

# 香港統計年刊

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# 7 土地、樓宇、建造及地產

## Land, Building, 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。

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。（表 7.6 至表 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。

**初次呈交圖則** 是指就一項初次呈交予建築事務監督要求批准圖則的建築工程。**重大修改** 是指經過大規模修改的建築圖則，而這些圖則必須重新接受評估。（表 7.12 至表 7.13）

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。

### 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.

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. (Tables 7.6 to 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.

*Consents 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.

*First submission* refers to a building project for which the plans are submitted to the Building Authority for approval for the first time. *Major revision* refers to building plans which have been so extensively revised that they have to be re-assessed. (Tables 7.12 to 7.13)

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.

**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。

**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的間隔牆中間的總面積，即是單位內每一部分都包括在內（例如廚房、浴室、露台等），但不包括樓宇內任何公用地方。

**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）

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

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 至表 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。

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。

#### 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 to 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.

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

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）

**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 二零零三年按樓宇用途劃分的地產發展計劃統計數字 Real Estate Project Statistics by End-use of Buildings for 2003

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 <sup>(1)</sup> Private residential premises <sup>(1)</sup>	213	29,600	22,981	\$	1,125	2,273	3,221
私人機構參建居屋計劃 Private Sector Participation Schemes	3	**	**	**	**	**	**
寫字樓 Office buildings	12	1,572	1,293	\$	150	41	88
酒店及旅舍 Hotels and boarding houses	11	1,640	937	0	222	167	314
綜合式商業大廈 Multi-purpose commercial premises	22	4,500	3,950	0	164	251	135
多層工廠大廈及貨倉 Flatted factory blocks and warehouses	4	**	**	**	**	**	**
總計 Total	265	37,955	29,721	\$	1,692	2,775	3,766

樓宇用途 End-use of buildings	填報年度內發展 計劃累積的總值 Value accrued to project during reporting period	發展計劃的 地段面積 (千平方米) Land area of projects (thousand sq. m.)	樓宇完成後的 樓面總面積 (千平方米) Gross floor area of buildings when completed (thousand sq. m.)
住宅樓宇 <sup>(1)</sup> Private residential premises <sup>(1)</sup>	42,582	2 131	9 563
私人機構參建居屋計劃 Private Sector Participation Schemes	**	**	**
寫字樓 Office buildings	2,805	199	596
酒店及旅舍 Hotels and boarding houses	1,816	221	590
綜合式商業大廈 Multi-purpose commercial premises	8,263	143	1 385
多層工廠大廈及貨倉 Flatted factory blocks and warehouses	**	**	**
總計 Total	56,215	2 774	12 646

註釋： (1) 數字包括作純住宅用途及商住兩用的樓宇。

§ 少於 50 萬元。

\*\* 為使個別公司所提供的資料得以保密，數據不予公布。

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

§ Less than \$0.5 million.

\*\* Data not released in order to safeguard confidentiality of information provided by individual establishments.

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

		1994	1999	2000	2001	2002	2003	2004
於建築地盤	At construction sites							
樓宇	Buildings	36,904	76,680	69,327	57,799	53,005	46,855	37,510
其他建築物及設施	Structures & facilities	26,495	16,873	20,583	24,491	21,358	20,710	19,044
小計	Sub-total	63,399	93,553	89,910	82,290	74,362	67,564	56,553
於非地盤	At locations other than sites	25,773	32,884	32,161	31,696	31,638	31,468	36,618
總計	Total	89,172	126,437	122,071	113,986	106,000	99,032	93,171

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 二零零三年按主要行業組別／行業劃分的所有屋宇建築、建造及地產業機構單位主要統計數字

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	135	3 932	1,528	1,171	1,326	653
建築物上蓋建造及 土木工程	559	31 694	14,465	11,296	50,640	6,135
其他新建造工程	977	9 471	2,494	1,603	3,648	766
裝飾、修葺及保養工程	7 585	21 856	4,256	4,071	11,059	1,684
專門行業						
興建工程及一般整理工程	2 754	11 997	3,950	3,170	2,194	1,166
電器及機械裝設工程	6 299	40 049	10,446	9,213	8,098	4,584
燃氣及水務系統裝設工程	565	2 732	614	472	557	127
其他工程	646	3 204	851	953	435	139
總計	19 520	124 933	38,604	31,950	77,956	15,255

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	202	3 446	1,097	54	331	288
地產測量、估價及 顧問服務	528	5 027	1,597	56	320	438
結構工程服務	46	334	108	4	142	28
建築物設備工程服務	102	987	244	15	38	68
土木及地質勘探工程服務	43	2 747	735	46	231	210
建築設計及結構工程服務	38	332	67	2	10	17
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	200	6 535	2,399	52	1,342	419
總計	1 159	19 409	6,248	228	2,413	1,468
(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	3 084	8 794	1,978	2,154	-	13,734
地產保養管理服務	431	58 258	6,636	7,565	-	5,130
地產經紀及代理	1 496	13 409	3,073	205	-	2,308
總計	5 011	80 461	11,687	9,924	-	21,173

註釋： § 少於 50 萬元。

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 2003

\$ million (unless otherwise specified)

建造工程總值 Gross value of construction work performed	其他業務收益 Other business receipts	增加價值 Value added	盈餘總額 Gross surplus	固定資產的 買賣淨值 Gross additions to fixed assets	Major Industry Group
(A) Building and Civil Engineering Establishments					
New construction works					
4,531	278	1,682	131	26	Pre-erection works at construction sites
82,803	1,885	16,908	2,152	459	Architectural and civil engineering works at construction sites
Miscellaneous new construction works					
8,559	241	2,795	290	30	Miscellaneous new construction works
21,693	553	5,470	1,176	49	Decoration, repair and maintenance
Special trades					
10,515	479	4,503	514	57	Erection and general finishing
31,505	2,941	12,567	2,104	77	Electrical and mechanical fitting
1,847	30	726	107	9	Gas and water fitting
2,430	14	922	66	3	Miscellaneous
163,883	6,421	45,573	6,539	709	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					
1,767	126	1,227	124	17	Architectural design
2,426	112	1,724	129	36	Real estate surveying, valuation and consultancy
301	1	128	19	4	Structural engineering
396	11	286	42	2	Building services engineering
1,272	19	797	69	9	Civil and geotechnical engineering
102	§	73	5	§	Architectural design and structural engineering
4,291	53	2,516	132	20	Combination of preceding services
10,555	322	6,753	520	89	Total
(C) Real Estate Development, Leasing, Brokerage and Maintenance Management Establishments					
30,121	21,036	42,006	32,187	11,311	Real estate development and/or leasing
20,083	-	7,734	1,056	23	Real estate maintenance management
5,319	-	3,588	602	53	Real estate brokerage and agency
55,523	21,036	53,328	33,844	11,387	Total

Note : § Less than \$0.5 million.

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

## 7.4 二零零三年按建造工程總值劃分的所有屋宇建造及土木工程 機構單位主要統計數字

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	7 285	9 581	364	480	167
500 - 1,999	6 730	15 620	2,229	2,068	1,074
2,000 - 4,999	2 646	15 879	3,078	2,371	1,733
5,000 - 9,999	1 233	11 471	2,690	1,937	2,927
10,000 - 19,999	687	9 909	3,191	1,990	3,433
20,000 - 49,999	517	13 188	4,009	3,533	6,397
50,000 - 99,999	153	6 982	2,669	2,244	4,599
≥ 100,000	268	42 302	20,374	17,327	57,627
總計	19 520	124 933	38,604	31,950	77,956

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 二零零三年按增加價值劃分的所有屋宇建造及土木工程 機構單位主要統計數字

百萬元（另有註明除外）

增加價值 (千元)	機構單位數目 Number of establishments	就業人數 Number of persons directly engaged	僱員薪酬及付予 只供應勞工的分 判承建商費用 Compensation of employees & payments to labour-only sub-contractors	材料物料的消 耗，燃料、 電力及用水 費用及維修 保養服務 Consumption of materials & supplies; fuels, electricity & water; & maintenance services	連工包料的分 判承建商費用 Value of sub- contract work rendered by fee sub-contractors
< 500	11 979	18 663	1,463	2,278	4,445
500 - 999	3 122	10 864	1,739	1,574	1,886
1,000 - 2,499	2 309	15 194	3,166	2,543	5,133
2,500 - 4,999	1 016	12 239	3,139	2,720	3,913
5,000 - 9,999	480	9 648	2,931	2,270	5,857
10,000 - 24,999	365	14 581	4,710	3,789	10,593
25,000 - 49,999	105	7 209	3,277	2,484	8,829
≥ 50,000	146	36 535	18,177	14,291	37,301
總計	19 520	124 933	38,604	31,950	77,956

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 2003

\$ 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)
695	1,556	548	766	398	54	< 500
547	6,608	71	2,997	761	25	500 - 1,999
726	8,116	71	3,384	280	40	2,000 - 4,999
651	8,428	46	2,970	268	25	5,000 - 9,999
987	9,327	572	3,518	298	21	10,000 - 19,999
1,337	15,294	419	4,490	438	72	20,000 - 49,999
1,113	10,513	441	3,025	329	25	50,000 - 99,999
9,199	104,041	4,252	24,424	3,767	447	≥ 100,000
15,255	163,883	6,421	45,573	6,539	709	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 2003

\$ 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)
1,153	9,652	93	1,877	405	17	< 500
547	6,006	93	2,117	353	33	500 - 999
954	12,236	35	3,659	475	34	1,000 - 2,499
753	10,644	131	3,408	250	24	2,500 - 4,999
930	11,991	388	3,345	390	58	5,000 - 9,999
2,049	20,909	1,113	5,650	880	75	10,000 - 24,999
1,699	15,790	861	3,655	363	196	25,000 - 49,999
7,170	76,655	3,707	21,862	3,423	273	≥ 50,000
15,255	163,883	6,421	45,573	6,539	709	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 Newly Completed Buildings Certified for Occupation by Type

樓宇種類	Type of building	1994	1999	2000	2001	2002	2003	2004
住宅樓宇	Residential							
建築樓盤數目	Number of building projects	70	58 [1]	66	48	82 [1]	52	49
建築成本總計(百萬元)	Total cost of construction (\$ million)	8,408	12,934	18,952	12,193	21,234	8,666	11,026
實用樓面面積成本 (元/每平方米計) <sup>(1)</sup>	Cost of usable floor area (\$/sq. m.) <sup>(1)</sup>	10,111	21,201	22,355	21,662	22,445	21,868	18,332
非住宅樓宇	Non-residential							
建築樓盤數目	Number of building projects	209 [32]	183 [1]	142	123	119 [1]	109	158
建築成本總計(百萬元)	Total cost of construction (\$ million)	13,830	31,168	9,029	7,330	11,425	9,700	16,949
實用樓面面積成本 (元/每平方米計) <sup>(1)</sup>	Cost of usable floor area (\$/sq. m.) <sup>(1)</sup>	9,187	27,530	23,105	19,141	21,791	19,848	24,749
綜合用途樓宇	Composite buildings							
建築樓盤數目	Number of building projects	93	61	31	38	34	33	22
建築成本總計(百萬元)	Total cost of construction (\$ million)	4,598	18,904	8,867	10,926	9,720	13,375	7,464
實用樓面面積成本 (元/每平方米計) <sup>(1)</sup>	Cost of usable floor area (\$/sq. m.) <sup>(1)</sup>	9,140	17,018	16,983	17,433	22,045	18,932	16,528
合計	Overall							
建築樓盤數目	Number of building projects	372 [32]	302 [2]	239	209	235 [2]	194	229
建築成本總計(百萬元)	Total cost of construction (\$ million)	26,835	63,006	36,849	30,449	42,379	31,740	35,439
實用樓面面積成本 (元/每平方米計) <sup>(1)</sup>	Cost of usable floor area (\$/sq. m.) <sup>(1)</sup>	9,450	22,062	20,906	19,371	22,175	19,944	20,348

註釋：由於落成樓宇之分類有所修訂，從一九九九年至二零零三年的數字已作修改。  
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；  
房屋署；  
香港房屋協會  
(如有查詢，請致電政府統計處。  
查詢電話：2582 4738)

Notes: Figures for the years 1999 to 2003 have been revised due to re-classification of type of buildings completed.

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.

Sources: Buildings Department;  
Housing Department;  
Hong Kong Housing Society  
(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 Newly Completed Buildings by End-use and Geographic Area

千平方米  
Thousand sq. m.

用途／地區	End-use/Geographic area	1994	1999	2000	2001	2002	2003	2004
住宅樓宇	Residential							
香港島	Hong Kong Island	319	166	266	373	126	152	196
九龍	Kowloon	138	249	428	321	265	397	416
新界	New Territories	748	1 112	625	426	969	449	420
小計	Sub-total	1 205	1 527	1 319	1 120	1 360	999	1 032
非住宅樓宇	Non-residential							
香港島	Hong Kong Island	458	258	131	126	159	256	190
九龍	Kowloon	454	322	93	164	111	170	318
新界	New Territories	728	707	192	105	280	163	180
小計	Sub-total	1 640	1 287	416	395	551	588	688
總計	Total							
香港島	Hong Kong Island	777	424	397	499	285	408	386
九龍	Kowloon	592	571	522	485	376	567	734
新界	New Territories	1 476	1 819	817	531	1 249	612	601
合計	Grand total	2 845	2 814	1 735	1 515	1 911	1 587	1 720

註釋：由於落成樓宇之分類有所修訂，從一九九九年至二零零三年的數字已作修改。

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

資料來源：屋宇署；  
房屋署；  
香港房屋協會  
(如有查詢，請致電政府統計處。  
查詢電話：2582 4738)

Notes: Figures for the years 1999 to 2003 have been revised due to re-classification of type of buildings completed.

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

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

### Newly Completed Buildings by Cost of Construction

建築成本(元)	Cost of construction (\$)	1994	1999	2000	2001	2002	2003	2004
500,000元以下	Under \$500,000							
建築樓盤數目	Number of building projects	9	4	1	3	7	2	2
建築成本總計 (千元)	Total cost of construction (\$ thousand)	2,652	1,025	250	1,180	2,597	150	837
500,000元至 999,999元	\$500,000-\$999,999							
建築樓盤數目	Number of building projects	10	11	8	4	5	6	8
建築成本總計 (千元)	Total cost of construction (\$ thousand)	7,298	8,623	6,416	2,772	3,700	4,240	5,505
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	12	6	4	12	10	4	7
建築成本總計 (千元)	Total cost of construction (\$ thousand)	16,358	7,348	6,050	16,094	14,377	5,886	10,415
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	20	13*	12*	9	11	12	9
建築成本總計 (千元)	Total cost of construction (\$ thousand)	55,981	36,084*	34,233*	24,931	29,155	31,646	26,253
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	27	16	20	6	11	11	25
建築成本總計 (千元)	Total cost of construction (\$ thousand)	149,656	87,383	108,816	32,030	59,459	57,548	137,106
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	30	16	9*	5	11	12	9
建築成本總計 (千元)	Total cost of construction (\$ thousand)	253,033	133,203	76,098*	47,067	93,238	100,877	74,582
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	38	26	21	29*	10	14	22
建築成本總計 (千元)	Total cost of construction (\$ thousand)	470,682	313,130	253,944	353,895*	114,333	174,945	264,166
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	27	14	18	10	12	14	19
建築成本總計 (千元)	Total cost of construction (\$ thousand)	461,582	244,993	320,826	173,941	211,271	243,766	331,374
20,000,000元及以上	\$20,000,000 or above							
建築樓盤數目	Number of building projects	197	194*	146	131	156*	119*	128
建築成本總計 (千元)	Total cost of construction (\$ thousand)	25,418,117	62,174,452*	36,041,914*	29,796,721*	41,850,568*	31,121,242*	34,589,011
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	32	2*	0	0	2*	0	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；  
房屋署；  
香港房屋協會  
(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.

Sources: Buildings Department;  
Housing Department;  
Hong Kong Housing Society  
(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公營租住房屋單位**  
**Housing Authority Public Rental Housing Flats with Consents to Commence Work by Geographic Area**

單位數目  
Number of flats

地區	Geographic area	1994/95	1999/2000	2000/01	2001/02	2002/03	2003/04	2004/05
香港島	Hong Kong Island	3 036	0	442	3 168	0	2 854	0
九龍	Kowloon	3 111	8 222	2 585	0	2 413	0	799
荃灣及葵青	Tsuen Wan and Kwai Tsing	1 280	3 645	1 669	8 513	4 567	0	3 791
沙田	Sha Tin	737	0	0	799	0	0	0
屯門	Tuen Mun	0	0	0	0	0	0	0
其他地區	Other areas	4 157	516	12 472	5 174	5 704	1 839	4 765
總計	Total	12 321	12 383	17 168	17 654	12 684	4 693	9 355

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公營租住房屋單位**  
**Housing Authority Public Rental Housing Flats with Consents to Commence Work by Flat Type**

單位數目  
Number of flats

單位類型	Flat type	室內樓面面積 (1)	Internal floor area (1)	1994/95	1999/2000	2000/01	2001/02	2002/03	2003/04	2004/05
長者住屋單位	Housing for senior citizens flats	9至28平方米	9-28 sq. m.	307	0	217	0	0	0	0
細單位	Small flat	16至23平方米	16-23 sq. m.	2 633	4 057	6 064	6 836	5 528	1 267	3 756
一睡房單位	1-bedroom flat	30至35平方米	30-35 sq. m.	4 780	3 993	4 893	7 559	3 999	1 131	3 028
兩睡房單位	2-bedroom flat	32至48平方米	32-48 sq. m.	3 815	3 858	4 203	3 130	3 133	1 723	2 571
三睡房單位	3-bedroom flat	46至60平方米	46-60 sq. m.	786	475	1 791	129	24	572	0
總計	Total			12 321	12 383	17 168	17 654	12 684	4 693	9 355

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 Consents 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	1994/95	1999/2000	2000/01	2001/02	2002/03	2003/04	2004/05
香港島	Hong Kong Island							
40平方米以下	Under 40 sq. m.	272	0	304	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	402	0	912	0	0	0	0
小計	Sub-total	674	0	1 216	0	0	0	0
九龍	Kowloon							
40平方米以下	Under 40 sq. m.	2 721	840	288	2 528	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	3 107	7 940	432	3 772	0	0	0
小計	Sub-total	5 828	8 780	720	6 300	0	0	0
荃灣及葵青	Tsuen Wan and Kwai Tsing							
40平方米以下	Under 40 sq. m.	0	0	320	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	0	800	992	0	0	0	0
小計	Sub-total	0	800	1 312	0	0	0	0
沙田	Sha Tin							
40平方米以下	Under 40 sq. m.	915	0	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	2 733	866	0	0	0	0	0
小計	Sub-total	3 648	866	0	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	0	0	0	0	0	0
小計	Sub-total	0	0	0	0	0	0	0
其他地區	Other areas							
40平方米以下	Under 40 sq. m.	661	209	838	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	1 979	409	2 891	0	0	0	0
小計	Sub-total	2 640	618	3 729	0	0	0	0
所有地區	All areas							
40平方米以下	Under 40 sq. m.	4 569	1 049	1 750	2 528	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	8 221	10 015	5 227	3 772	0	0	0
總計	Total	12 790	11 064	6 977	6 300	0	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 Consents to Commence Work by Area

		單位數目 Number of units				
地區	Area	1994*	1999*	2000*	2001*	2002*
香港島	Hong Kong Island	3 345	7 690	2 283	2 501	5 076
九龍	Kowloon	1 509	7 620	7 983	16 453	5 128
荃灣及葵青	Tsuen Wan and Kwai Tsing	53	1 200	1 960	1 278	5 006
沙田	Sha Tin	805	1 026	38	917	600
屯門	Tuen Mun	0	2 073	1 141	571	0
大埔	Tai Po	1 418	48	286	77	4
粉嶺／上水	Fanling/Sheung Shui	697	287	646	3	62
新界其餘地區	Rest of New Territories	3 196	22 935	15 702	4 661	1 416
總計	Total	11 023	42 879	30 039	26 461	17 292

		2003		2004	
地區	Area	初次呈交圖則 First submission	重大修改 Major revision	初次呈交圖則 First submission	重大修改 Major revision
香港島	Hong Kong Island	3 311	64	639	128
九龍	Kowloon	5 834	468	430	207
荃灣及葵青	Tsuen Wan and Kwai Tsing	248	4 241	2 300	3 264
沙田	Sha Tin	141	28	426	0
屯門	Tuen Mun	2 120	1 855	0	0
大埔	Tai Po	0	0	6	1
粉嶺／上水	Fanling/Sheung Shui	92	1 030	0	1 545
新界其餘地區	Rest of New Territories	4 909	4 811	4 881	228
總計	Total	16 655	12 497	8 682	5 373

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。

二零零二年及以前沒有「初次呈交圖則」和「重大修改」的分類數字。

資料來源：屋宇署；  
香港房屋協會  
(如有查詢，請致電政府統計處。  
查詢電話：2582 4738)

Notes: Private residential flats also include residential flats built under the Urban Improvement Scheme of the Hong Kong Housing Society.

Separate figures for "First submission" and "Major revision" were not available for 2002 and the years before.

Sources: Buildings Department;  
Hong Kong Housing Society  
(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 Consents to Commence Work by Floor Area

單位數目  
Number of units

樓面面積(平方米)	Floor area (sq. m.)	1994	1999	2000	2001	2002
少於40	Less than 40	5 056	26 990	23 452	19 922	11 241
40至69.9	40 - 69.9	4 530	14 451	5 392	5 691	4 397
70至99.9	70 - 99.9	1 010	1 001	818	654	1 246
100至159.9	100 - 159.9	350	361	258	136	113
160或以上	160 or above	77*	76*	119*	58*	295*
總計	Total	11 023*	42 879*	30 039*	26 461*	17 292*

樓面面積(平方米)	Floor area (sq. m.)	2003		2004	
		初次呈交圖則 First submission	重大修改 Major revision	初次呈交圖則 First submission	重大修改 Major revision
少於40	Less than 40	13 066	11 047	6 534	4 653
40至69.9	40 - 69.9	2 784	1 186	1 750	592
70至99.9	70 - 99.9	388	150	277	67
100至159.9	100 - 159.9	321	110	109	52
160或以上	160 or above	96	4	12	9
總計	Total	16 655	12 497	8 682	5 373

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。

二零零二年及以前沒有「初次呈交圖則」和「重大修改」的分類數字。

資料來源：屋宇署；  
香港房屋協會；  
差餉物業估價署  
(如有查詢，請致電政府統計處。  
查詢電話：2582 4738)

Notes: Private residential flats also include residential flats built under the Urban Improvement Scheme of the Hong Kong Housing Society.

Separate figures for "First submission" and "Major revision" were not available for 2002 and the years before.

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

		1994	1999	2000	2001	2002	2003	2004
公開拍賣／投標	Public auction/tender							
工業／貨倉	Industrial/godown							
面積(平方米)	Area (sq. m.)	5 756	0	5 480	0	0	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	415	0	128	0	0	0	0
商業	Commercial							
面積(平方米)	Area (sq. m.)	5 193	0	0	30 304	0	12 289	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	2,515	0	0	1,745	0	353	0
商業／住宅	Commercial/Residential							
面積(平方米)	Area (sq. m.)	-	0	0	0	675	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	-	0	0	0	83	0	0
住宅	Residential							
面積(平方米)	Area (sq. m.)	7 143	111 764	129 233	9 169	32 575	0	33 978
已徵收的地價 (百萬元)	Realised premium (\$ million)	2,274	7,057	12,589	280	2,910	0	15,130
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	-	0	7 110	0	0	4 985	4 156
已徵收的地價 (百萬元)	Realised premium (\$ million)	-	0	128	0	0	110	805 <sup>δ</sup>
總計	Total							
面積(平方米)	Area (sq. m.)	18 092	111 764	141 823	39 473	33 250	17 274	38 134
已徵收的地價 (百萬元)	Realised premium (\$ million)	5,204	7,057	12,845	2,025	2,993	463	15,935
私人協約方式批地	Private treaty grant							
工業／貨倉	Industrial/godown							
面積(平方米)	Area (sq. m.)	4 564	0	0	0	0	0	0
住宅	Residential							
面積(平方米)	Area (sq. m.)	85 500	320 357 <sup>§</sup>	120 839 <sup>‡</sup>	83 103 <sup>⊖</sup>	229 822 <sup>⊖</sup>	728	115 640 <sup>β</sup>
公用事業／團體用途	Public utilities/ Institutional uses							
面積(平方米)	Area (sq. m.)	21 920	56 076	23 331	4 130	13 263	0	34 644
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	3 734	17 522	184 073	0	0	41 555	8 448
總計	Total							
面積(平方米)	Area (sq. m.)	115 718	393 955	328 243	87 233	243 085	42 283	158 732

註釋：

§ 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。

β 數字包括以私人協約方式批出的鴨脷洲內地段第 133 號共 4 380 平方米供作租者置其屋計劃用途。

δ 所列的已徵收地價已包括全數兩次各為數五幅加油站用地的投標價。該兩次投標包括總數共有五幅位於市區的地段，以及五幅位於新界的地段。

Notes:

§ 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.

β Figure includes the Private Treaty Grant of AplIL 133 with total area of 4 380 sq. m. for use by the Tenant Purchase Scheme.

δ The realised premium represents the total tendered price for 2 lots each of 5 petrol filling stations sold by public tenders which collectively include 5 stations located in the urban area and 5 stations in the New Territories.

7.14 (續) 政府土地拍賣及批租  
(cont'd) Disposals of Government Land

(乙) 新界  
(B) New Territories

		1994	1999	2000	2001	2002	2003	2004
公開拍賣/投標	Public auction/tender							
工業/貨倉	Industrial/godown							
面積(平方米)	Area (sq. m.)	13 669	0	0	0	0	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	946	0	0	0	0	0	0
商業	Commercial							
面積(平方米)	Area (sq. m.)	3 781	0	0	0	0	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	850	0	0	0	0	0	0
商業/住宅	Commercial/Residential							
面積(平方米)	Area (sq. m.)	-	12 212	0	390	0	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	-	248	0	41	0	0	0
住宅	Residential							
面積(平方米)	Area (sq. m.)	125 777	78 925	139 816	44 078	30 949	0	24 632
已徵收的地價 (百萬元)	Realised premium (\$ million)	8,523	2,261	2,950	950	1,073	0	2,955
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	7 162	0	14 600	3 900	0	3 059	9 712
已徵收的地價 (百萬元)	Realised premium (\$ million)	260	0	18	7	0	125	0 <sup>δ</sup>
總計	Total							
面積(平方米)	Area (sq. m.)	150 389	91 137	154 416	48 368	30 949	3 059	34 343
已徵收的地價 (百萬元)	Realised premium (\$ million)	10,579	2,509	2,968	998	1,073	125	2,955
私人協約方式批地	Private treaty grant							
工業/貨倉	Industrial/godown							
面積(平方米)	Area (sq. m.)	58 620	0	80 000	0	0	83 021	0
住宅	Residential							
面積(平方米)	Area (sq. m.)	46 880	253 809 <sup>§</sup>	387 290 <sup>‡</sup>	496 894 <sup>Ⓢ</sup>	598 623 <sup>Ⓢ</sup>	0	130 330
公用事業/團體用途	Public utilities/ Institutional uses							
面積(平方米)	Area (sq. m.)	473 807	4 489	63 854	255 043	6 432	76 927	14 387
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	5 242	1 297 272	1 161	0	0	15 900	5 480
總計	Total							
面積(平方米)	Area (sq. m.)	584 549	1 555 570	532 305	751 937	605 055	175 848	150 197

註釋： § 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。

δ 所徵收地價包括兩次各五幅加油站用地的投標價，已全數列載於市區附表之中。該兩次標投各包括總數五幅位於市區的地段及五幅位於新界的地段。

Notes : § 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, TPTL 176, TPTL 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.

δ The realised premium for the tendered price of the 2 lots each of 5 petrol filling stations sold by public tenders is shown in the table for the urban area. The 2 lots collectively include 5 stations located in the urban area and 5 stations in the New Territories.

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：

*香港房屋委員會* 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

## 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 *Hong Kong Housing Authority* is a financially autonomous body with responsibility for the management of its own finances. Under the financial arrangements with the

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

**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。

從二零零五年五月起，房屋委員會建屋落成量的房屋類別之分類經修訂如下：

- (1) 房屋委員會的租住房屋建屋落成量包括公營租住房屋、中轉房屋和那些由剩餘居者有其屋計劃（剩餘居屋）轉作公營租住房屋的項目單位。由公營租住房屋轉作出售用途的可租可買計劃／重建置業計劃的單位則不包括在內。
- (2) 房屋委員會的資助出售單位建屋落成量包括居者有其屋計劃、私人參建居屋計劃和可租可買計劃／重建置業計劃。
- (3) 居者有其屋計劃建屋落成量包括在曾推出發售居屋屋苑中的未出售單位。然而，已轉作政府員工宿舍／私人房屋單位和有待處理的剩餘居屋項目單位則不包括在建屋落成量內。剩餘居屋項目單位的房屋類別以實際用途為準，並以更改用途的時間計算入建屋落成量。

公營租住單位包括香港房屋委員會及香港房屋協會轄下的租住單位（包括香港房屋協會轄下以「長期租約」形式推出的「長者安居樂住屋計劃」單位）。

#### 私人物業：

私人樓宇的落成量是指獲發佔用許可證（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。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 至表 8.16）

Government (as amended by the 1994 Supplemental Agreement), the Government gave a commitment to support the housing programmes as set out in the Long Term Housing Strategy. For its part, the Authority continues to pursue financial efficiency in a manner consistent with providing accommodation at affordable rents and prices. Need and affordability, accordingly, remain the guiding principles in the provision of public housing.

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

A Hong Kong Housing Authority (HA) 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.

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

- (1) HA rental housing flat production figures include the production of public rental housing flats, Interim Housing flats and projects converted from surplus Home Ownership Scheme (HOS) to public rental housing; but exclude the production of projects built as rental housing but subsequently converted to Buy or Rent Option Scheme/Mortgage Subsidy Scheme (BRO/MSS) housing.
- (2) HA subsidised sales housing flat production figures include the production of HOS flats, Private Sector Participation Scheme flats and BRO/MSS flats.
- (3) HOS production include unsold flats in partially sold courts but exclude flats transferred to government quarters/private housing and flats in surplus HOS courts pending disposal. Surplus HOS projects are counted as production according to their actual usage at the time they are disposed of.

Public rental housing flats comprise rental flats of the HA and the Hong Kong Housing Society (including Senior Citizen Residences Scheme units, which are disposed of under a “long lease” arrangement).

#### Private Property :

*Completions* of private sector premises comprise those premises deemed completed by virtue of the issue of an 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. The private commercial completion figure includes commercial premises built under the Private Sector Participation Scheme. (Tables 8.14 to 8.16)

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

A 類單位：實用面積少於 40 平方米

B 類單位：實用面積為 40 至 69.9 平方米

C 類單位：實用面積為 70 至 99.9 平方米

D 類單位：實用面積為 100 至 159.9 平方米

E 類單位：實用面積為 160 平方米或以上

所有公共房屋發展計劃，如私人機構參建居屋計劃的資助出售住宅單位、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 至表 8.15 及表 8.17 至表 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。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建居屋計劃的商業樓宇面積。（表 8.14 及表 8.16 至表 8.17）

住宅單位的樓面面積 是以「實用面積」來計算。「實用面積」是指單位獨佔的樓面面積，包括露台及外廊，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 是以「內部樓面面積」來計算，量度範圍是有關單位牆壁（或與毗連單位的共用牆）向內的一面所圍繞的全部面積。

私人寫字樓 包括商用樓宇內的物業，但不包括綜合用途樓宇內的非住宅用途單位。寫字樓分為以下各級：

甲級：新型及裝修上乘；間隔具彈性；整層樓面面積廣闊；大堂與通道裝潢講究及寬敞；中央空氣調節系統完善；設有良好的載客及載貨升降機設備；專業管理；普遍有泊車設施。

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。

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

Class A : saleable area less than 40 m<sup>2</sup>

Class B : saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>

Class C : saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>

Class D : saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>

Class E : saleable area of 160 m<sup>2</sup> or above

Public sector developments, including domestic units built under the Private Sector Participation Scheme for subsidised sale, 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 to 8.15 and Tables 8.17 to 8.20)

Both private domestic and non-domestic *stock* figures are based on rating records at a given date. Public sector figures are excluded. The private commercial stock figure also includes commercial premises built under the Private Sector Participation Scheme. (Table 8.14 and Tables 8.16 to 8.17)

A *domestic unit* is measured on the basis of “saleable area” which is defined as the floor area exclusively allocated to the unit including balconies and 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.

*Non-domestic accommodation* is measured on the basis of “internal floor area” which is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

*Private 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.

丙級：設計簡單及有基本裝修；間隔彈性較小；整層樓面面積狹小；大堂只有基本設施；一般並無中央空氣調節系統；升降機僅足使用或不敷應用；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，並通常由發展商出售或出租的樓宇。此類物業並不包括下述的 *私人特殊廠房*。房屋委員會興建的工廠樓宇，也不包括在內。

*私人工質大廈* 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。

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。惟下列類別樓宇交易並不會用作分析：不被接納用作釐定印花稅的樓宇、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

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.

*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. The following types of transactions are excluded : those considered to be unacceptable for stamp duty purposes, those involving a mix of property types, premises which have not yet been assessed to rates, domestic premises sold subject to existing tenancies and primary sales of domestic premises. Date of sale is the date on which an Agreement for Sale and Purchase is signed. 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

據淨額計算，即不包括差餉、管理費及其他費用。

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，而不應一概而論視之為該時段中在價值方面的整體變化。相對而言，租金與售價指數能較準確地反映價值的轉變。

**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。

**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。該條例的第一部已於一九九八年十二月三十一日期滿失效。

**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**，刊載於香港房屋委員會網站 (<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）**

earlier (2-4 weeks earlier for fresh lettings, and 1-3 months for lease renewals). Rents are analysed on a net basis, i.e. exclusive of rates, management and other charges.

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

*Price and rental indices* are derived from the same data that are used to compile average prices and rents. The indices measure value changes by reference to the factor of rent or price divided by rateable value of the subject properties rather than by reference to the rent or price per square metre of floor area. In effect, by utilising rateable value, allowance is made not only for floor area but also other qualitative differences between properties. The rateable value of a property is an estimate of its annual open market rental value at a designated valuation reference date, on the assumption that the premises were then vacant and to let. Following a General Revaluation of rateable values, the new rateable values are matched with the old ones for the purpose of maintaining the index series.

*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 expired on 31 December 1998.

*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 References

*Housing in Figures*, published on the website of 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二零零四年永久性屋宇單位總數

### Stock of Permanent Quarters by Type and Area, 2004

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	九龍	新界	總計
		Hong Kong Island	Kowloon	New Territories	Total
公營租住房屋	Public Rental Housing	75 100	240 100	376 300	691 500
房屋委員會租住單位	Housing Authority rental flats	65 400	228 100	365 400	658 900
房屋協會租住單位	Housing Society rental flats	9 700	12 000	10 900	32 600
資助出售單位	Subsidised Sale Flats	42 600	102 200	248 400	393 200
房屋委員會資助 出售單位	Housing Authority subsidised sale flats	40 600	97 900	236 100	374 500
房屋協會資助出售單位	Housing Society subsidised sale flats	2 000	4 300	12 400	18 700
私人房屋	Private Housing	342 700	371 700	593 400	1 307 800
私人住宅單位	Private residential flats	323 400	352 000	395 700	1 071 100
別墅／平房／新型村屋	Villas/Bungalows/Modern village houses	4 000	1 900	131 800	137 700
簡單磚石蓋搭建築物／ 傳統村屋	Simple stone structures/ Traditional village houses	1 400	1 000	40 900	43 300
員工宿舍	Staff quarters	8 600	10 100	15 900	34 600
非住宅用屋宇單位	Non-domestic quarters	5 400	6 600	9 200	21 200
總計	Total	460 400	714 000	1 218 200	2 392 600

註釋： 數字為該年三月底的數字，並計算至最接近的百位數。

Note: Figures are as at end March of the year and are rounded to the nearest hundred.

資料來源： 政府統計處普查策劃組（一）  
（查詢電話：2159 3205）

Source: Census Planning Section (1),  
Census and Statistics Department  
(Enquiry Telephone No.: 2159 3205)

## 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						
		1994	1999	2000	2001	2002	2003	2004
公營租住房屋	Public rental housing	639.7	677.9	653.5	636.4	659.0	672.6	689.3
資助出售單位 <sup>(1)(2)</sup>	Subsidised sale flats <sup>(1)(2)</sup>	172.1	273.6	316.1	364.5	360.4	370.5	372.2
私人永久性房屋 <sup>(2)(3)</sup>	Private permanent housing <sup>(2)(3)</sup>	857.8	1 009.8	1 032.7	1 048.4	1 085.4	1 103.4	1 145.8
臨時房屋 <sup>(4)</sup>	Temporary housing <sup>(4)</sup>	59.6	37.6	34.8	29.1	28.9	23.7	24.3
總計	Total	1 729.1	1 998.9	2 037.0	2 078.4	2 133.7	2 170.2	2 231.5

註釋：數字是根據該年四季「綜合住戶統計調查」所得的數據編製。

(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「私人永久性房屋」內。

(3) 數字包括私人房屋、香港房屋協會的市區改善計劃下興建的屋宇單位、別墅／平房／新型村屋、簡單磚石蓋搭建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。

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）

Notes: Figures are compiled based on the data 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 also 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 "Private permanent housing".

(3) Figures include private housing blocks, flats built under the Urban Improvement Scheme of the Hong Kong Housing Society, villas/bungalows/modern village houses, simple stone structures and 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.

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	1994	1999	2000	2001	2002	2003	2004
自置居所住戶	Owner-occupiers	779.0	963.0	1 041.3	1 084.3	1 123.2	1 153.1	1 199.3
全租戶	Sole tenants	757.0	853.4	833.4	834.4	847.2	862.6	891.7
合租戶	Co-tenants	66.7	67.3	64.1	54.5	50.6	47.7	41.8
二房東	Main tenants	10.9	6.3	4.8	3.6	2.3	2.3	1.7
三房客	Sub-tenants	32.5	17.2	13.8	12.0	11.0	7.4	6.7
免租	Rent free	24.4	26.3	24.2	33.9	45.4	45.1	41.7
居所由僱主提供	Provided by employers	58.7	65.3	55.4	55.6	53.9	52.1	48.7
總計	Total	1 729.1	1 998.9	2 037.0	2 078.4	2 133.7	2 170.2	2 231.5

註釋： 數字是根據該年四季「綜合住戶統計調查」所得的數據編製。

Note : Figures are compiled based on the data obtained from the General Household Survey for the four quarters of the year.

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公營租住房屋單位 Housing Authority Public Rental Housing Flats Newly Completed by Geographic Area

地區	Geographic area	單位數目						
		1994/95	1999/2000	2000/01	2001/02	2002/03	2003/04	2004/05
香港島	Hong Kong Island	3 521	2 528	2 793	0	0	414	0
九龍	Kowloon	10 167	13 314	19 737	13 170	10 658	1 848	10 821
荃灣及葵青	Tsuen Wan and Kwai Tsing	5 349	4 482	4 982	5 189	1 922	3 866	7 422
沙田	Sha Tin	1 498	530	0	1 053	0	0	799
屯門	Tuen Mun	0	0	5 263	0	0	0	0
其他地區	Other areas	3 905	6 811	13 981	10 405	7 810	9 020	5 640
總計	Total	24 440	27 665	46 756	29 817	20 390	15 148	24 682

註釋： 數字指已獲房屋署證明大致上已竣工的新建單位。

從二零零五年五月起，房屋委員會就其建屋落成量的房屋類別之分類作出修訂。詳情請參閱第162頁的「概念及定義」。

房屋委員會的公營租住房屋亦包括那些由剩餘居者有其屋計劃轉作公營租住房屋的單位。中轉房屋及那些由公營租住房屋轉作出售用途的可租可買計劃/重建置業計劃的單位則不包括在內。

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

As from May 2005, the Housing Authority has revised the housing type classifications of its housing production. Please refer to the "Concepts and Definitions" on page 162 for details.

The production of Public Rental Housing also includes projects converted from surplus Home Ownership Scheme to public rental housing. The production of Interim Housing and projects built as public rental housing but subsequently converted to Buy or Rent Option Scheme / Mortgage Subsidy Scheme housing is not included.

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公營租住房屋單位 Housing Authority Public Rental Housing 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)	1994/95	1999/2000	2000/01	2001/02	2002/03	2003/04	2004/05
甲類	A type	23至30平方米	23-30 sq. m.	197	0	0	0	0	0	0
乙類	B type	33至37平方米	33-37 sq. m.	329	0	0	0	0	0	0
丙類	C type	39至43平方米	39-43 sq. m.	138	0	0	0	0	0	0
丁類	D type	46平方米以上	Over 46 sq. m.	64	0	0	0	0	0	0
長者住屋單位	Housing for senior citizens flat	9至28平方米	9 - 28 sq. m.	657	1326	1051	282	131	0	0
細單位	Small flat	16至23平方米	16 - 23 sq. m.	3401	6976	10117	4677	4557	4337	7647
一睡房單位	1-bedroom flat	30至35平方米	30 - 35 sq. m.	7970	8971	14432	7140	4306	2757	5051
兩睡房單位	2-bedroom flat	32至48平方米	32 - 48 sq. m.	9715	8310	14547	10173	7000	5419	6100
三睡房單位	3-bedroom flat	46至60平方米	46 - 60 sq. m.	1969	2082	6609	7545	4396	2635	5884
總計	Total			24 440	27 665	46 756	29 817	20 390	15 148	24 682

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。

從二零零五年五月起，房屋委員會就其建屋落成  
量的房屋類別之分類作出修訂。詳情請參閱第  
162頁的「概念及定義」。

房屋委員會的公營租住房屋亦包括那些由剩餘  
居者有其屋計劃轉作公營租住房屋的單位。中轉  
房屋及那些由公營租住房屋轉作出售用途的可  
租可買計劃/重建置業計劃的單位則不包括在  
內。

資料來源： 房屋署  
(查詢電話：2761 5703)

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.

As from May 2005, the Housing Authority has revised the  
housing type classifications of its housing production.  
Please refer to the "Concepts and Definitions" on page 162  
for details.

The production of Public Rental Housing also includes  
projects converted from surplus Home Ownership Scheme to  
public rental housing. The production of Interim Housing  
and projects built as public rental housing but subsequently  
converted to Buy or Rent Option Scheme / Mortgage  
Subsidy Scheme housing is not included.

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 Rental Housing Flats by Geographic Area

地區	Geographic area		1994/95	1999/2000	2000/01	2001/02	2002/03	2003/04	2004/05
房屋委員會	Housing Authority								
香港島	Hong Kong Island	單位 Flats	67 336	67 708	69 322	67 353	65 427	65 405	65 284
		人數 Population	252 663	222 529	217 595	213 572	212 158	208 349	203 172
九龍	Kowloon	單位 Flats	250 920	241 166	248 001	236 897	232 172	229 204	240 972
		人數 Population	845 520	721 212	710 596	697 457	676 050	674 854	694 338
荃灣及葵青	Tsuen Wan and Kwai Tsing	單位 Flats	106 810	103 214	101 497	100 949	101 178	105 403	107 647
		人數 Population	385 711	332 152	330 587	325 691	326 066	334 522	330 674
沙田	Sha Tin	單位 Flats	67 090	61 873	55 860	53 692	50 439	50 305	50 252
		人數 Population	266 875	220 666	192 703	178 707	162 571	161 652	159 939
屯門	Tuen Mun	單位 Flats	57 991	54 184	58 570	52 636	53 612	53 623	57 223
		人數 Population	210 648	174 897	175 292	156 363	159 469	157 935	157 561
大埔	Tai Po	單位 Flats	32 384	30 264	21 797	21 974	22 308	22 309	22 279
		人數 Population	131 099	115 277	76 965	75 911	75 107	73 755	72 980
北區	North	單位 Flats	23 568	24 286	20 651	20 834	19 978	19 992	18 261
		人數 Population	91 153	88 236	70 929	71 058	66 212	65 656	58 786
元朗	Yuen Long	單位 Flats	30 388	37 761	40 342	49 936	51 534	55 634	61 474
		人數 Population	108 974	124 707	126 743	164 037	178 284	193 555	201 007
西貢	Sai Kung	單位 Flats	19 714	26 896	29 203	26 209	28 142	33 550	32 229
		人數 Population	68 272	96 949	97 300	92 291	92 766	111 795	107 485
離島	Islands	單位 Flats	1 123	3 407	7 693	9 114	9 419	13 019	13 009
		人數 Population	4 502	11 870	14 488	27 775	33 212	36 551	44 328
小計	Sub-total	單位 Flats	657 324	650 759	652 936	639 594	634 209	648 444	668 630
		人數 Population	2 365 417	2 108 495	2 013 198	2 002 862	1 981 895	2 018 624	2 030 270
房屋協會	Housing Society								
香港島	Hong Kong Island	單位 Flats	10 872	10 874	9 668	9 668	9 668*	9 668	9 668
		人數 Population	38 877	29 587	29 258	27 917	27 515*	27 006	26 436
九龍	Kowloon	單位 Flats	11 973	11 973	11 973	11 973	11 973*	11 973	11 973
		人數 Population	41 410	38 014	37 938	37 267	36 849*	36 330	35 885
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	17 082	16 622	16 547	16 086	15 781*	15 503	15 263
沙田	Sha Tin	單位 Flats	3 725	3 730	3 730	3 730	3 730	3 730	3 730
		人數 Population	13 187	12 647	12 536	12 352	12 162*	12 075	11 951
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	3 071	3 186	3 198	3 185	3 144*	3 153	3 140
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	1 142	3 976	3 930	3 840	3 817*	3 779	3 726
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	32 033	33 515	32 309	32 309	32 309	32 309	32 309
		人數 Population	114 769	104 032	103 407	100 647	99 268*	97 846	96 401

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 Rental Housing Flats  
by Geographic Area

地區	Geographic area			1994/95	1999/2000	2000/01	2001/02	2002/03	2003/04	2004/05
合計	Overall									
香港島	Hong Kong Island	單位	Flats	78 208	78 582	78 990	77 021	75 095*	75 073	74 952
		人數	Population	291 540	252 116	246 853	241 489	239 673*	235 355	229 608
九龍	Kowloon	單位	Flats	262 893	253 139	259 974	248 870	244 145*	241 177	252 945
		人數	Population	886 930	759 226	748 534	734 724	712 899*	711 184	730 223
荃灣及葵青	Tsuen Wan and Kwai Tsing	單位	Flats	111 310	107 983	106 266	105 718	105 947*	110 172	112 416
		人數	Population	402 793	348 774	347 134	341 777	341 847*	350 025	345 937
沙田	Sha Tin	單位	Flats	70 815	65 603	59 590	57 422	54 169	54 035	53 982
		人數	Population	280 062	233 313	205 239	191 059	174 733*	173 727	171 890
屯門	Tuen Mun	單位	Flats	57 991	54 184	58 570	52 636	53 612	53 623	57 223
		人數	Population	210 648	174 897	175 292	156 363	159 469	157 935	157 561
大埔	Tai Po	單位	Flats	32 384	30 264	21 797	21 974	22 308	22 309	22 279
		人數	Population	131 099	115 277	76 965	75 911	75 107	73 755	72 980
北區	North	單位	Flats	24 230	24 948	21 313	21 496	20 640	20 654	18 923
		人數	Population	94 224	91 422	74 127	74 243	69 356*	68 809	61 926
元朗	Yuen Long	單位	Flats	30 388	37 761	40 342	49 936	51 534	55 634	61 474
		人數	Population	108 974	124 707	126 743	164 037	178 284	193 555	201 007
西貢	Sai Kung	單位	Flats	20 015	28 403	30 710	27 716	29 649*	35 057	33 736
		人數	Population	69 414	100 925	101 230	96 131	96 583*	115 574	111 211
離島	Islands	單位	Flats	1 123	3 407	7 693	9 114	9 419	13 019	13 009
		人數	Population	4 502	11 870	14 488	27 775	33 212	36 551	44 328
總計	Total	單位	Flats	689 357	684 274	685 245	671 903	666 518*	680 753	700 939
		人數	Population	2 480 186	2 212 527	2 116 605	2 103 509	2 081 163*	2 116 470	2 126 671

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

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 rental flats in Interim Housing  
and the flats sold under the Tenants Purchase Scheme that  
has been implemented since 1998.

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			1994/95	1999/2000	2000/01	2001/02	2002/03	2003/04	2004/05
緊急事故	Emergency	單位	Flats	286	25	25	13	15	9	3
		人數	Persons	780	80	62	27	36	27	8
體恤困境	Compassionate	單位	Flats	2 021	1 421	944	1 389	1 691	1 689	1 450
		人數	Persons	4 486	3 211	2 305	3 305	3 868	3 676	3 234
清拆	Clearance	單位	Flats	10 054	2 230	1 036	616	270	347	393
		人數	Persons	28 235	7 055	2 802	1 719	649	864	980
重建 <sup>(1)</sup>	Redevelopment <sup>(1)</sup>	單位	Flats	7 824	14 601	20 676	10 456	4 578	331	1 129
		人數	Persons	25 673	41 855	57 739	28 222	12 470	826	2 868
公屋輪候 冊申請人	Waiting List applicants	單位	Flats	15 454	22 510	27 908	41 940	30 867	27 556	22 875
		人數	Persons	47 811	72 780	91 763	128 149	84 663	75 530	59 523
調遷	Transfer	單位	Flats	3 452	4 614	4 221	8 492	8 376	7 873	7 585
		人數	Persons	13 795	16 895	15 839	34 946	29 978	27 945	27 232
初級公務員	Junior civil servants	單位	Flats	1 382	1 010	1 145	1 798	728	1 051	879
		人數	Persons	4 897	3 328	3 440	6 122	2 089	3 451	3 188
總計	Total	單位	Flats	40 473	46 411	55 955	64 704	46 525	38 856	34 314
		人數	Persons	125 677	145 204	173 950	202 490	133 753	112 319	97 033

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

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

(1) 「重建」包括大型修葺工程。

(1) "Redevelopment" includes major repairs.

資料來源：房屋署  
(查詢電話：2761 5465)

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	
				2004	2005	2004	2005
前徙置屋邨 Former Resettlement Estates	1966至69年 (第四型)	1966 - 69 (Mark IV)	12.7	400	400	31.5	31.5
			15.7	495	495	31.5	31.5
			18.6	585	585	31.5	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) <sup>(1)</sup>	Post 1973 (Urban) <sup>(1)</sup>	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 (擴展市區) <sup>(2)</sup>	Post 1973 (Extended Urban) <sup>(2)</sup>	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) <sup>(3)</sup>	Post 1973 (The New Territories) <sup>(3)</sup>	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) 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) Extended Urban includes 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認可居民人數

### Authorised Population in Housing Authority Interim Housing by Geographic Area

		認可居民人數 Authorised population						
地區	Geographic area	1994/95	1999/2000	2000/01	2001/02	2002/03	2003/04	2004/05
中轉房屋	Interim Housing							
荃灣及葵青	Tsuen Wan and Kwai Tsing	-	5 100	5 900	5 500	5 000	4 300	3 500
屯門	Tuen Mun	-	0	2 500	16 500	11 000	8 400	6 100
其他地區	Other areas	-	1 800	1 700	1 200	800	800	900
總計	Total	-	6 900	10 100	23 200	16 800	13 500	10 500

註釋： 於財政年度終結時的數字，並計算至最接近的百位數。

中轉房屋於一九九五年九月開始提供。

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

Provision of Interim Housing commenced in September 1995.

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	1994/95	1999/2000	2000/01	2001/02	2002/03	2003/04	2004/05
香港島	Hong Kong Island							
40平方米以下	Under 40 sq. m.	306	764	148	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	910	574	1 822	0	0	0	0
小計	Sub-total	1 216	1 338	1 970	0	0	0	0
九龍	Kowloon							
40平方米以下	Under 40 sq. m.	777	0	872	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	611	0	4 828	1 684	0	0	0
小計	Sub-total	1 388	0	5 700	1 684	0	0	0
荃灣及葵青	Tsuen Wan and Kwai Tsing							
40平方米以下	Under 40 sq. m.	0	280	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	0	420	1 856	0	0	0	0
小計	Sub-total	0	700	1 856	0	0	0	0
沙田	Sha Tin							
40平方米以下	Under 40 sq. m.	0	0	0	823	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	0	0	7 616	1 709	0	0	0
小計	Sub-total	0	0	7 616	2 532	0	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.	0	552	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	0	10 548	6 400	1 912	0	320	0
小計	Sub-total	0	11 100	6 400	1 912	0	320	0
所有地區	All areas							
40平方米以下	Under 40 sq. m.	2 203	1 596	1 020	823	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	1 801	11 542	22 522	5 305	0	320	0
總計	Total	4 004	13 138	23 542	6 128	0	320	0

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

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。

資料來源：房屋署  
(查詢電話：2761 5703)

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

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.

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

		1994/95	1999/2000	2000/01	2001/02	2002/03	2003/04	2004/05+
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 Income		18,045	37,186	43,351	34,180	20,958	15,970	17,834
租金 - 住宅樓宇 Rental - Rental Housing		7,155	9,377	9,528	8,884	9,718	10,594	11,215
- 商業樓宇 - Commercial		3,813	4,759	5,020	4,957	4,554	4,141	4,354
自置居所計劃收入 Home Ownership income		6,953	22,688	28,450	20,070	6,392	821	1,935
其他收入 Other income		124	362	353	269	294	414	330
開支 Expenditure		11,479	27,573	30,949	31,648	19,567	16,250	15,799
經常開支 Recurrent expenditure		9,811	14,288	15,102	15,249	14,431	14,338	14,121
薪俸 Personal emoluments		2,653	3,814	3,666	3,554	3,211	2,881	2,480
政府租金及差餉 Government rent and rates		1,560	1,464	1,641	1,288	653	1,129	1,331
維修及改善工程 Maintenance and improvements		2,856	3,691	3,218	3,136	2,781	2,870	2,657
其他經常開支 Other recurrent expenditure		1,331	2,532	3,498	3,922	4,203	3,659	3,565
折舊 Depreciation		1,411	2,787	3,079	3,349	3,583	3,799	4,088
自置居所計劃開支 Home Ownership expenditure		1,668	13,285	15,847	16,399	5,136	1,912	1,678
特殊撇帳/調整前的 盈餘/(赤字) Surplus/(Deficit) before special write-off/adjustment		6,566	9,613	12,402	2,532	1,391	(280)	2,035
減: 特殊撇帳/調整 Less: Special write-off/Adjustment		-	-	550	399	826	309	609
加: 撥回的保險基金 Add: Write back of insurance fund		-	-	-	127	-	-	-
特殊撇帳/調整後的 盈餘/(赤字) Surplus/(Deficit) after special write-off/adjustment		6,566	9,613	11,852	2,260	565	(589)	1,426
資金管理帳目盈餘 Funds Management Account Surplus		1,070	1,744	1,204	1,301	1,237	590	237
代理工作帳目 Agency Account		(8)	-	-	-	17	(33)	5
盈餘/(赤字) Surplus/(Deficit)								
扣除撥付款項前的 盈餘/(赤字) Surplus/(Deficit) before appropriations		7,628	11,357	13,056	3,561	1,819	(32)	1,668
減: 撥付款項 Less: Appropriations		1,949	1,384	1,388	1,257	1,049	890	923
付予政府永久資本 的利息 Interest paid on Government permanent capital		645	-	-	-	-	-	-
付予政府借貸資本 的利息 Interest paid on Government loan capital		317	466	423	381	335	287	236
紅利 Dividend		987	918	965	876	714	603	687
扣除撥付款項後的 盈餘/(赤字) Surplus/(Deficit) after appropriations		5,679	9,973	11,668	2,304	770	(922)	745

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。
- + 二零零四/零五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.
- + Accounts for 2004/05 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						
		1994/95	1999/2000	2000/01	2001/02	2002/03	2003/04	2004/05+
新建公共租住屋邨	New rental public housing estates	2,416	8,058	13,274	5,063	6,164	7,269	2,592
重建現有屋邨	Redevelopment of existing estates	2,102	5,650	3,757	3,052	588	2,630	3,075
中轉房屋	Interim Housing	-	1,370	492	55	24	12	9
自置居所計劃下的住宅單位	Home Ownership domestic flats	2,231	13,554	5,372	3,861	1,672	1,010	1,450
自置居所計劃下的商業設施	Home Ownership commercial facilities	36	1,249	656	593	288	111	94
房委會總辦事處	Housing Authority Headquarters	21	520	276	97	25	30	8
電腦資產	Computer assets	67	154	131	144	76	94	105
汽車	Motor vehicles	-	-	-	-	-	-	1
改善工程	Improvement works	174	1,239	1,024	395	312	332	174
總計	Total	7,047	31,794	24,982	13,260	9,149	11,488	7,508

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。

+ 二零零四／零五年度的帳目乃臨時及有待年終調整及審核。

資料來源： 房屋署  
(查詢電話：2761 6894)

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

+ Accounts for 2004/05 are provisional and subject to year-end and audit adjustment.

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						
		1994/95	1999/2000	2000/01	2001/02	2002/03	2003/04	2004/05+
收入	Receipt							
政府應付款項	Receipt from Government	429	466	436	391	316	318	297
支出	Payment	429	466	436	391	299	351	292
轉撥予付款項帳目的盈餘(赤字)	Surplus/(Deficit) transferred to Appropriation Account	-	-	-	-	17	(33)	5

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、執行建築物條例下定明的法例和借調人員到其他政府部門工作。

+ 二零零四／零五年度的帳目乃臨時及有待年終調整及審核。

資料來源： 房屋署  
(查詢電話：2761 6894)

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, law enforcement work under Buildings Ordinance, and secondment to other government departments.

+ Accounts for 2004/05 are provisional and subject to year-end and audit adjustment.

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

**8.14 (甲) 二零零二年至二零零四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 to 2004**

單位數目  
Number of units

區域/地區	Area/District	2002	2003	2004
港島	Hong Kong			
中西區	Central and Western	675	1 314	1 162
灣仔	Wan Chai	805	224	34
東區	Eastern	640	918	142
南區	Southern	45	434	2 351
小計	Sub-total	2 165	2 890	3 689
九龍	Kowloon			
油尖旺	Yau Tsim Mong	5 114	5 247	3 417
深水埗	Sham Shui Po	114	5 418	1 588
九龍城	Kowloon City	917	442	5 806
黃大仙	Wong Tai Sin	0	0	0
觀塘	Kwun Tong	0	0	0
小計	Sub-total	6 145	11 107	10 811
新界	New Territories			
葵青	Kwai Tsing	1 068	1 585	0
荃灣	Tsuen Wan	5 529	1 474	2 464
屯門	Tuen Mun	2 874	319	1 629
元朗	Yuen Long	3 680	528	3 345
北區	North	666	36	92
大埔	Tai Po	810	4	2
沙田	Sha Tin	62	935	630
西貢	Sai Kung	1 878	7 519	2 134
離島	Islands	6 175	0	1 240
小計	Sub-total	22 742	12 400	11 536
總計	Total	31 052	26 397	26 036
年底總存量	Stock as at end of the year	981 976	1 007 975	1 034 971

註釋： 上表所載的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: Figures 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 directly 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) 一九九四年及一九九九年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, 1994 and 1999 to 2001

		單位數目 Number of units			
區域/地區	Area/District	1994	1999	2000	2001
港島	Hong Kong				
西區	West	1 281	285	1 798	1 285
上環	Sheung Wan	155	308	88	141
中區	Central	80	124	0	0
灣仔	Wan Chai	379	382	156	331
半山區	Mid-levels	2 009	331	422	400
山頂	Peak	1	12	39	28
銅鑼灣	Causeway Bay	85	217	29	309
北角	North Point	261	0	630	258
筲箕灣	Shau Kei Wan	69	666	42	4 014
香港仔	Aberdeen	2 376	235	122	134
南區	South	290	81	50	21
小計	Sub-total	6 986	2 641	3 376	6 921
九龍	Kowloon				
尖沙咀	Tsim Sha Tsui	0	499	1 669	110
油麻地	Yau Ma Tei	400	194	1 416	3 096
旺角	Mong Kok	74	0	122	99
紅磡	Hung Hom	397	993	1 250	3 126
何文田	Ho Man Tin	220	0	220	126
長沙灣	Cheung Sha Wan	508	329	2 634	501
石硤尾	Shek Kip Mei	263	260	16	0
九龍塘	Kowloon Tong	9	16	206	41
黃大仙	Wong Tai Sin	225	1 255	186	40
觀塘	Kwun Tong	1 773	0	0	0
小計	Sub-total	3 869	3 546	7 719	7 139
新界	New Territories				
荃灣	Tsuen Wan	1 331	5 521	2 916	1 275
屯門	Tuen Mun	3 383	2 899	3 557	393
元朗	Yuen Long	3 615§	1 825§	1 540	2 020
天水圍	Tin Shui Wai	-	-	0	0
北區	North	2 628	3 698	1 623	711
大埔	Tai Po	1 299	1 128	790	761
沙田	Sha Tin	7 395‡	3 159‡	259	1 095
馬鞍山	Ma On Shan	-	-	2 290	577
西貢	Sai Kung	2 353Ⓞ	9 204Ⓞ	423	482
將軍澳	Tseung Kwan O	-	-	795	4 668
離島	Outlying Islands	1 314	1 701	502	220
小計	Sub-total	23 318	29 135	14 695	12 202
總計	Total	34 173	35 322	25 790	26 262
年底總存量	Stock as at end of the year	866 009	1 000 884	1 025 913	1 058 393

註釋： 以上數字包括小型屋宇，而本表甲部所載的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。

以上總存量數字已經調整，以配合差餉估價記錄。

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

Notes: The above figures include small houses, whereas the figures presented in Part A of this table exclude small houses. Hence, the two sets of figures are not directly comparable.

§ Figure includes Tin Shui Wai.

‡ Figure includes Ma On Shan.

Ⓞ Figure includes Tseung Kwan O.

Stock figures above have been adjusted in order to reconcile with the rating record.

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	1994	1999	2000	2001	2002	2003	2004
港島	Hong Kong							
少於 40 平方米	Less than 40 sq. m.	1 822	961	618	564	433	1 039	537
40 - 69.9 平方米	40 - 69.9 sq. m.	2 853	1 106	1 455	3 784	738	1 031	1 577
70 - 99.9 平方米	70 - 99.9 sq. m.	1 395	309	959	1 479	196	300	280
100 - 159.9 平方米	100 - 159.9 sq. m.	686	108	262	940	520	201	988
160 平方米或以上	160 sq. m. or above	230	157	82	154	278	319	307
小計	Sub-total	6 986	2 641	3 376	6 921	2 165	2 890	3 689
九龍	Kowloon							
少於 40 平方米	Less than 40 sq. m.	1 424	755	399	1 147	1 805	2 228	437
40 - 69.9 平方米	40 - 69.9 sq. m.	1 956	2 110	2 744	3 387	2 369	6 995	8 453
70 - 99.9 平方米	70 - 99.9 sq. m.	474	472	3 021	1 589	1 792	1 205	879
100 - 159.9 平方米	100 - 159.9 sq. m.	9	174	1 407	831	134	645	934
160 平方米或以上	160 sq. m. or above	6	35	148	185	45	34	108
小計	Sub-total	3 869	3 546	7 719	7 139	6 145	11 107	10 811
新界	New Territories							
少於 40 平方米	Less than 40 sq. m.	6 247	5 555	1 666	1 546	2 218	1 471	1 148
40 - 69.9 平方米	40 - 69.9 sq. m.	13 840	17 766	10 554	9 304	14 263	9 882	8 195
70 - 99.9 平方米	70 - 99.9 sq. m.	2 164	4 670	2 045	1 252	5 216	844	1 951
100 - 159.9 平方米	100 - 159.9 sq. m.	1 024	906	329	39	616	197	190
160 平方米或以上	160 sq. m. or above	43	238	101	61	429	6	52
小計	Sub-total	23 318	29 135	14 695	12 202	22 742	12 400	11 536
所有區域	All areas							
少於 40 平方米	Less than 40 sq. m.	9 493	7 271	2 683	3 257	4 456	4 738	2 122
40 - 69.9 平方米	40 - 69.9 sq. m.	18 649	20 982	14 753	16 475	17 370	17 908	18 225
70 - 99.9 平方米	70 - 99.9 sq. m.	4 033	5 451	6 025	4 320	7 204	2 349	3 110
100 - 159.9 平方米	100 - 159.9 sq. m.	1 719	1 188	1 998	1 810	1 270	1 043	2 112
160 平方米或以上	160 sq. m. or above	279	430	331	400	752	359	467
總計	Total	34 173	35 322	25 790	26 262	31 052	26 397	26 036

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 directly 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	1994	1999	2000	2001	2002	2003	2004
商業樓宇	Commercial							
年底總存量	Stock as at end of year	7 992	8 917	8 985	9 102	9 245	9 306	9 408
年內落成量	Completions during the year	240	205	64	132	138	118	91
年底空置量	Amount vacant as at end of year	546	824	675	751	991	1 002	1 019
寫字樓	Office							
年底總存量	Stock as at end of year	6 850	8 971	9 086	9 132	9 271	9 539	9 795
年內落成量	Completions during the year	502	427	96	76	166	299	280
年底空置量	Amount vacant as at end of year	673	1 257	928	1 013	1 175	1 334	1 240
分層工廠大廈	Flatted factories							
年底總存量	Stock as at end of year	17 600	17 725	17 578	17 561	17 565	17 463*	17 480
年內落成量	Completions during the year	266	4	19	30	3	0	1
年底空置量	Amount vacant as at end of year	1 108	1 731	1 484	1 923	1 840	1 844	1 512
特殊廠房	Specialised factories							
年底總存量	Stock as at end of year	2 856	3 182	3 184	3 174	3 146	3 162	3 177
年內落成量	Completions during the year	78	39	35	29	5	16	36
貨倉	Storage							
年底總存量	Stock as at end of year	3 183	3 438	3 411	3 380	3 389	3 381	3 390
年內落成量	Completions during the year	203	147	6	0	27	0	0
年底空置量	Amount vacant as at end of year	219	287	160	242	253	198	158
工貿大廈	Industrial/Office							
年底總存量	Stock as at end of year	39	535	583	599	598	613	613
年內落成量	Completions during the year	24	40	37	14	0	15	0
年底空置量	Amount vacant as at end of year	9	146	90	90	75	91	68

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 按落成年份劃分的二零零四年年底私人樓宇總存量 Stock of Private Premises by Year of Completion as at End of 2004

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						1999 後 Post 1999	總計 Total
		1960 前 Pre-1960	1960-1969	1970-1979	1980-1989	1990-1994	1995-1999		
私人住宅 (單位數目)	Private domestic (Number of units)								
中/小型 <sup>(1)</sup> 單位	Small/medium <sup>(1)</sup> units	34 302	143 329	179 819	256 237	132 776	92 656	120 448	959 567
大型單位 <sup>(2)</sup>	Large units <sup>(2)</sup>	4 804	10 841	13 622	20 660	7 468	7 854	10 155	75 404
總計	Total	39 106	154 170	193 441	276 897	140 244	100 510	130 603	1 034 971
私人寫字樓	Private office								
甲級	Grade A	-	16+	360	1 725	1 369	1 544	740	5 753
乙級	Grade B	28	278	383	708	458	460	127	2 441
丙級	Grade C	19	144	454	511	222	223	28	1 601
總計	Total	47	437	1 197	2 944	2 049	2 227	895	9 795
私人商業樓宇	Private commercial	461	1 445	2 091	2 742	1 147	1 000	522	9 408
私人分層工廠 大廈	Private flatted factories	53	1 366	5 854	7 468	2 016	687	36	17 480

註釋： 本表所載的私人住宅數字不包括小型屋宇。

Notes: The private domestic figures in this table exclude small houses.

(1) 指實用面積為 99.9 平方米或以下。

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

(2) 指實用面積為 99.9 平方米以上。

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

+ 指一九七零年前的數字。

+ 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	1994	1999	2000	2001	2002	2003	2004
私人住宅	Private domestic							
少於 40 平方米	Less than 40 sq. m.	113.8	100.0	88.3	77.2	68.1	59.7	72.7
40 - 69.9 平方米	40 - 69.9 sq. m.	115.0	100.0	89.5	78.8	70.2	61.1	77.2
70 - 99.9 平方米	70 - 99.9 sq. m.	119.1	100.0	91.2	80.8	71.9	65.3	87.8
100 - 159.9 平方米	100 - 159.9 sq. m.	116.9	100.0	94.2	83.2	76.6	70.2	96.5
160 平方米或以上	160 sq. m. or above	114.8	100.0	98.7	87.8	81.8	76.2	106.6
合計	Overall	114.9	100.0	89.6	78.7	69.9	61.6	78.0
私人零售業樓宇	Private retail	133.5	100.0	93.6	86.8	85.0	85.5	119.3
私人寫字樓(甲級、 乙級及丙級) <sup>(1)</sup>	Private office (Grades A, B and C) <sup>(1)</sup>	230.3	100.0	89.9	78.7	68.4	62.5	99.3
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)	223.7	100.0	91.2	82.0	74.8	71.7	88.6

註釋： (1) 由二零零零年開始，私人寫字樓售價指數均就重新界定級別的寫字樓編製。因此，由二零零零年起的指數不能直接與較早前的指數相比。

Note: (1) Starting from 2000, price indices for private office have been compiled in respect of units graded according to revised grading criteria. Hence, the indices for 2000 onwards are not directly 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	1994	1999	2000	2001	2002	2003	2004
私人住宅	Private domestic							
少於 40 平方米	Less than 40 sq. m.							
港島	Hong Kong	52,209	41,861	35,975	31,922	29,012	25,746	32,535
九龍	Kowloon	42,247	35,471	30,990	26,560	23,324	20,867	25,233
新界	New Territories	41,203	35,735	31,444	27,883	24,455	20,843	26,611
40 - 69.9 平方米	40-69.9 sq. m.							
港島	Hong Kong	62,044	49,287	43,656	38,783	34,177	30,497	41,716
九龍	Kowloon	45,835	37,095	31,711	28,317	24,722	22,020	33,058
新界	New Territories	42,189	35,042	31,358	27,841	24,646*	21,317	28,023
70 - 99.9 平方米	70-99.9 sq. m.							
港島	Hong Kong	72,028	60,751	54,957	49,358	42,116	40,375	56,808
九龍	Kowloon	53,378	43,952	38,515	33,792	30,654	28,143	46,837
新界	New Territories	42,908	41,192	37,324	32,685	29,522	26,743	35,698
100 - 159.9 平方米	100-159.9 sq. m.							
港島	Hong Kong	74,627	65,659	63,194	56,904	51,801	48,352	66,291
九龍	Kowloon	54,903	50,325	46,639	40,968	37,582	34,204	62,070
新界	New Territories	53,548	47,353	41,389	34,812	31,953	30,500	41,912
160 平方米或以上	160 sq. m. or above							
港島	Hong Kong	82,911	77,537	80,222	70,312	65,725	66,281	94,478
九龍	Kowloon	67,309	71,226	70,992	58,686	49,840	55,400	75,240
新界	New Territories	59,010	47,514	44,589	35,676	35,326	34,461	44,483
私人零售業樓宇	Private retail							
港島	Hong Kong	150,924	132,963	121,920	109,710	124,478	120,041	169,879
九龍	Kowloon	151,115	167,893	152,995	125,402	120,383	127,944	210,991
新界	New Territories	97,534	111,771	90,013	93,928	108,861	97,068	111,157
私人寫字樓	Private office <sup>(1)</sup>							
甲級	Grade A							
上環	Sheung Wan	-	67,230	50,582	40,977	19,673	17,670	54,137
中區	Central	191,711	87,173	82,489	73,237	54,665	53,698	96,067
灣仔/銅鑼灣	Wan Chai/Causeway Bay	152,345	76,343	51,350	52,242	39,643	35,696	63,440
北角/鰂魚涌	North Point/Quarry Bay	100,957	49,598	38,969	34,156	27,648	25,581	36,865
尖沙咀	Tsim Sha Tsui	124,126	51,483	48,787	45,804	39,510	38,025	72,666
油麻地/旺角	Yau Ma Tei/Mong Kok	125,596	56,027	44,508+	-	-	-	-
乙級	Grade B							
上環	Sheung Wan	103,065	29,260	32,696	27,830	21,253	19,405	24,110
中區	Central	106,158	42,706	60,539	46,124	40,214	40,723	53,997
灣仔/銅鑼灣	Wan Chai/Causeway Bay	111,072	44,033	34,892	34,420	30,305	26,150	43,150
北角/鰂魚涌	North Point/Quarry Bay	96,089	34,540	29,140	22,475	20,092	18,475	25,187
尖沙咀	Tsim Sha Tsui	104,669	39,036	35,525	32,084	30,133	30,486	46,843
油麻地/旺角	Yau Ma Tei/Mong Kok	74,681	35,486	31,719	25,076	24,584	23,266	30,209
丙級	Grade C							
上環	Sheung Wan	71,692	30,825	25,588	21,785	19,129	16,683	20,231
中區	Central	81,626	37,123	28,000	28,178	28,926	22,039	37,285
灣仔/銅鑼灣	Wan Chai/Causeway Bay	83,528	37,185	30,753	27,794	23,287	20,966	33,101
北角/鰂魚涌	North Point/Quarry Bay	85,615	37,584	32,732	26,571	24,581	20,883	24,837
尖沙咀	Tsim Sha Tsui	76,140	29,919	24,884	24,001	22,636	21,357	27,214
油麻地/旺角	Yau Ma Tei/Mong Kok	65,448	32,598	27,869	23,008	21,923	19,034	23,488
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)							
港島	Hong Kong	23,924	10,718	9,817	8,321	8,094	7,345	8,097
九龍	Kowloon	24,454	10,012	9,308	8,521	8,272	7,994	10,103
新界	New Territories	13,807	6,627	6,215	5,641	4,958	4,710	5,514

註釋：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。

Notes: 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 directly comparable to earlier figures.

+ 平均售價由少於5宗的交易計算出來。

+ Average prices derived from fewer 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	1994	1999	2000	2001	2002	2003	2004
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	229	193	192	187	165	152	167
九龍	Kowloon	199	173	166	153	134	122	125
新界	New Territories	147	133	130	120	105	93	99
40 - 69.9 平方米	40 - 69.9 sq. m.							
港島	Hong Kong	243	197	198	191	168	147	168
九龍	Kowloon	190	157	149	146	132	120	134
新界	New Territories	144	116	117	112	101	88	95
70 - 99.9 平方米	70 - 99.9 sq. m.							
港島	Hong Kong	322	248	252	254	225	191	213
九龍	Kowloon	226	183	172	184	164	157	171
新界	New Territories	198	140	144	141	122	103	114
100 - 159.9 平方米	100 - 159.9 sq. m.							
港島	Hong Kong	369	274	276	282	247	216	234
九龍	Kowloon	239	187	195	233	196	172	188
新界	New Territories	266	177	184	177	156	133	151
160 平方米或以上	160 sq. m. or above							
港島	Hong Kong	380	307	316	328	305	261	275
九龍	Kowloon	216	186	197	207	190	182	159
新界	New Territories	237	175	174	186	169	146	165
租金指數 (1999 = 100)	Rental indices (1999 = 100)							
少於 40 平方米	Less than 40 sq. m.	111.7	100.0	97.2	93.0	81.3	72.8	75.5
40 - 69.9 平方米	40 - 69.9 sq. m.	117.1	100.0	97.4	93.9	81.8	72.7	76.5
70 - 99.9 平方米	70 - 99.9 sq. m.	126.2	100.0	99.3	97.4	85.0	72.5	79.1
100 - 159.9 平方米	100 - 159.9 sq. m.	127.1	100.0	100.7	101.9	89.8	77.2	84.0
160 平方米或以上	160 sq. m. or above	123.4	100.0	101.8	104.5	94.3	81.1	86.1
合計	Overall	118.1	100.0	98.1	95.4	83.4	73.6	77.7

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	1994	1999	2000	2001	2002	2003	2004
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	943	774	798	858	791	750	844
九龍	Kowloon	935	880	969	932	865	826	898
新界	New Territories	618	668	748	687	645	668	710
私人寫字樓	Private office							
甲級	Grade A							
上環	Sheung Wan	480	269	324	331	252	233	222
中區	Central	731	406	411	474	342	266	290
灣仔/銅鑼灣	Wan Chai/Causeway Bay	587	289	301	329	239	192	194
北角/鰂魚涌	North Point/Quarry Bay	-	219	220	257	204	162	155
尖沙咀	Tsim Sha Tsui	488	267	266	261	224	198	214
油麻地/旺角	Yau Ma Tei/Mong Kok	454	233	262	308	223	211	193+
乙級	Grade B							
上環	Sheung Wan	412	181	180	177	149	131	135
中區	Central	554	311	288	319	241	219	224
灣仔/銅鑼灣	Wan Chai/Causeway Bay	431	224	212	218	185	163	172
北角/鰂魚涌	North Point/Quarry Bay	-	190	168	163	142	135	128
尖沙咀	Tsim Sha Tsui	446	234	224	244	208	204	205
油麻地/旺角	Yau Ma Tei/Mong Kok	378	213	209	207	192	179	191
丙級	Grade C							
上環	Sheung Wan	321	183	166	164	146	128	131
中區	Central	374	243	235	248	212	188	197
灣仔/銅鑼灣	Wan Chai/Causeway Bay	385	228	215	211	187	169	180
北角/鰂魚涌	North Point/Quarry Bay	-	212	205	201	179	161	167
尖沙咀	Tsim Sha Tsui	413	232	226	235	206	182	196
油麻地/旺角	Yau Ma Tei/Mong Kok	364	209	207	202	184	169	168
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)							
港島	Hong Kong	141	97	96	88	81	72	72
九龍	Kowloon	140	97	98	91	87	79	82
新界	New Territories	92	70	67	64	59	53	55
租金指數 (1999 = 100)	Rental indices (1999 = 100)							
私人零售業樓宇	Private retail	116.5	100.0	101.3	99.4	92.9	86.4	92.8
私人寫字樓 (甲級、乙級及丙級)	Private office (Grades A, B and C)	181.8	100.0	98.5	101.0	85.4	74.6	78.1
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)	149.5	100.0	95.4	90.3	82.7	74.9	77.3

註釋：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。

+ 數字由少於5宗的交易計算出來。

Notes: 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 directly comparable to earlier figures.

+ Figures derived from fewer 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)

## 8.22 (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	1994	1999	2000	2001	2002	2003	2004
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	114 892	98 466	85 744	88 190	85 921	87 309	123 480
住宅	Residential	93 360	77 087	65 340	69 667	72 974	71 576	100 630
非住宅	Non-residential	21 532	21 379	20 404	18 523	12 947	15 733	22 850
地段買賣合約	Agreements for sale and purchase of land	3 589	1 678	1 396	1 419	1 128	959	1 627
物業轉讓契約	Assignments of properties							
樓宇轉讓契約	Assignments of building units	137 876	140 858	152 022	144 037	119 734	110 052	135 106
地段轉讓契約	Assignments of land	7 465	4 448	4 006	3 564	2 980	2 433	3 247
按揭／抵押	Mortgages/legal charges							
建築按揭／抵押	Building mortgages/building legal charges	82	38	85	117	56	103	70
樓宇按揭／抵押	Other mortgages/legal charges	133 023	181 144	183 307	157 064	121 791	102 210	124 183
撤銷按揭／抵押	Receipts/discharges/releases	104 557	121 176	137 656	110 009	93 048	88 312	128 762
租約	Leases/tenancy agreements	7 190	7 194	7 047	6 948	5 959	5 565	5 888
戰前樓宇重建豁免管制令	Exclusion orders	49	1	0	0	0	0	0
其他	Others	68 251	92 876	114 512	97 779	114 048	100 198	108 432
總計	Total	576 974	647 879	685 775	609 127	544 665	497 141	630 795

## (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	1994	1999	2000	2001	2002	2003	2004
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	423,948	256,641	222,520	192,808	185,393	189,418	351,787
住宅	Residential	-	211,994	168,393	150,916	154,252	153,578	276,735
非住宅	Non-residential	-	44,647	54,127	41,892	31,141	35,840	75,052
地段買賣合約	Agreements for sale and purchase of land	81,548	30,369	20,476	16,719	10,363	7,254	19,360
物業轉讓契約	Assignments of properties							
樓宇轉讓契約	Assignments of building units	397,910	300,059	273,040	243,524	198,110	207,285	305,700
地段轉讓契約	Assignments of land	80,977	35,670	19,921	22,964	12,014	9,879	18,333
按揭／抵押	Mortgages/legal charges							
建築按揭／抵押	Building mortgages/building legal charges	10,208	4,158	11,292	7,518	3,570	899	-
樓宇按揭／抵押	Other mortgages/legal charges	102,072	94,679	93,951	84,835	68,336	26,219	-
撤銷按揭／抵押	Receipts/discharges/releases	44,706	23,952	25,587	16,747	13,317	12,553	-
總值	Total consideration	1,141,369	745,528	666,787	585,115	491,103	453,507	-

資料來源：土地註冊處  
(查詢電話：2867 4838)

Source : The Land Registry  
(Enquiry Telephone No.: 2867 4838)