period			
				建築合約價 值外另行供 應的建築材 料及裝置 Building materials & fittings supplied	建築設計及技 術顧問費用 Architectural design & technical consultancy fees	利息支付 Interest payments	發展計劃內 其他支出 Other project expenses
住宅樓宇 ⁽¹⁾ Private residential premises ⁽¹⁾	236	36,985	28,945	42	1,529	3,375	3,094
私人機構參建居屋計劃 Private Sector Participation Schemes	5	1,915	1,646	0	28	149	91
寫字樓 Office buildings	15	1,294	952	0	82	169	90
酒店及旅舍 Hotels and boarding houses	6	571	443	0	28	59	41
綜合式商業大廈 Multi-purpose commercial premises	29	6,776	5,973	§	263	163	377
多層工廠大廈及貨倉 Flatted factory blocks and warehouses	6	526	491	0	17	7	11
總計 Total	297	48,066	38,449	42	1,947	3,922	3,706

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⁾	49,672	2 547	10 649
私人機構參建居屋計劃 Private Sector Participation Schemes	2,429	108	600
寫字樓 Office buildings	1,546	32	476
酒店及旅舍 Hotels and boarding houses	998	40	317
綜合式商業大廈 Multi-purpose commercial premises	15,308	197	1 614
多層工廠大廈及貨倉 Flatted factory blocks and warehouses	1,016	24	157
總計 Total	70,968	2 948	13 814

註釋： (1) 數字包括作純住宅用途及商住兩用的樓宇。

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

§ 少於 50 萬元。

§ Less than \$0.5 million.

資料來源：政府統計處建造及雜項服務統計組
(查詢電話：2882 4684)

Source: Construction and Miscellaneous Services 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						
		1993	1998	1999	2000	2001	2002	2003
於建築地盤	At construction sites							
樓宇	Buildings	32,597	82,626	76,680	69,327	57,799	53,005	46,855
其他建築物及設施	Structures & facilities	21,383	19,349	16,873	20,583	24,491	21,358	20,710
小計	Sub-total	53,980	101,975	93,553	89,910	82,290	74,362	67,564
於非地盤	At locations other than sites	21,359	31,341	32,884	32,161	31,696	31,638	31,468
總計	Total	75,338	133,316	126,437	122,071	113,986	106,000	99,032

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： 政府統計處建造及雜項服務統計組
(查詢電話：2805 6426)

Source: Construction and Miscellaneous Services Statistics Section, Census and Statistics Department
(Enquiry Telephone No.: 2805 6426)

7.3 按主要行業組別／行業劃分的二零零二年所有屋宇建築、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	168	5 481	2,001	1,758	2,381	1,266
建築物上蓋建造及 土木工程	655	37 897	17,770	14,149	57,682	6,054
其他新建造工程	973	9 867	2,771	1,553	3,158	906
裝飾、修葺及保養工程	7 701	22 020	4,989	4,506	11,245	1,878
專門行業						
興建工程及一般整理工程	2 727	13 119	4,018	3,178	2,697	1,179
電器及機械裝設工程	6 474	39 864	11,508	10,023	7,931	4,673
燃氣及水務系統裝設工程	522	3 294	1,155	789	487	168
其他工程	658	4 328	985	1,007	520	185
總計	19 878	135 870	45,197	36,962	86,102	16,309

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	212	3 532	1,227	67	417	338
地產測量、估價及 顧問服務	575	4 989	1,539	57	272	392
結構工程服務	54	257	82	4	48	23
建築物設備工程服務	113	1 113	256	14	41	68
土木及地質勘探工程服務	55	4 368	1,343	70	395	257
建築設計及結構工程服務	41	531	98	3	18	25
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	157	4 890	1,868	54	1,124	373
總計	1 206	19 680	6,414	270	2,314	1,476
(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	3 385	8 859	1,768	2,047	-	15,926
地產保養管理服務	461	55 678	6,718	7,726	-	5,158
地產經紀及代理	1 226	12 973	2,714	145	-	2,021
總計	5 073	77 509	11,200	9,919	-	23,105

註釋： § 在正負50萬元以內。

資料來源：政府統計處建造及雜項服務統計組
(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 2002

\$ 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					
7,461	230	2,323	285	70	New construction works
96,179	1,603	20,149	2,127	305	Pre-erection works at construction sites
8,370	267	3,032	249	89	Architectural and civil engineering works at construction sites
22,912	529	5,834	823	141	Miscellaneous new construction works
11,214	448	4,658	590	41	Decoration, repair and maintenance
33,142	3,356	13,890	2,363	137	Special trades
2,708	26	1,298	134	9	Erection and general finishing
2,816	10	1,120	129	§	Electrical and mechanical fitting
184,801	6,469	52,303	6,700	791	Gas and water fitting
					Miscellaneous
					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					
1,995	161	1,341	107	17	Architectural design
2,197	181	1,659	119	25	Real estate surveying, valuation and consultancy
164	1	91	9	2	Structural engineering
390	16	282	25	4	Building services engineering
2,178	36	1,473	151	31	Civil and geotechnical engineering
150	§	104	6	1	Architectural design and structural engineering
3,542	23	2,015	146	12	Combination of preceding services
10,617	418	6,965	562	91	Total
(C) Real Estate Development, Leasing, Brokerage and Maintenance Management Establishments					
30,336	26,824	47,854	36,057	8,713	Real estate development and/or leasing
20,334	-	7,665	991	56	Real estate maintenance management
4,496	-	3,002	290	-186	Real estate brokerage and agency
55,167	26,824	58,520	37,338	8,583	Total

Note : § Within ± \$0.5 million.

Source : Construction and Miscellaneous Services Statistics Section, Census and Statistics Department (Enquiry Telephone No.: 2882 4684)

7.4 按建造工程總值劃分的二零零二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	7 940	10 950	347	475	212
500 - 1,999	6 059	15 055	2,120	1,887	764
2,000 - 4,999	2 838	14 671	3,458	2,574	1,839
5,000 - 9,999	1 203	11 234	2,864	1,838	2,665
10,000 - 19,999	617	8 604	2,495	1,980	3,051
20,000 - 49,999	684	17 225	5,996	4,331	8,809
50,000 - 99,999	261	11 933	4,151	4,233	7,729
≥ 100,000	276	46 198	23,765	19,644	61,032
總計	19 878	135 870	45,197	36,962	86,102

資料來源：政府統計處建造及雜項服務統計組
(查詢電話：2882 4684)

7.5 按增加價值劃分的二零零二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	12 267	20 150	1,409	2,179	3,901
500 - 999	2 595	7 803	1,512	1,510	1,772
1,000 - 2,499	2 578	15 055	3,491	2,399	5,466
2,500 - 4,999	1 118	12 338	3,437	3,752	5,700
5,000 - 9,999	550	12 183	3,285	2,595	6,284
10,000 - 24,999	479	19 845	6,446	5,007	13,463
25,000 - 49,999	134	8 387	4,125	2,973	7,155
≥ 50,000	157	40 108	21,491	16,547	42,362
總計	19 878	135 870	45,197	36,962	86,102

資料來源：政府統計處建造及雜項服務統計組
(查詢電話：2882 4684)

Principal Statistics for All Building and Civil Engineering Establishments by Gross Value of Construction Work Performed for 2002

\$ 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)
546	1,707	382	858	508	18	< 500
659	6,039	159	2,899	768	31	500 - 1,999
954	8,638	413	3,696	224	31	2,000 - 4,999
798	8,257	140	3,107	232	33	5,000 - 9,999
767	8,408	196	2,834	310	78	10,000 - 19,999
1,989	20,947	631	6,497	452	148	20,000 - 49,999
2,267	17,347	1,618	4,802	585	110	50,000 - 99,999
8,328	113,459	2,931	27,609	3,620	341	≥ 100,000
16,309	184,801	6,469	52,303	6,700	791	Total

Source : Construction and Miscellaneous Services Statistics Section,
Census and Statistics Department
(Enquiry Telephone No.: 2882 4684)

Principal Statistics for All Building and Civil Engineering Establishments by Value Added for 2002

\$ 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)
1,554	9,224	378	1,981	559	52	< 500
488	5,428	122	1,784	267	27	500 - 999
1,103	12,435	362	3,841	339	35	1,000 - 2,499
1,262	14,101	499	3,915	448	98	2,500 - 4,999
1,064	13,206	316	3,616	294	116	5,000 - 9,999
2,477	27,059	1,119	7,316	786	126	10,000 - 24,999
1,565	15,554	865	4,761	601	63	25,000 - 49,999
6,797	87,795	2,808	25,088	3,406	272	≥ 50,000
16,309	184,801	6,469	52,303	6,700	791	Total

Source : Construction and Miscellaneous Services 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	1993	1998	1999	2000	2001	2002	2003
住宅樓宇	Residential							
建築樓盤數目	Number of building projects	85	71	56	65	47	83	52
建築成本總計(百萬元)	Total cost of construction (\$ million)	5,951	13,439	12,080	18,570	12,154	21,853	8,818
實用樓面面積成本 (元/每平方米計) ⁽¹⁾	Cost of usable floor area (\$/sq. m.) ⁽¹⁾	6,843	18,346	20,074	22,586	21,643	22,126*	21,904
非住宅樓宇	Non-residential							
建築樓盤數目	Number of building projects	233 [22]	254	168 [1]	134	110	105 [1]	103
建築成本總計(百萬元)	Total cost of construction (\$ million)	16,983	35,574	29,986	8,598	6,990	11,280	10,562
實用樓面面積成本 (元/每平方米計) ⁽¹⁾	Cost of usable floor area (\$/sq. m.) ⁽¹⁾	10,640	21,148	28,597	23,135	23,059	24,005*	20,948
綜合用途樓宇	Composite buildings							
建築樓盤數目	Number of building projects	98	52	75	40	53	51	41
建築成本總計(百萬元)	Total cost of construction (\$ million)	5,925	10,556	18,842	8,929	11,271	12,515	13,442
實用樓面面積成本 (元/每平方米計) ⁽¹⁾	Cost of usable floor area (\$/sq. m.) ⁽¹⁾	7,892	11,849	16,990	17,041	17,354	18,428	19,800
合計	Overall							
建築樓盤數目	Number of building projects	416 [22]	377	299 [1]	239	210	239 [1]	196
建築成本總計(百萬元)	Total cost of construction (\$ million)	28,860	59,569	60,908	36,097	30,414	45,649	32,822
實用樓面面積成本 (元/每平方米計) ⁽¹⁾	Cost of usable floor area (\$/sq. m.) ⁽¹⁾	8,942	17,960	21,312	20,926	19,788	20,872*	19,806

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

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 4738)

Notes: Figures in square 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 4738)

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	1993	1998	1999	2000	2001	2002*	2003
住宅樓宇	Residential							
香港島	Hong Kong Island	500	91	164	266	371	125	151
九龍	Kowloon	152	446	245	423	339	345	459
新界	New Territories	862	1 028	1 148	603	426	1 137	452
小計	Sub-total	1 514	1 564	1 557	1 292	1 136	1 607	1 062
非住宅樓宇	Non-residential							
香港島	Hong Kong Island	541	503	263	132	127	161	257
九龍	Kowloon	257	481	326	98	169	111	171
新界	New Territories	862	694	712	203	105	308	167
小計	Sub-total	1 660	1 678	1 301	433	401	580	595
總計	Total							
香港島	Hong Kong Island	1 041	593	426	397	498	286	408
九龍	Kowloon	409	927	571	522	508	456	631
新界	New Territories	1 724	1 721	1 860	806	531	1 445	619
合計	Grand total	3 174	3 242	2 858	1 725	1 537	2 187	1 657

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 4738)

Source : Buildings Department
(For enquiries, please call Census and Statistics Department.
Enquiry Telephone No.: 2582 4738)

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 (\$)	1993	1998	1999	2000	2001	2002	2003
500,000元以下	Under \$500,000							
建築樓盤數目	Number of building projects	13	5	4	1	3	7	2
建築成本總計 (千元)	Total cost of construction (\$ thousand)	4,112	1,160	1,025	250	1,180	2,597	150
500,000元至 999,999元	\$500,000-\$999,999							
建築樓盤數目	Number of building projects	4	11	11	8	4	5	6
建築成本總計 (千元)	Total cost of construction (\$ thousand)	3,056	8,553	8,623	6,416	2,772	3,700	4,240
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	15	7	6	4	12	10	4
建築成本總計 (千元)	Total cost of construction (\$ thousand)	20,227	9,921	7,348	6,050	16,094	14,377	5,886
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	31	25	12	13	9	11	12
建築成本總計 (千元)	Total cost of construction (\$ thousand)	88,210	75,391	33,164	37,153	24,931	29,155	31,646
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	34	28	16	20	6	11	11
建築成本總計 (千元)	Total cost of construction (\$ thousand)	185,132	153,734	87,383	108,816	32,030	59,459	57,548
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	33	17	16	8	5	11	12
建築成本總計 (千元)	Total cost of construction (\$ thousand)	273,129	140,901	133,203	69,016	47,067	93,238	100,877
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	56	31	26	21	30	10	14
建築成本總計 (千元)	Total cost of construction (\$ thousand)	675,832	372,807	313,130	253,944	366,895	114,333	174,945
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	34	31	14	18	10	12	14
建築成本總計 (千元)	Total cost of construction (\$ thousand)	573,316	542,083	244,993	320,826	173,941	211,271	243,766
20,000,000元及 以上	\$20,000,000 or above							
建築樓盤數目	Number of building projects	195	221	193	146	131	161	121
建築成本總計 (千元)	Total cost of construction (\$ thousand)	27,036,526	58,264,291	62,490,472	35,709,771	30,102,221	45,264,524	32,292,859
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	22	0	1	0	0	1	0

註釋： 若建築樓盤只有總合的建築成本數字，與其有關的樓盤則被當為單一樓盤而相應劃分為該總合數字的類別中。所以，此表中建築樓盤的總計與表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 4738)

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 4738)

7.9 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	1993/94	1998/99	1999/2000	2000/01	2001/02	2002/03	2003/04
香港島	Hong Kong Island	808	2 793	0	442	3 168	0	2 854
九龍	Kowloon	11 122	23 579	8 222	2 585	0	2 413	0
荃灣及葵青	Tsuen Wan and Kwai Tsing	1 438	6 088	3 645	1 669	8 513	4 567	0
沙田	Sha Tin	0	2 719	0	0	799	0	0
屯門	Tuen Mun	0	3 023	0	0	0	0	0
其他地區	Other areas	2 502	15 136	516	12 472	5 174	5 704	1 839
總計	Total	15 870	53 338	12 383	17 168	17 654	12 684	4 693

資料來源：房屋署
(查詢電話：2761 5703)

Source : Housing Department
(Enquiry Telephone No.: 2761 5703)

7.10 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)	1993/94	1998/99	1999/2000	2000/01	2001/02	2002/03	2003/04
長者住屋單位	Housing for senior citizens	9至28平方米	9-28 sq. m.	517	1 531	0	217	0	0	0
細單位	Small flat	16至23平方米	16-23 sq. m.	2 506	11 759	4 057	6 064	6 836	5 528	1 267
一睡房單位	1-bedroom flat	30至35平方米	30-35 sq. m.	6 132	17 989	3 993	4 893	7 559	3 999	1 131
兩睡房單位	2-bedroom flat	32至48平方米	32-48 sq. m.	4 619	16 235	3 858	4 203	3 130	3 133	1 723
三睡房單位	3-bedroom flat	46至60平方米	46-60 sq. m.	2 096	5 824	475	1 791	129	24	572
總計	Total			15 870	53 338	12 383	17 168	17 654	12 684	4 693

註釋：(1) 各單位類型的室內樓面面積因不同設計而隨時間改變，表中有關數字只供粗略參考之用。

Note: (1) Internal floor area for different flat type will change with time due to adoption of different designs. The figures cited in the table are for rough reference only.

資料來源：房屋署
(查詢電話：2761 5703)

Source : Housing Department
(Enquiry Telephone No.: 2761 5703)

7.11 按地區及實用面積劃分的獲批准可動工興建房屋委員會居者有其屋計劃的居住單位

Housing Authority Home Ownership Scheme 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	1993/94	1998/99	1999/2000	2000/01	2001/02	2002/03	2003/04
香港島	Hong Kong Island							
40平方米以下	Under 40 sq. m.	0	0	0	304	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	0	1 600	0	912	0	0	0
小計	Sub-total	0	1 600	0	1 216	0	0	0
九龍	Kowloon							
40平方米以下	Under 40 sq. m.	0	138	840	288	2 528	0	0
40至69.9平方米	40 - 69.9 sq. m.	0	7 531	7 940	432	3 772	0	0
小計	Sub-total	0	7 669	8 780	720	6 300	0	0
荃灣及葵青	Tsuen Wan and Kwai Tsing							
40平方米以下	Under 40 sq. m.	0	0	0	320	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	0	0	800	992	0	0	0
小計	Sub-total	0	0	800	1 312	0	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.	970	4 816	866	0	0	0	0
小計	Sub-total	970	4 816	866	0	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	2 240	0	0	0	0	0
小計	Sub-total	0	2 240	0	0	0	0	0
其他地區	Other areas							
40平方米以下	Under 40 sq. m.	0	0	209	838	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	3 796	17 410	409	2 891	0	0	0
小計	Sub-total	3 796	17 410	618	3 729	0	0	0
所有地區	All areas							
40平方米以下	Under 40 sq. m.	0	138	1 049	1 750	2 528	0	0
40至69.9平方米	40 - 69.9 sq. m.	4 766	33 597	10 015	5 227	3 772	0	0
總計	Total	4 766	33 735	11 064	6 977	6 300	0	0

註釋： 數字不包括私人機構參建居屋計劃的居住單位。

Notes : Figures exclude Private Sector Participation Scheme residential flats.

從二零零三年起，居者有其屋計劃已經無限期停止興建和出售。至於已落成和興建中的居者有其屋計劃單位，除了少量剩餘及回購的單位將會售予現有公屋租戶和準公屋租戶外，其餘則基於不與私人市場直接競爭的原則下，改為其他用途。

The production and sale of flats under the Home Ownership Scheme (HOS) ceased indefinitely as from 2003. As for those HOS flats that are completed or under construction, they will be disposed of through market-friendly means except for a small number of unsold and returned flats which will be sold to sitting tenants of public rental housing and those who are about to be rehoused to public rental housing.

資料來源： 房屋署
(查詢電話：2761 5703)

Source : Housing Department
(Enquiry Telephone No.: 2761 5703)

7.12 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						
		1993	1998	1999	2000	2001	2002	2003
香港島	Hong Kong Island	3 849	7 582	7 690	2 283	2 501	5 076	3 375
九龍	Kowloon	4 749	5 890	7 620	7 983	16 453	5 128	6 302
荃灣及葵青	Tsuen Wan and Kwai Tsing	130	1 465	1 256	1 965	1 278	5 007	4 494
沙田	Sha Tin	4 277	1 666	1 075	61	971	609	180
屯門	Tuen Mun	1 043	3 954	2 172	1 188	631	72	4 051
大埔	Tai Po	2 017	446	513	771	248	299	244
粉嶺／上水	Fanling/Sheung Shui	891	4 012	426	828	254	331	1 365
新界其餘地區	Rest of New Territories	2 204	8 828	23 571	16 287	4 938	1 749	10 001
總計	Total	19 160	33 843	44 323	31 366	27 274	18 271	30 012

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 4738)

Sources: Buildings Department;
Lands Department
(For enquiries, please call Census and Statistics Department.
Enquiry Telephone No.: 2582 4738)

7.13 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						
		1993	1998	1999	2000	2001	2002	2003
少於40	Less than 40	11 408	19 218	26 990	23 452	19 922	11 241	24 113
40至69.9	40 - 69.9	4 370	11 303	14 451	5 392	5 691	4 397	3 970
70至99.9	70 - 99.9	1 288	1 087	1 001	818	654	1 246	538
100至159.9	100 - 159.9	493	687	361	258	136	113	431
160或以上	160 or above	1 601	1 548	1 520	1 446	871	1 274	960
總計	Total	19 160	33 843	44 323	31 366	27 274	18 271	30 012

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 4738)

Sources: Buildings Department;
Lands Department
(For enquiries, please call Census and Statistics Department.
Enquiry Telephone No.: 2582 4738)

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

(甲) 市區 (A) Urban Areas

		1993	1998	1999	2000	2001	2002	2003
公開拍賣/投標	Public auction/tender							
工業/貨倉	Industrial/godown							
面積(平方米)	Area (sq. m.)	0	18 771	0	5 480	0	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	0	398	0	128	0	0	0
商業	Commercial							
面積(平方米)	Area (sq. m.)	0	7 506	0	0	30 304	0	12 289
已徵收的地價 (百萬元)	Realised premium (\$ million)	0	1,601	0	0	1,745	0	353
商業/住宅	Commercial/Residential							
面積(平方米)	Area (sq. m.)	29 153	10 486	0	0	0	675	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	4,235	2,893	0	0	0	83	0
住宅	Residential							
面積(平方米)	Area (sq. m.)	68 315	122 070	111 764	129 233	9 169	32 575	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	5,548	8,133	7,057	12,589	280	2,910	0
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	20 660	0	0	7 110	0	0	4 985
已徵收的地價 (百萬元)	Realised premium (\$ million)	2,850	0	0	128	0	0	110
總計	Total							
面積(平方米)	Area (sq. m.)	118 128	158 833	111 764	141 823	39 473	33 250	17 274
已徵收的地價 (百萬元)	Realised premium (\$ million)	12,633	13,025	7,057	12,845	2,025	2,993	463
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.)	50 752	256 389 ⁺	320 357 [§]	120 839 [‡]	83 103 [⊕]	229 822 [⊖]	728
公用事業/團體用途	Public utilities/ Institutional uses							
面積(平方米)	Area (sq. m.)	17 564	31 319	56 076	23 331	4 130	13 263	0
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	32 281	0	17 522	184 073	0	0	41 555
總計	Total							
面積(平方米)	Area (sq. m.)	100 597	287 708	393 955	328 243	87 233	243 085	42 283

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

Notes :
⁺ Figure includes 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.
[§] Figure includes 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.
[‡] Figure includes 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.
[⊕] Figure includes 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.
[⊖] Figure includes the Private Treaty Grant of KIL 754 and NKIL 6413 with total area of 210 500 sq. m. for use by the Tenant Purchase Scheme.

7.14 (續) 政府土地拍賣及批租
(cont'd) Disposals of Government Land
(乙) 新界
(B) New Territories

		1993	1998	1999	2000	2001	2002	2003
公開拍賣/投標	Public auction/tender							
工業/貨倉	Industrial/godown							
面積(平方米)	Area (sq. m.)	32 033	3 414	0	0	0	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	1,237	51	0	0	0	0	0
商業	Commercial							
面積(平方米)	Area (sq. m.)	1 270	8 000	0	0	0	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	21	120	0	0	0	0	0
商業/住宅	Commercial/Residential							
面積(平方米)	Area (sq. m.)	1 945	3 068	12 212	0	390	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	82	330	248	0	41	0	0
住宅	Residential							
面積(平方米)	Area (sq. m.)	51 567	42 033	78 925	139 816	44 078	30 949	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	3,158	1,184	2,261	2,950	950	1,073	0
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	3 000	102 851	0	14 600	3 900	0	3 059
已徵收的地價 (百萬元)	Realised premium (\$ million)	103	363	0	18	7	0	125
總計	Total							
面積(平方米)	Area (sq. m.)	89 815	159 366	91 137	154 416	48 368	30 949	3 059
已徵收的地價 (百萬元)	Realised premium (\$ million)	4,601	2,048	2,509	2,968	998	1,073	125
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.)	9 000	0	0	80 000	0	0	83 021
住宅	Residential							
面積(平方米)	Area (sq. m.)	79 187	331 309 ⁺	253 809 [§]	387 290 [‡]	496 894 [Ⓢ]	598 623 [Ⓢ]	0
公用事業/團體用途	Public utilities/ Institutional uses							
面積(平方米)	Area (sq. m.)	107 815	58 525	4 489	63 854	255 043	6 432	76 927
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	66 875	707 087	1 297 272	1 161	0	0	15 900
總計	Total							
面積(平方米)	Area (sq. m.)	262 877	1 096 921	1 555 570	532 305	751 937	605 055	175 848

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

Notes:
⁺ Figure includes the Private Treaty Grant of STTL 500, TMTL 441, TPPL 172 and TYTL 160 with total area of 313 314 sq. m. for use by the Tenant Purchase Scheme.
[§] Figure includes 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.
[‡] Figure includes the Private Treaty Grant of STTL 503, TPPL 176, TPPL 178 and FSSTL 208 with total area of 374 610 sq. m. for use by the Tenant Purchase Scheme.
[Ⓢ] Figure includes 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.
[Ⓢ] Figure includes 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 房屋及物業 Housing and Property

概念及定義

永久性屋宇單位總數及家庭住戶的房屋特徵：

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。

居所租住權 指居所被家庭住戶佔用的條款和情況。

自置居所住戶：住戶擁有其居住的屋宇單位的業權。

全租戶：住戶向居於別處的人士租住整個屋宇單位自住，沒有分租，單位內也沒有其他的住戶。

合租戶：兩個或以上的住戶，分別向居於別處的人士租用部分的屋宇單位居住。

二房東：住戶向居於別處的人士租用整個屋宇單位，並把部分單位分租予其他住戶。

三房客：住戶向居於同一屋宇單位內的人士租用部分單位居住。

免租：住戶免費在屋宇單位內居住，不論是否獲得業主同意，但不包括本身是業主或由僱主提供居所的住戶。

居所由僱主提供：住戶居住在由其成員之一的僱主提供的居所，包括以象徵式租金向僱主租住屋宇單位的住戶。假如住戶使用由僱主提供的房屋津貼租住居所，則租住權不屬於「居所由僱主提供」類別。

公營房屋：

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

Concepts and Definitions

Stock of permanent quarters and housing characteristics of domestic households :

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.

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

Owner-occupier : A household which owns the quarters it occupies.

Sole tenant : A household which rents the whole quarters it occupies from someone who lives outside the quarters without sharing it with other household(s) or subletting.

Co-tenant : Two or more households each of which rents part of the quarters from someone who lives outside the quarters.

Main tenant : A household which rents the whole quarters it occupies from someone who lives outside the quarters and sublets part of it to other household(s).

Sub-tenant : A household which rents part of the quarters from someone who lives in the same quarters.

Rent free : A household which occupies an accommodation free, with or without the owner's permission. This does not include owner-occupiers or households occupying accommodation provided by employers.

Accommodation provided by employer: A household which occupies an accommodation provided by the employer of one of the household members. This also includes households occupying quarters leased from employer at a nominal rent. If a household member uses housing allowance given by his/her employer for renting accommodation, the tenure is not regarded as accommodation provided by employer.

Public Housing :

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

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。

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**。

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。

私人物業：

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 8.14 - 8.16）。

私人住宅單位 是指各自設有煮食設施和浴室（及／或廁所）的獨立居住單位，並按樓面面積細分如下：

A 類單位：實用面積少於 40 平方米

B 類單位：實用面積為 40 至 69.9 平方米

C 類單位：實用面積為 70 至 99.9 平方米

D 類單位：實用面積為 100 至 159.9 平方米

E 類單位：實用面積為 160 平方米或以上

私人機構參建居屋計劃的住宅單位，居者有其屋計劃、可租可買計劃、重建置業計劃、夾心階層住屋計劃、市區改善計劃和住宅發售計劃的全部單位，未有包括在私人樓宇的統計數字內（表 8.14 - 8.15 及 8.17 - 8.20）。

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。而私人商業樓宇總存量亦包括私人機構參

with providing accommodation at affordable rents and prices. Need and affordability, accordingly, remain the guiding principles in the provision of public housing.

Authorised 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.

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.

Private Property :

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 8.14 - 8.16).

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

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 8.14 - 8.15 and 8.17 - 8.20).

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.

建屋計劃的商業樓宇面積。(表 8.14、8.16 及 8.17)

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，這包括露台及長廊，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。

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。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。

The private commercial stock figure also includes commercial premises built under the Private Sector Participation Scheme. (Tables 8.14, 8.16 and 8.17)

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.

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 flatted factories comprise premises designed for general manufacturing processes and uses (including offices) directly related to such processes, and normally intended for sale or letting by the developers. *Private specialised factories*, as described below are excluded. Similar premises built by the 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.

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、業主和使用人搜集，或派員視察而獲得的。

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、及其他不用作住宅用途的樓宇。

私人商業樓宇 包括零售業樓宇及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇，亦不包括車位。房屋委員會和房屋協會所建的商業樓宇，也不包括在內。

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，分析資料還包括續租時議定的租金。而生效日期即為租賃協議的生效日期。不過，租金一般是在較早的日期議定（新訂租約是在二至四周前，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。數字並不包括已存在的租賃，因為有關租金已在簽訂租約時議定。

有關平均租金和售價的分析，只供一般參考用途。某段時期的水平，主要取決於期內出租或出售物業的特點，包括樓宇素質及位置。因此，在不同時期內出現的變化，可能是因為在兩個時段所分析的不同物業的素質有所差異，而不應視之為該時段中在價值方面的整體變化。相對而言，租金與售價指數能較準確地反映價值的轉變。

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。

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

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

Private commercial premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices. Carparking space is excluded. Commercial premises built by the Housing Authority and the Housing Society are also excluded.

Average prices are based on an analysis of transactions scrutinised 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 earlier for lease renewals). Rents are analysed on a net basis, i.e. exclusive of rates, management and other charges. Figures do not cover tenancies in existence as the rents concerned are already fixed upon signing of tenancy agreement.

Average rents and prices are analysed for general reference only. Their levels at a certain period depend to a large extent on the special characteristics, including quality and location, of the premises which are leased or sold during the period. Thus changes between different periods may be due to variations in the characteristics of the different properties being analysed, and should not be taken as indicating a general change in value over the period. Rental and price indices are a better reflection of change in value.

Price and rental indices are derived from the same data that are used to compile average prices and rents. The indices measure value changes by reference to the factor of rent or price divided by rateable value of the subject properties rather 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.

租約 是指批租人和承租人之間有關物業租用方面的協議。

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。

戰前樓宇重建豁免管制令 從前適用於擬重建物業的戰前樓宇業主。該等業主在當時必須按照《業主與租客（綜合）條例》第一部的規定，申請戰前樓宇重建豁免管制令以保障現有租客的權益。該條例的第一部已由一九九九年一月一日起不再適用。

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。

其他有關刊物

房屋統計數字一覽，香港房屋委員會編製
(<http://www.housingauthority.gov.hk/>)

人口普查及中期人口統計報告

香港物業報告，差餉物業估價署編製

服務業統計摘要（*年刊*）

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

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.

Exclusion orders used to apply to landlords of pre-war buildings who wanted to re-develop the property. They previously have to apply for an Exclusion Order with respect to Part 1 of the Landlord and Tenant (Consolidation) Ordinance which mainly protects the interests of the existing tenants. This Part of the Ordinance is no longer valid as from 1 January 1999.

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.

Further Reference

Housing in Figures, published by the Hong Kong Housing Authority (<http://www.housingauthority.gov.hk/>)

Population Census and Population By-census Reports

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

Statistical Digest of the Services Sector (Annual)

8.1 按類型及地區劃分的二零零三年永久性屋宇單位總數 Stock of Permanent Quarters by Type and Area, 2003

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	248 800	359 900	685 300
房屋委員會租住單位	Housing Authority rental flats				
甲類	Group A	67 000	222 700	349 200	638 900
乙類	Group B	0	14 100	0	14 100
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	Subsidised Sale Flats	41 600	103 100	251 800	396 600
房屋委員會資助 出售單位	Housing Authority subsidised sale flats	39 600	98 800	237 800	376 200
房屋協會資助出售單位	Housing Society subsidised sale flats	2 000	4 400	14 000	20 400
私人房屋	Private Housing	342 400	359 800	576 300	1 278 600
私人住宅單位	Private residential flats	321 800	339 200	380 800	1 041 800
別墅／平房／新型村屋	Villas/Bungalows/Modern village houses	3 800	1 900	129 700	135 500
簡單磚石蓋搭建築物／ 傳統村屋	Simple stone structures/ Traditional village houses	1 400	1 000	41 000	43 400
員工宿舍	Staff quarters	10 100	11 700	15 900	37 600
非住宅用屋宇單位	Non-domestic quarters	5 400	5 900	8 900	20 300
總計	Total	460 700	711 800	1 188 000	2 360 500

註釋： 數字為該年三月底的數字。

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

資料來源： 政府統計處普查策劃組（一）
（查詢電話：2716 8006）

Source: Census Planning Section (1),
Census and Statistics Department
(Enquiry Telephone No.: 2716 8006)

8.2 按房屋類型劃分的家庭住戶數目 Domestic Households by Type of Housing

房屋類型	Type of housing	千個 Thousands						
		1993	1998	1999	2000	2001	2002	2003
公營租住房屋	Public rental housing	630.4	683.4	677.9	653.5	636.4	659.0	672.6
資助出售單位 ⁽¹⁾⁽²⁾	Subsidised sale flats ⁽¹⁾⁽²⁾	145.6	238.4	273.6	316.1	364.5	360.4	370.5
私人永久性房屋 ⁽²⁾⁽³⁾	Private permanent housing ⁽²⁾⁽³⁾	835.8	994.2	1 009.8	1 032.7	1 048.4	1 085.4	1 103.4
臨時房屋 ⁽⁴⁾	Temporary housing ⁽⁴⁾	66.0	45.6	37.6	34.8	29.1	28.9	23.7
總計	Total	1 677.7	1 961.5	1 998.9	2 037.0	2 078.4	2 133.7	2 170.2

註釋： 數字是指該年四季「綜合住戶統計調查」所得的數字的平均數。

(1) 資助出售單位包括香港房屋委員會的居者有其屋計劃、中等入息家庭房屋計劃、私人機構參建居屋計劃、可租可買計劃和重建置業計劃下興建的屋宇單位，以及租者置其屋計劃下出售的屋宇單位。香港房屋協會的住宅發售計劃及夾心階層住屋計劃下興建的屋宇單位亦包括在內。自二零零二年起，可在公開市場買賣的資助出售單位，則不包括在內。

(2) 在一九九八年以前的「綜合住戶統計調查」中，由於香港房屋協會的住宅發售計劃及夾心階層住屋計劃下興建的屋宇單位，與香港房屋協會的市區改善計劃下興建的屋宇單位歸類同一組別內，因而沒有它們個別的數字，故此有關住宅發售計劃及夾心階層住屋計劃下興建的屋宇單位的數字，均包括在「私人永久性房屋」的類別內。自二零零二年起，可在公開市場買賣的資助出售單位亦包括在內。

(3) 數字包括私人房屋、香港房屋協會的市區改善計劃下興建的屋宇單位、別墅／平房／新型村屋、簡單磚石蓋搭建築物及其他永久性房屋。自二零零二年起，可在公開市場買賣的資助出售單位亦包括在內。

(4) 臨時房屋包括公營臨時房屋及私營臨時房屋。

Notes : Figures are averages of the figures obtained from the General Household Survey for the four quarters of the year.

(1) Subsidised sale flats include flats built under the Home Ownership Scheme (HOS), Middle Income Housing (MIH) Scheme, Private Sector Participation Scheme (PSPS), Buy or Rent Option (BRO) Scheme and Mortgage Subsidy Scheme (MSS), and flats sold under the Tenants Purchase Scheme (TPS) of the Hong Kong Housing Authority. They include flats built under the Flat for Sale Scheme (FFSS) and Sandwich Class Housing Scheme (SCHS) of the Hong Kong Housing Society. As from 2002, subsidised sale flats that can be traded in open market are excluded.

(2) Prior to 1998, flats built under the Flat for Sale Scheme (FFSS) and the Sandwich Class Housing Scheme (SCHS) of the Hong Kong Housing Society were not separately identifiable as they were grouped with the flats under the Urban Improvement Scheme of the Hong Kong Housing Society in the General Household Survey and were classified under "Private permanent housing". As from 2002, subsidised sale flats that can be traded in open market are also put under this category.

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

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

資料來源： 政府統計處綜合住戶統計調查組（二）
（查詢電話：2887 5508）

Source : General Household Survey Section (2),
Census and Statistics Department
(Enquiry Telephone No.: 2887 5508)

8.3 按居所租住權劃分的家庭住戶數目

Domestic Households by Tenure of Accommodation

		千個 Thousands						
居所租住權	Tenure of accommodation	1993	1998	1999	2000	2001	2002	2003
自置居所住戶	Owner-occupiers	748.2	913.7	963.0	1 041.3	1 084.3	1 123.2	1 153.1
全租戶	Sole tenants	748.1	849.5	853.4	833.4	834.4	847.2	862.6
合租戶	Co-tenants	57.4	80.5	67.3	64.1	54.5	50.6	47.7
二房東	Main tenants	10.4	7.2	6.3	4.8	3.6	2.3	2.3
三房客	Sub-tenants	35.8	22.5	17.2	13.8	12.0	11.0	7.4
免租	Rent free	23.3	22.2	26.3	24.2	33.9	45.4	45.1
居所由僱主提供 ⁽¹⁾	Provided by employers ⁽¹⁾	54.5	65.9	65.3	55.4	55.6	53.9	52.1
總計	Total	1 677.7	1 961.5	1 998.9	2 037.0	2 078.4	2 133.7	2 170.2

註釋： 數字是指該年四季「綜合住戶統計調查」所得的數字的平均數。

(1) 一九九三年的數字除了包括由僱主提供居所的家庭住戶，亦包括由僱主津貼居所的家庭住戶。

Notes: Figures are averages of the figures obtained from the General Household Survey for the four quarters of the year.

(1) The figure for 1993 also covered domestic households with accommodation subsidised by employers (in addition to those with accommodation provided by employers).

資料來源： 政府統計處綜合住戶統計調查組（二）
（查詢電話：2887 5508）

Source: General Household Survey Section (2),
Census and Statistics Department
(Enquiry Telephone No.: 2887 5508)

8.4 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	1993/94	1998/99	1999/2000	2000/01	2001/02	2002/03	2003/04
香港島	Hong Kong Island	3 343	976	2 528	2 793	0	0	414
九龍	Kowloon	4 736	2 997	14 095	20 533	13 170	8 558	1 848
荃灣及葵青	Tsuen Wan and Kwai Tsing	4 871	3 700	4 482	4 982	7 109	1 922	3 866
沙田	Sha Tin	2 134	0	530	0	2 945	0	0
屯門	Tuen Mun	0	0	0	5 263	0	0	0
其他地區	Other areas	4 764	2 086	10 171	13 981	10 405	7 810	9 020
總計	Total	19 848	9 759	31 806	47 552	33 629	18 290	15 148

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 5703)

Source: Housing Department
(Enquiry Telephone No.: 2761 5703)

8.5 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 面積 ⁽¹⁾	Internal floor area ⁽¹⁾	1993/94	1998/99	1999/2000	2000/01	2001/02	2002/03	2003/04
長者住屋單位	Housing for senior citizens flat	9至28平方米	9 - 28 sq. m.	155	1 672	1 326	1 051	282	131	0
細單位	Small flat	16至23平方米	16 - 23 sq. m.	2 217	2 431	7 357	10 275	4 677	4 557	4 337
一睡房單位	1-bedroom flat	30至35平方米	30 - 35 sq. m.	7 714	2 264	9 986	14 751	8 446	4 306	2 757
兩睡房單位	2-bedroom flat	32至48平方米	32 - 48 sq. m.	8 654	2 923	9 550	14 707	11 213	6 160	5 419
三睡房單位	3-bedroom flat	46至60平方米	46 - 60 sq. m.	1 108	469	3 587	6 768	9 011	3 136	2 635
總計	Total			19 848	9 759	31 806	47 552	33 629	18 290	15 148

註釋： ⁽¹⁾ 各單位類型的室內樓面面積因不同設計而隨時
間改變，表中有關數字只供粗略參考之用。

Note: ⁽¹⁾ Internal floor area for different flat type will change with
time due to adoption of different designs. The figures cited
in the table are for rough reference only.

資料來源： 房屋署
(查詢電話：2761 5703)

Source: Housing Department
(Enquiry Telephone No.: 2761 5703)

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 Authorised Population of Public Housing Rental Flats by Geographic Area

地區	Geographic area		1993/94	1998/99	1999/2000	2000/01	2001/02	2002/03	2003/04
房屋委員會	Housing Authority								
香港島	Hong Kong Island	單位 Flats	63 543	67 100	67 708	69 322	67 353	65 427	65 405
		人數 Population	242 188	228 854	222 529	217 595	213 572	212 158	208 349
九龍	Kowloon	單位 Flats	246 336	237 913	241 166	248 001	236 897	232 172	229 204
		人數 Population	855 139	751 360	721 212	710 596	697 457	676 050	674 854
荃灣及葵青	Tsuen Wan and Kwai Tsing	單位 Flats	108 455	100 040	103 214	101 497	100 949	101 178	105 403
		人數 Population	391 813	335 101	332 152	330 587	325 691	326 066	334 522
沙田	Sha Tin	單位 Flats	65 593	64 051	61 873	55 860	53 692	50 439	50 305
		人數 Population	261 145	234 440	220 666	192 703	178 707	162 571	161 652
屯門	Tuen Mun	單位 Flats	57 990	56 093	54 184	58 570	52 636	53 612	53 623
		人數 Population	211 015	191 648	174 897	175 292	156 363	159 469	157 935
大埔	Tai Po	單位 Flats	32 385	30 535	30 264	21 797	21 974	22 308	22 309
		人數 Population	129 467	117 105	115 277	76 965	75 911	75 107	73 755
北區	North	單位 Flats	23 166	26 718	24 286	20 651	20 834	19 978	19 992
		人數 Population	89 355	98 720	88 236	70 929	71 058	66 212	65 656
元朗	Yuen Long	單位 Flats	30 388	33 780	37 761	40 342	49 936	51 534	55 634
		人數 Population	103 377	116 975	124 707	126 743	164 037	178 284	193 555
西貢	Sai Kung	單位 Flats	18 216	25 511	26 896	29 203	26 209	28 142	33 550
		人數 Population	63 914	89 312	96 949	97 300	92 291	92 766	111 795
離島	Islands	單位 Flats	1 122	3 588	3 407	7 693	9 114	9 419	13 019
		人數 Population	4 522	12 144	11 870	14 488	27 775	33 212	36 551
小計	Sub-total	單位 Flats	647 194	645 329	650 759	652 936	639 594	634 209	648 444
		人數 Population	2 351 935	2 175 659	2 108 495	2 013 198	2 002 862	1 981 895	2 018 624
房屋協會	Housing Society								
香港島	Hong Kong Island	單位 Flats	10 872	10 874	10 874	9 668	9 668	9 668*	9 668
		人數 Population	39 235	31 477	29 587	29 258	27 917	27 515*	27 006
九龍	Kowloon	單位 Flats	11 978	11 973	11 973	11 973	11 973	11 973*	11 973
		人數 Population	41 470	38 252	38 014	37 938	37 267	36 849*	36 330
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*	4 769
		人數 Population	17 296	16 726	16 622	16 547	16 086	15 781*	15 503
沙田	Sha Tin	單位 Flats	3 725	3 730	3 730	3 730	3 730	3 730	3 730
		人數 Population	13 256	12 687	12 647	12 536	12 352	12 162*	12 075
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	3 006	3 188	3 186	3 198	3 185	3 144*	3 153
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*	1 507
		人數 Population	1 158	4 097	3 976	3 930	3 840	3 817*	3 779
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	32 038	33 515	33 515	32 309	32 309	32 309	32 309
		人數 Population	115 421	106 427	104 032	103 407	100 647	99 268*	97 846

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 Authorised Population of Public Housing Rental Flats
by Geographic Area

地區	Geographic area		1993/94	1998/99	1999/2000	2000/01	2001/02	2002/03	2003/04
合計	Overall								
香港島	Hong Kong Island	單位 Flats	10 872	77 974	78 582	78 990	77 021	75 095*	75 073
		人數 Population	39 235	260 331	252 116	246 853	241 489	239 673*	235 355
九龍	Kowloon	單位 Flats	11 978	249 886	253 139	259 974	248 870	244 145*	241 177
		人數 Population	41 470	789 612	759 226	748 534	734 724	712 899*	711 184
荃灣及葵青	Tsuen Wan and Kwai Tsing	單位 Flats	4 500	104 809	107 983	106 266	105 718	105 947*	110 172
		人數 Population	17 296	351 827	348 774	347 134	341 777	341 847*	350 025
沙田	Sha Tin	單位 Flats	3 725	67 781	65 603	59 590	57 422	54 169	54 035
		人數 Population	13 256	247 127	233 313	205 239	191 059	174 733*	173 727
屯門	Tuen Mun	單位 Flats	0	56 093	54 184	58 570	52 636	53 612	53 623
		人數 Population	0	191 648	174 897	175 292	156 363	159 469	157 935
大埔	Tai Po	單位 Flats	0	30 535	30 264	21 797	21 974	22 308	22 309
		人數 Population	0	117 105	115 277	76 965	75 911	75 107	73 755
北區	North	單位 Flats	662	27 380	24 948	21 313	21 496	20 640	20 654
		人數 Population	3 006	101 908	91 422	74 127	74 243	69 356*	68 809
元朗	Yuen Long	單位 Flats	0	33 780	37 761	40 342	49 936	51 534	55 634
		人數 Population	0	116 975	124 707	126 743	164 037	178 284	193 555
西貢	Sai Kung	單位 Flats	301	27 018	28 403	30 710	27 716	29 649*	35 057
		人數 Population	1 158	93 409	100 925	101 230	96 131	96 583*	115 574
離島	Islands	單位 Flats	0	3 588	3 407	7 693	9 114	9 419	13 019
		人數 Population	0	12 144	11 870	14 488	27 775	33 212	36 551
總計	Total	單位 Flats	32 038	678 844	684 274	685 245	671 903	666 518*	680 753
		人數 Population	115 421	2 282 086	2 212 527	2 116 605	2 103 509	2 081 163*	2 116 470

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 5669)；
香港房屋協會
(查詢電話：2839 7888)

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 5669);
Hong Kong Housing Society
(Enquiry Telephone No.: 2839 7888)

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			1993/94	1998/99	1999/2000	2000/01	2001/02	2002/03	2003/04
緊急事故	Emergency	單位	Flats	326	37	25	25	13	15	9
		人數	Persons	884	124	80	62	27	36	27
體恤困境	Compassionate	單位	Flats	1 892	2 023	1 421	944	1 389	1 691	1 689
		人數	Persons	4 548	4 482	3 211	2 305	3 305	3 868	3 676
清拆	Clearance	單位	Flats	6 099	2 056	2 230	1 036	616	270	347
		人數	Persons	17 928	6 207	7 055	2 802	1 719	649	864
重建 ⁽¹⁾	Redevelopment ⁽¹⁾	單位	Flats	12 742	5 310	14 601	20 676	10 456	4 578	331
		人數	Persons	46 853	15 664	41 855	57 739	28 222	12 470	826
公屋輪候 冊申請人	Waiting List applicants	單位	Flats	16 767	20 563	22 510	27 908	41 940	30 867	27 556
		人數	Persons	57 261	58 890	72 780	91 763	128 149	84 663	75 530
調遷	Transfer	單位	Flats	1 301	4 555	4 614	4 221	8 492	8 376	7 873
		人數	Persons	6 287	16 666	16 895	15 839	34 946	29 978	27 945
初級公務員	Junior civil servants	單位	Flats	783	1 437	1 010	1 145	1 798	728	1 051
		人數	Persons	2 644	4 723	3 328	3 440	6 122	2 089	3 451
總計	Total	單位	Flats	39 910	35 981	46 411	55 955	64 704	46 525	38 856
		人數	Persons	136 405	106 756	145 204	173 950	202 490	133 753	112 319

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 5465)

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 5465)

8.8 截至當年三月底時房屋委員會屋邨的代表性每月租金

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

屋邨類別 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.)	每月平均租金(元) Average monthly rent (\$)		元(每平方米每月計) \$/sq. m. per month	
				2003	2004	2003	2004
前徙置屋邨 Former Resettlement Estates	1966至69年 (第四型)	1966 - 69 (Mark IV)	12.7	375	400	29.5	31.5
			15.7	461	495	29.4	31.5
			18.6	550	585	29.6	31.5
	1969至72年 (第五型)	1969 - 72 (Mark V)	13.7	395	395	28.9	28.9
			16.4	480	480	29.4	29.4
			20.5	605	605	29.5	29.5
			23.9	710	710	29.7	29.7
前政府廉租屋邨 Former Government Low Cost Housing Estates	1967至73年	1967 - 73	21.1	732	732	34.7	34.7
			27.4	956	956	34.9	34.9
前屋宇建設委員會屋邨 Former Housing Authority Estates	1958至65年	1958 - 65	24.1	1,041	1,041	43.2	43.2
			30.6	1,321	1,321	43.2	43.2
			41.2	1,779	1,779	43.2	43.2
	1966至73年	1966 - 73	28.3	1,132	1,132	40.0	40.0
			30.6	1,328	1,328	43.4	43.4
			33.1	1,433	1,433	43.3	43.3
			36.5	1,479	1,479	40.6	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	516	516	44.2	44.2
			16.3	1,040	1,040	63.7	63.7
			23.5	1,002	1,002	42.6	42.6
			34.4	2,180	2,180	63.3	63.3
			43.3	2,740	2,740	63.3	63.3
	1973年以後 (新市鎮及 擴展市區) ⁽²⁾	Post 1973 (New Towns & Extended Urban) ⁽²⁾	49.0	3,110	3,110	63.4	63.4
			12.2	529	529	43.3	43.3
			16.3	1,000	1,000	61.2	61.2
			23.3	968	968	41.6	41.6
			34.4	2,110	2,110	61.3	61.3
	1973年以後 (新界) ⁽³⁾	Post 1973 (The New Territories) ⁽³⁾	43.3	2,650	2,650	61.3	61.3
			51.8	2,550	2,550	49.3	49.3
			12.6	374	374	29.8	29.8
			16.3	690	690	42.3	42.3
			23.6	809	809	34.3	34.3
1973年以後 (改建大廈)	Post 1973 (Converted Blocks)	34.4	1,450	1,450	42.1	42.1	
		43.3	1,830	1,830	42.3	42.3	
		51.8	2,400	2,400	46.4	46.4	
		11.2	406	406	36.4	36.4	
		25.4	942	942	37.2	37.2	

註釋：
 (1) 市區包括香港島及九龍。
 (2) 新市鎮及擴展市區包括荃灣、葵涌、青衣、沙田、馬鞍山、大埔、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 Authorised Population in Housing Authority Interim Housing, Cottage Areas and Temporary Housing Areas by Geographic Area

認可居民人數
Authorised population

類別/地區	Type/Geographic area	1993/94	1998/99	1999/2000	2000/01	2001/02	2002/03	2003/04
中轉房屋(1)	Interim Housing(1)							
荃灣及葵青	Tsuen Wan and Kwai Tsing	-	3 500	5 100	5 900	5 500	5 000	4 300
屯門	Tuen Mun	-	0	0	2 500	16 500	11 000	8 400
其他地區	Other areas	-	900	1 800	1 700	1 200	800	800
總計	Total	-	4 400	6 900	10 100	23 200	16 800	13 500
平房區(2)	Cottage areas(2)							
香港島	Hong Kong Island	1 800	800	800	700	0	0	0
九龍	Kowloon	1 600	1 400	1 300	500	0	0	0
沙田	Sha Tin	400	300	200	0	0	0	0
其他地區	Other areas	5 700	0	0	0	0	0	0
總計	Total	9 500	2 500	2 300	1 200	0	0	0
臨時房屋區(2)	Temporary housing areas(2)							
香港島	Hong Kong Island	7 400	0	0	0	0	0	0
九龍	Kowloon	17 900	4 200	1 900	0	0	0	0
荃灣及葵青	Tsuen Wan and Kwai Tsing	9 800	1 400	0	0	0	0	0
沙田	Sha Tin	11 200	0	0	0	0	0	0
屯門	Tuen Mun	2 200	0	0	0	0	0	0
其他地區	Other areas	9 800	4 400	3 000	700	0	0	0
總計	Total	58 300	10 000	4 900	700	0	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。

(1) 中轉房屋於一九九五年九月開始提供。

(2) 所有平房區及臨時房屋區已分別於二零零一年七月及二零零一年十二月全部清拆。

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

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

(2) All cottage areas and temporary housing areas were cleared in July 2001 and December 2001 respectively.

資料來源： 房屋署
(查詢電話：2761 5663)

Source: Housing Department
(Enquiry Telephone No.: 2761 5663)

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的居住單位 Housing Authority Home Ownership Scheme 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	1993/94	1998/99	1999/2000	2000/01	2001/02	2002/03	2003/04
香港島	Hong Kong Island							
40平方米以下	Under 40 sq. m.	0	506	764	148	0	0	304
40至69.9平方米	40 - 69.9 sq. m.	1 576	544	574	1 822	0	0	912
小計	Sub-total	1 576	1 050	1 338	1 970	0	0	1 216
九龍	Kowloon							
40平方米以下	Under 40 sq. m.	0	140	92	872	134	2 312	0
40至69.9平方米	40 - 69.9 sq. m.	2 214	210	548	4 828	2 394	5 960	0
小計	Sub-total	2 214	350	640	5 700	2 528	8 272	0
荃灣及葵青	Tsuen Wan and Kwai Tsing							
40平方米以下	Under 40 sq. m.	0	0	280	0	0	0	160
40至69.9平方米	40 - 69.9 sq. m.	1 401	0	420	1 856	0	0	1 152
小計	Sub-total	1 401	0	700	1 856	0	0	1 312
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	0	0	7 616	640	0	0
小計	Sub-total	0	0	0	7 616	640	0	0
屯門	Tuen Mun							
40平方米以下	Under 40 sq. m.	1 120	0	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	280	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.	3 360	276	552	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	5 022	1 644	10 548	6 400	1 912	0	320
小計	Sub-total	8 382	1 920	11 100	6 400	1 912	0	320
所有地區	All areas							
40平方米以下	Under 40 sq. m.	4 480	922	1 688	1 020	134	2 312	464
40至69.9平方米	40 - 69.9 sq. m.	10 493	2 398	12 090	22 522	4 946	5 960	2 384
總計	Total	14 973	3 320	13 778	23 542	5 080	8 272	2 848

註釋： 數字指已獲房屋署證明大致上已竣工的新建單位，但不包括私人機構參建居屋計劃的居住單位。

Notes: Figures refer to new flats certified as substantially completed by the Housing Department but exclude Private Sector Participation Scheme residential flats.

從二零零三年起，居者有其屋計劃已經無限期停止興建和出售。至於已落成和興建中的居者有其屋計劃單位，除了少量剩餘及回購的單位將會售予現有公屋租戶和準公屋租戶外，其餘則基於不與私人市場直接競爭的原則下，改為其他用途。

The production and sale of flats under the Home Ownership Scheme (HOS) ceased indefinitely as from 2003. As for those HOS flats that are completed or under construction, they will be disposed of through market-friendly means except for a small number of unsold and returned flats which will be sold to sitting tenants of public rental housing and those who are about to be rehoused to public rental housing.

資料來源：房屋署
(查詢電話：2761 5703)

Source: Housing Department
(Enquiry Telephone No.: 2761 5703)

8.11 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

		1993/94	1998/99	1999/2000	2000/01	2001/02	2002/03	2003/04+
房屋委員會 Housing Authority	- 租住房屋、商業樓宇及資助自置居所計劃的運作帳目、資金管理帳目及代理工作帳目 - Rental Housing, Commercial and Home Ownership Assistance Operating Accounts, Funds Management Account and Agency Account							
收入	<i>Income</i>	26,449	36,763	37,186	43,351	34,180	20,958	15,970
租金 - 住宅樓宇	Rental - Rental Housing	6,338	9,206	9,377	9,528	8,884	9,718	10,595
- 商業樓宇	- Commercial	3,274	4,885	4,759	5,020	4,957	4,554	4,141
自置居所計劃收入	Home Ownership income	16,250	21,970	22,688	28,450	20,070	6,392	821
其他收入	Other income	588	702	362	353	269	294	413
開支	<i>Expenditure</i>	29,625	20,627	27,573	30,949	31,648	19,567	15,993
經常開支	Recurrent expenditure	10,032	14,365	14,288	15,102	15,249	14,431	14,369
薪俸	Personal emoluments	1,280	3,953	3,814	3,666	3,554	3,211	2,889
政府租金及差餉	Government rent and rates	1,206	1,392	1,464	1,641	1,288	653	1,129
維修及改善工程	Maintenance and improvements	2,065	4,339	3,691	3,218	3,136	2,781	2,859
其他經常開支	Other recurrent expenditure	2,328	2,507	2,532	3,498	3,922	4,203	3,660
折舊	Depreciation	3,153	2,174	2,787	3,079	3,349	3,583	3,832
自置居所計劃開支	Home Ownership expenditure	19,593	6,262	13,285	15,847	16,399	5,136	1,624
特殊撥帳/調整前的 盈餘/(赤字)	Surplus/(Deficit) before special write-off/adjustment	(3,176)	16,136	9,613	12,402	2,532	1,391	(23)
特殊撥帳/調整	Special write-off/Adjustment	-	-	-	550	399	826	300
撥回的保險基金	Write back of insurance fund	-	-	-	-	127	-	-
特殊撥帳/調整後的 盈餘/(赤字)	Surplus/(Deficit) after special write-off/adjustment	(3,176)	16,136	9,613	11,852	2,260	565	(323)
資金管理帳目盈餘	Funds Management Account Surplus	-	2,961	1,744	1,204	1,301	1,237	590
代理工作帳目 盈餘/(赤字)	Agency Account Surplus/(Deficit)	-	-	-	-	-	17	(32)
扣除撥付款項前的 盈餘/(赤字)	Surplus/(Deficit) before appropriations	(3,176)	19,097	11,357	13,056	3,561	1,819	235
撥付款項	Appropriations	1,780	1,625	1,384	1,388	1,257	1,049	890
付予政府永久資本 的利息	Interest paid on Government permanent capital	1,287	-	-	-	-	-	-
付予政府借貸資本 的利息	Interest paid on Government loan capital	-	504	466	423	381	335	288
紅利	Dividend	494	1,121	918	965	876	714	602
扣除撥付款項後的 盈餘/(赤字)	Surplus/(Deficit) after appropriations	(4,956)	17,472	9,973	11,668	2,304	770	(655)

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。
- 128億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5釐分14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。
- + 二零零三/零四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. Since 1994/95, only the land cost payable to the Government has been included.
- + Accounts for 2003/04 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)

8.12 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						
		1993/94	1998/99	1999/2000	2000/01	2001/02	2002/03	2003/04+
新建公共租住屋邨	New rental public housing estates	3,149	6,960	8,058	13,274	5,063	6,164	7,269
重建現有屋邨	Redevelopment of existing estates	1,860	5,940	5,650	3,757	3,052	588	2,630
中轉房屋	Interim Housing	-	455	1,370	492	55	24	12
自置居所計劃下的住宅單位	Home Ownership domestic flats	1,561	7,363	13,554	5,372	3,861	1,672	1,010
自置居所計劃下的商業設施	Home Ownership commercial facilities	39	940	1,249	656	593	288	111
房委會總辦事處	Housing Authority Headquarters	16	96	520	276	97	25	30
電腦資產	Computer assets	22	176	154	131	144	76	94
改善工程	Improvement works	29	1,144	1,239	1,024	395	312	332
總計	Total	6,675	23,074	31,794	24,982	13,260	9,149	11,488
註釋：	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 1998/99 have been reclassified to reflect the total Interim Housing works.					
	+ 二零零三／零四年度的帳目乃臨時及有待年終調整及審核。		+ Accounts for 2003/04 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 房屋委員會代政府執行的工作

Agency Functions Undertaken by the Housing Authority on Behalf of Government

		百萬元 \$ million						
		1993/94	1998/99	1999/2000	2000/01	2001/02	2002/03	2003/04+
收入	Receipt							
政府應付款項	Receipt from Government	397	478	466	436	391	316	318
支出	Payment	397	478	466	436	391	299	351
轉撥予付款項帳目的盈餘(赤字)	Surplus/(Deficit) transferred to Appropriation Account	-	-	-	-	-	17	(33)
註釋：	房屋委員會以代理人身分代政府管制寮屋區、改善寮屋區、清拆寮屋以提供發展用地和執行建築物條例下法例。	Notes :	The Housing Authority acts as an agent for the Government for squatter control, improvements to squatter areas, clearance of squatters from land required for development and law enforcement work under Buildings Ordinance.					
	+ 二零零三／零四年度的帳目乃臨時及有待年終調整及審核。		+ Accounts for 2003/04 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 (甲) 二零零二年及二零零三年按區域及地區劃分的私人住宅單位落成量
(A) Completions of Private Domestic Units by Area and District,
2002 and 2003

		單位數目 Number of units	
區域/地區	Area/District	2002	2003
港島	Hong Kong		
中西區	Central and Western	675	1 314
灣仔	Wan Chai	805	224
東區	Eastern	640	918
南區	Southern	45	434
小計	Sub-total	2 165	2 890
九龍	Kowloon		
油尖旺	Yau Tsim Mong	5 114	5 247
深水埗	Sham Shui Po	114	5 418
九龍城	Kowloon City	917	442
黃大仙	Wong Tai Sin	0	0
觀塘	Kwun Tong	0	0
小計	Sub-total	6 145	11 107
新界	New Territories		
葵青	Kwai Tsing	1 068	1 585
荃灣	Tsuen Wan	5 529	1 474
屯門	Tuen Mun	2 874	319
元朗	Yuen Long	3 680	528
北區	North	666	36
大埔	Tai Po	810	4
沙田	Sha Tin	62	935
西貢	Sai Kung	1 878	7 519
離島	Islands	6 175	0
小計	Sub-total	22 742	12 400
總計	Total	31 052	26 397
年底總存量	Stock as at end of the year	981 976	1 007 975

註釋： 二零零二年總存量已經調整，以配合差餉估價記錄。

上表所載的二零零二及二零零三年數字不包括小型屋宇，而本表乙部所載的有關數字則包括小型屋宇。因此，兩組數字不可直接相比。

由二零零二年起，落成量數字乃根據 18 個區議會分區劃分。

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

Notes: Stock figure for 2002 has been adjusted in order to reconcile with the rating record.

Figures for 2002 and 2003 presented above exclude small houses, while those presented in Part B of this table include small houses. Hence, the two sets of figures are not strictly comparable.

Figures on completions have been classified according to the 18 District Council Districts as from 2002.

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

8.14 (乙) 一九九三年及一九九八至二零零一年按區域及地區劃分的私人住宅單位落成量
(B) Completions of Private Domestic Units by Area and District, 1993 and 1998 to 2001

單位數目
Number of units

區域/地區	Area/District	1993	1998	1999	2000	2001
港島	Hong Kong					
西區	West	1 556	117	285	1 798	1 285
上環	Sheung Wan	315	0	308	88	141
中區	Central	154	56	124	0	0
灣仔	Wan Chai	123	0	382	156	331
半山區	Mid-levels	2 126	239	331	422	400
山頂	Peak	10	62	12	39	28
銅鑼灣	Causeway Bay	1 162	190	217	29	309
北角	North Point	1 116	24	0	630	258
筲箕灣	Shau Kei Wan	223	88	666	42	4 014
香港仔	Aberdeen	1 972	0	235	122	134
南區	South	105	102	81	50	21
小計	Sub-total	8 862	878	2 641	3 376	6 921
九龍	Kowloon					
尖沙咀	Tsim Sha Tsui	0	36	499	1 669	110
油麻地	Yau Ma Tei	160	10	194	1 416	3 096
旺角	Mong Kok	339	8	0	122	99
紅磡	Hung Hom	847	1 112	993	1 250	3 126
何文田	Ho Man Tin	61	969	0	220	126
長沙灣	Cheung Sha Wan	372	248	329	2 634	501
石硤尾	Shek Kip Mei	64	387	260	16	0
九龍塘	Kowloon Tong	11	26	16	206	41
黃大仙	Wong Tai Sin	102	1 694	1 255	186	40
觀塘	Kwun Tong	416	40	0	0	0
小計	Sub-total	2 372	4 530	3 546	7 719	7 139
新界	New Territories					
荃灣	Tsuen Wan	220	2 283	5 521	2 916	1 275
屯門	Tuen Mun	3 606	2 469	2 899	3 557	393
元朗	Yuen Long	5 588§	2 319§	1 825§	1 540	2 020
天水圍	Tin Shui Wai	-	-	-	0	0
北區	North	3 297	2 365	3 698	1 623	711
大埔	Tai Po	281	3 442	1 128	790	761
沙田	Sha Tin	2 461‡	1 857‡	3 159‡	259	1 095
馬鞍山	Ma On Shan	-	-	-	2 290	577
西貢	Sai Kung	539⊖	1 125⊖	9 204⊖	423	482
將軍澳	Tseung Kwan O	-	-	-	795	4 668
離島	Outlying Islands	447	1 010	1 701	502	220
小計	Sub-total	16 439	16 870	29 135	14 695	12 202
總計	Total	27 673	22 278	35 322	25 790	26 262
年底總存量	Stock as at end of the year	832 607	962 578	1 000 884	1 025 913	1 058 393

註釋： 上表所載的二零零二及二零零三年數字包括小型屋宇，而本表甲部所載的有關數字則不包括小型屋宇。因此，兩組數字不可直接相比。

§ 數字包括天水圍。

‡ 數字包括馬鞍山。

⊖ 數字包括將軍澳。

Notes: Figures for 2002 and 2003 presented above include small houses, while those presented in Part A of this table exclude small houses. Hence, the two sets of figures are not strictly comparable.

§ 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)

8.15 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	1993	1998	1999	2000	2001	2002	2003
港島	Hong Kong							
少於 40 平方米	Less than 40 sq. m.	2 956	392	961	618	564	433	1 039
40 - 69.9 平方米	40 - 69.9 sq. m.	3 652	130	1 106	1 455	3 784	738	1 031
70 - 99.9 平方米	70 - 99.9 sq. m.	1 611	110	309	959	1 479	196	300
100 - 159.9 平方米	100 - 159.9 sq. m.	474	64	108	262	940	520	201
160 平方米或以上	160 sq. m. or above	169	182	157	82	154	278	319
小計	Sub-total	8 862	878	2 641	3 376	6 921	2 165	2 890
九龍	Kowloon							
少於 40 平方米	Less than 40 sq. m.	1 405	609	755	399	1 147	1 805	2 228
40 - 69.9 平方米	40 - 69.9 sq. m.	897	2 905	2 110	2 744	3 387	2 369	6 995
70 - 99.9 平方米	70 - 99.9 sq. m.	40	712	472	3 021	1 589	1 792	1 205
100 - 159.9 平方米	100 - 159.9 sq. m.	12	188	174	1 407	831	134	645
160 平方米或以上	160 sq. m. or above	18	116	35	148	185	45	34
小計	Sub-total	2 372	4 530	3 546	7 719	7 139	6 145	11 107
新界	New Territories							
少於 40 平方米	Less than 40 sq. m.	3 695	248	5 555	1 666	1 546	2 218*	1 471
40 - 69.9 平方米	40 - 69.9 sq. m.	11 114	12 952	17 766	10 554	9 304	14 263*	9 882
70 - 99.9 平方米	70 - 99.9 sq. m.	1 324	2 215	4 670	2 045	1 252	5 216*	844
100 - 159.9 平方米	100 - 159.9 sq. m.	251	1 202	906	329	39	616*	197
160 平方米或以上	160 sq. m. or above	55	253	238	101	61	429*	6
小計	Sub-total	16 439	16 870	29 135	14 695	12 202	22 742*	12 400
所有區域	All areas							
少於 40 平方米	Less than 40 sq. m.	8 056	1 249	7 271	2 683	3 257	4 456*	4 738
40 - 69.9 平方米	40 - 69.9 sq. m.	15 663	15 987	20 982	14 753	16 475	17 370*	17 908
70 - 99.9 平方米	70 - 99.9 sq. m.	2 975	3 037	5 451	6 025	4 320	7 204*	2 349
100 - 159.9 平方米	100 - 159.9 sq. m.	737	1 454	1 188	1 998	1 810	1 270*	1 043
160 平方米或以上	160 sq. m. or above	242	551	430	331	400	752*	359
總計	Total	27 673	22 278	35 322	25 790	26 262	31 052*	26 397

註釋：由二零零二年開始，私人住宅單位落成量數字不包括小型屋宇。因此，由二零零二年起的數字不能直接與較早前的數字相比。

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

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

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

8.16 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	1993	1998	1999	2000	2001	2002	2003
商業樓宇	Commercial							
年底總存量	Stock as at end of year	7 859	8 790	8 917	8 985	9 102	9 245*	9 306
年內落成量	Completions during the year	273	208	205	64	132	138	118
年底空置量	Amount vacant as at end of year	481	827	824	675	751	991	1 002
寫字樓	Office							
年底總存量	Stock as at end of year	6 391	8 604	8 971	9 086	9 132	9 271*	9 539
年內落成量	Completions during the year	413	737	427	96	76	166	299
年底空置量	Amount vacant as at end of year	429	1 373	1 257	928	1 013	1 175	1 334
分層工廠大廈	Flatted factories							
年底總存量	Stock as at end of year	17 642	17 888	17 725	17 578	17 561	17 565*	17 462
年內落成量	Completions during the year	311	31	4	19	30	3	0
年底空置量	Amount vacant as at end of year	1 069	1 938	1 731	1 484	1 923	1 840	1 844
特殊廠房	Specialised factories							
年底總存量	Stock as at end of year	2 907	3 038	3 182	3 184	3 174	3 146*	3 162
年內落成量	Completions during the year	48	172	39	35	29	5	16
貨倉	Storage							
年底總存量	Stock as at end of year	3 208	3 391	3 438	3 411	3 380	3 389*	3 381
年內落成量	Completions during the year	103	124	147	6	0	27	0
年底空置量	Amount vacant as at end of year	209	286	287	160	242	253	198
工貿大廈	Industrial/Office							
年底總存量	Stock as at end of year	15	479	535	583	599	598*	613
年內落成量	Completions during the year	-	145	40	37	14	0	15
年底空置量	Amount vacant as at end of year	-	180	146	90	90	75	91

註釋： 二零零二年總存量已經調整，以配合差餉估價記錄。

Note: Stock figures for 2002 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)

8.17 按落成年份劃分的二零零三年年底私人樓宇總存量

Stock of Private Premises by Year of Completion as at End of 2003

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 (單位數目)	Private domestic (Number of units)								
中/小型(1) 單位	Small/medium(1) units	34 868	143 385	179 883	256 173	132 716	91 047	96 936	935 008
大型單位(2)	Large units(2)	4 851	10 842	13 657	20 699	7 465	7 847	7 606	72 967
總計	Total	39 719	154 227	193 540	276 872	140 181	98 894	104 542	1 007 975
私人寫字樓	Private office								
甲級	Grade A	-	16+	359	1 727	1 368	1 547	465	5 483
乙級	Grade B	28	276	384	709	469	456	130	2 451
丙級	Grade C	20	145	454	512	223	231	22	1 605
總計	Total	47	437	1 197	2 949	2 060	2 233	616	9 539
私人商業樓宇	Private commercial	464	1 439	2 101	2 731	1 143	982	446	9 306
私人分層工廠 大廈	Private flatted factories	54	1 367	5 840	7 467	2 015	674	44	17 462

註釋： 總存量將會調整，以配合二零零五年的差餉估價記錄，而數字亦會因此而改變。

本表所載的私人住宅數字不包括小型屋宇。

(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 records in year 2005 and may result in different figures.

The private domestic figures in this table exclude small houses.

(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)

8.18 按樓宇類別劃分的售價指數

Price Indices by Type of Premises

(1999 = 100)

類別	Type	1993	1998	1999	2000	2001	2002	2003
私人住宅	Private domestic							
少於 40 平方米	Less than 40 sq. m.	96.6	118.5	100.0	88.3	77.2	68.1	59.7
40 - 69.9 平方米	40 - 69.9 sq. m.	91.7	116.0	100.0	89.5	78.8	70.2	61.1
70 - 99.9 平方米	70 - 99.9 sq. m.	90.6	117.3	100.0	91.2	80.8	71.9	65.3
100 - 159.9 平方米	100 - 159.9 sq. m.	85.1	116.1	100.0	94.2	83.2	76.6	70.2
160 平方米或以上	160 sq. m. or above	74.6	114.0	100.0	98.7	87.8	81.8	76.2
合計	Overall	93.0	117.1	100.0	89.6	78.7	69.9	61.6
私人零售業樓宇	Private retail	113.3	128.3	100.0	93.6	86.8	85.0	85.5
私人寫字樓(甲級、 乙級及丙級)(1)	Private office (Grades A, B and C)(1)	164.6	134.5	100.0	89.9	78.7	68.4	62.5
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)	209.8	131.8	100.0	91.2	82.0	74.8	71.7

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年的指數相比。

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)

8.19 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	1993	1998	1999	2000	2001	2002	2003
私人住宅	Private domestic							
少於 40 平方米	Less than 40 sq. m.							
港島	Hong Kong	42,905	50,687	41,861	35,975	31,922	29,012	25,746
九龍	Kowloon	37,201	41,753	35,471	30,990	26,560	23,324	20,867
新界	New Territories	36,019	42,063	35,735	31,444	27,883	24,455	20,843
40 - 69.9 平方米	40-69.9 sq. m.							
港島	Hong Kong	48,154	57,203	49,287	43,656	38,783	34,177	30,497
九龍	Kowloon	38,242	45,319	37,095	31,711	28,317	24,722	22,020
新界	New Territories	37,002	40,935	35,042	31,358	27,841	26,646	21,317
70 - 99.9 平方米	70-99.9 sq. m.							
港島	Hong Kong	52,781	71,676	60,751	54,957	49,358	42,116	40,375
九龍	Kowloon	44,130	58,120	43,952	38,515	33,792	30,654	28,143
新界	New Territories	34,669	49,259	41,192	37,324	32,685	29,522	26,743
100 - 159.9 平方米	100-159.9 sq. m.							
港島	Hong Kong	53,242	77,009	65,659	63,194	56,904	51,801	48,352
九龍	Kowloon	42,936	65,826	50,325	46,639	40,968	37,582	34,204
新界	New Territories	41,822	51,977	47,353	41,389	34,812	31,953	30,500
160 平方米或以上	160 sq. m. or above							
港島	Hong Kong	52,759	88,213	77,537	80,222	70,312	65,725	66,281
九龍	Kowloon	50,115	86,948	71,226	70,992	58,686	49,840	55,400
新界	New Territories	40,966	56,499	47,514	44,589	35,676	35,326	34,461
私人零售業樓宇	Private retail							
港島	Hong Kong	141,784	159,163	132,963	121,920	109,710	124,478	120,041
九龍	Kowloon	127,310	176,028	167,893	152,995	125,402	120,383	127,944
新界	New Territories	95,750	132,593	111,771	90,013	93,928	108,861	97,068
私人寫字樓 ⁽¹⁾	Private office ⁽¹⁾							
甲級	Grade A							
上環	Sheung Wan	-	62,445+	67,230	50,582	40,977	19,673	17,670
中區	Central	118,737	105,245	87,173	82,489	73,237	54,665	53,698
灣仔/銅鑼灣	Wan Chai/Causeway Bay	96,193	91,749	76,343	51,350	52,242	39,643	35,696
北角 ⁽²⁾	North Point ⁽²⁾	-	69,975	49,598	38,969	34,156	27,648	25,581
尖沙咀	Tsim Sha Tsui	89,956	70,383	51,483	48,787	45,804	39,510	38,025
油麻地/旺角	Yau Ma Tei/Mong Kok	94,011	52,699	56,027	44,508+	-	-	-
乙級	Grade B							
上環	Sheung Wan	67,293	47,238	29,260	32,696	27,830	21,253	19,405
中區	Central	62,450	68,274	42,706	60,539	46,124	40,214	40,723
灣仔/銅鑼灣	Wan Chai/Causeway Bay	74,170	62,837	44,033	34,892	34,420	30,305	26,150
北角 ⁽²⁾	North Point ⁽²⁾	-	57,592	34,540	29,140	22,475	20,092	18,475
尖沙咀	Tsim Sha Tsui	74,620	48,984	39,036	35,525	32,084	30,133	30,486
油麻地/旺角	Yau Ma Tei/Mong Kok	67,959	47,705	35,486	31,719	25,076	24,584	23,266
丙級	Grade C							
上環	Sheung Wan	53,867	41,989	30,825	25,588	21,785	19,129	16,683
中區	Central	65,522	57,795	37,123	28,000	28,178	28,926	22,039
灣仔/銅鑼灣	Wan Chai/Causeway Bay	63,786	57,981	37,185	30,753	27,794	23,287	20,966
北角 ⁽²⁾	North Point ⁽²⁾	-	44,049	37,584	32,732	26,571	24,581	20,883
尖沙咀	Tsim Sha Tsui	56,731	45,505	29,919	24,884	24,001	22,636	21,357
油麻地/旺角	Yau Ma Tei/Mong Kok	58,634	48,197	32,598	27,869	23,008	21,923	19,034
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)							
港島	Hong Kong	22,678	14,901	10,718	9,817	8,321	8,094	7,345
九龍	Kowloon	21,671	13,733	10,012	9,308	8,521	8,272	7,994
新界	New Territories	13,648	8,392	6,627	6,215	5,641	4,958	4,710

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) 數字包括鯉魚涌。

+ 平均售價由少於5宗的交易計算出來。

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) Figures include Quarry Bay.

+ Average prices derived from less than 5 transactions.

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

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

8.20 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	1993	1998	1999	2000	2001	2002	2003
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	204	219	193	192	187	165	152
九龍	Kowloon	180	190	173	166	153	134	122
新界	New Territories	141	148	133	130	120	105	93
40 - 69.9 平方米	40 - 69.9 sq. m.							
港島	Hong Kong	207	220	197	198	191	168	147
九龍	Kowloon	166	169	157	149	146	132	120
新界	New Territories	132	134	116	117	112	101	88
70 - 99.9 平方米	70 - 99.9 sq. m.							
港島	Hong Kong	257	282	248	252	254	225	191
九龍	Kowloon	200	204	183	172	184	164	157
新界	New Territories	148	162	140	144	141	122	103
100 - 159.9 平方米	100 - 159.9 sq. m.							
港島	Hong Kong	274	315	274	276	282	247	216
九龍	Kowloon	207	229	187	195	233	196	172
新界	New Territories	190	193	177	184	177	156	133
160 平方米或以上	160 sq. m. or above							
港島	Hong Kong	267	354	307	316	328	305	261
九龍	Kowloon	168	211	186	197	207	190	182
新界	New Territories	172	184	175	174	186	169	146
租金指數 (1999 = 100)	Rental indices (1999 = 100)							
少於 40 平方米	Less than 40 sq. m.	97.5	112.8	100.0	97.2	93.0	81.3	72.8
40 - 69.9 平方米	40 - 69.9 sq. m.	98.5	110.3	100.0	97.4	93.9	81.8	72.7
70 - 99.9 平方米	70 - 99.9 sq. m.	102.0	113.6	100.0	99.3	97.4	85.0	72.5
100 - 159.9 平方米	100 - 159.9 sq. m.	97.5	116.2	100.0	100.7	101.9	89.8	77.2
160 平方米或以上	160 sq. m. or above	89.9	116.9	100.0	101.8	104.5	94.3	81.1
合計	Overall	97.4	112.6	100.0	98.1	95.4	83.4	73.6

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)

8.21 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	1993	1998	1999	2000	2001	2002	2003
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	820	907	774	798	858	791	750
九龍	Kowloon	859	965	880	969	932	865	826
新界	New Territories	567	718	668	748	687	645	668
私人寫字樓(1)	Private office(1)							
甲級	Grade A							
上環	Sheung Wan	388	366	269	324	331	252	233
中區	Central	562	574	406	411	474	342	266
灣仔/銅鑼灣	Wan Chai/Causeway Bay	458	459	289	301	329	239	192
北角(2)	North Point(2)	-	304	219	220	257	204	162
尖沙咀	Tsim Sha Tsui	408	347	267	266	261	224	198
油麻地/旺角	Yau Ma Tei/Mong Kok	399	311	233	262	308	223	211
乙級	Grade B							
上環	Sheung Wan	352	272	181	180	177	149	131
中區	Central	460	427	311	288	319	241	219
灣仔/銅鑼灣	Wan Chai/Causeway Bay	360	322	224	212	218	185	163
北角(2)	North Point(2)	-	254	190	168	163	142	135
尖沙咀	Tsim Sha Tsui	389	308	234	224	244	208	204
油麻地/旺角	Yau Ma Tei/Mong Kok	344	266	213	209	207	192	179
丙級	Grade C							
上環	Sheung Wan	287	235	183	166	164	146	128
中區	Central	328	309	243	235	248	212	188
灣仔/銅鑼灣	Wan Chai/Causeway Bay	332	308	228	215	211	187	169
北角(2)	North Point(2)	-	286	212	205	201	179	161
尖沙咀	Tsim Sha Tsui	359	279	232	226	235	206	182
油麻地/旺角	Yau Ma Tei/Mong Kok	327	263	209	207	202	184	169
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)							
港島	Hong Kong	137	127	97	96	88	81	72
九龍	Kowloon	131	121	97	98	91	87	79
新界	New Territories	90	81	70	67	64	59	53
租金指數 (1999 = 100)	Rental indices (1999 = 100)							
私人零售業樓宇	Private retail	102.4	111.2	100.0	101.3	99.4	92.9	86.4
私人寫字樓 (甲級、乙級及丙級)	Private office (Grades A, B and C)	149.9	135.9	100.0	98.5	101.0	85.4	74.6
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)	144.7	118.1	100.0	95.4	90.3	82.7	74.9

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) 數字包括鯽魚涌。

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) Figures include Quarry Bay.

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

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

8.22 (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	1993	1998	1999	2000	2001	2002	2003
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	133 060	111 489	98 466	85 744	88 190	85 921	87 309
住宅	Residential	98 951	85 616	77 087	65 340	69 667	72 974	71 576
非住宅	Non-residential	34 109	25 873	21 379	20 404	18 523	12 947	15 733
地段買賣合約	Agreements for sale and purchase of land	3 855	2 080	1 678	1 396	1 419	1 128	959
物業轉讓契約	Assignments of properties							
樓宇轉讓契約	Assignments of building units	151 501	134 994	140 858	152 022	144 037	119 734	110 052
地段轉讓契約	Assignments of land	8 017	7 350	4 448	4 006	3 564	2 980	2 433
按揭/抵押	Mortgages/legal charges							
建築按揭/抵押	Building mortgages/building legal charges	100	65	38	85	117	56	103
樓宇按揭/抵押	Other mortgages/legal charges	155 652	154 228	181 144	183 307	157 064	121 791	102 210
撤銷按揭/抵押	Receipts/discharges/releases	100 478	93 015	121 176	137 656	110 009	93 048	88 312
租約	Leases/tenancy agreements	6 636	6 921	7 194	7 047	6 948	5 959	5 565
戰前樓宇重建豁免管制令	Exclusion orders	56	0	1	0	0	0	0
其他	Others	72 494	90 480	92 876	114 512	97 779	114 048	100 198
總計	Total	631 849	600 622	647 879	685 775	609 127	544 665	497 141

(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	1993	1998	1999	2000	2001	2002	2003
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	348,951	340,906	256,641	222,520	192,808	185,393	189,418
住宅	Residential	-	278,475	211,994	168,393	150,916	154,252	153,578
非住宅	Non-residential	-	62,431	44,647	54,127	41,892	31,141	35,840
地段買賣合約	Agreements for sale and purchase of land	75,378	23,706	30,369	20,476	16,719	10,363	7,254
物業轉讓契約	Assignments of properties							
樓宇轉讓契約	Assignments of building units	326,702	348,352	300,059	273,040	243,524	198,110	207,285
地段轉讓契約	Assignments of land	81,791	24,311	35,670	19,921	22,964	12,014	9,879
按揭/抵押	Mortgages/legal charges							
建築按揭/抵押	Building mortgages/building legal charges	10,508	4,877	4,158	11,292	7,518	3,570	899
樓宇按揭/抵押	Other mortgages/legal charges	104,033	92,129	94,679	93,951	84,835	68,336	26,219
撤銷按揭/抵押	Receipts/discharges/releases	41,612	16,881	23,952	25,587	16,747	13,317	12,553
總值	Total consideration	988,975	851,162	745,528	666,787	585,115	491,103	453,507

資料來源：土地註冊處
(查詢電話：2867 2882)

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