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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

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，並對建造工程負以全責的建築機構，分判承建商（亦稱次承建商）是指向主要承建商或其他分判承建商承接主要合約內部分特定工程的建築機構。

建築地盤 是指一個劃定的地點（最少擁有相當面積），而在該地點內正進行一個或多個階段或工序的建造工程，例如地盤開拓、打樁、沉箱及建築物上蓋建造工程。此類工程附有屋宇署編號或政府工程合約編號，與在現有樓宇及建築物內進行裝設、裝飾及其他建造工程有所不同。由於地盤內的樓宇及建築物屬於未完成的建築物，因而未獲發給「竣工證明書」或「佔用許可證」（亦稱入伙紙），且未能就原定用途即時使用。（表 7.2）

非地盤工程 是指小規模新建工程及在現有樓宇及建築物內進行的工程。（表 7.2）

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。（表 7.3 至表 7.5）

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。（表 7.3）

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。（表 7.6）

綜合用途樓宇 是指部分屬住用而部分屬非住用的樓宇，例如寓所／商業樓宇、住宅／商業樓宇或作教育用途連宿舍的樓宇。（表 7.6）

Concepts and Definitions

A *main contractor* is a construction establishment which enters into a contract directly with a property developer or the client party of a project, and assumes full responsibility for the satisfactory completion of the construction work. A sub-contractor is a construction establishment which accepts orders from the main contractor or another sub-contractor for specific tasks forming part of a main contract.

A *construction site* refers to a demarcated locality (of an appreciable area at the least) where one or more major stages or processes of building/construction work, such as site formation, piling, caissons and superstructure erection, are being carried on. It bears a Buildings Department Reference No. or a Government Contract No. for capital works, and distinguishes from fitting, decoration and other construction work done on erected buildings and structures in that the entire building/structure in question, being unfinished, is not issued with a Certificate of Completion/Occupation Permit and is as yet not ready for use according to its intended purposes. (Table 7.2)

Non-site work refers to those construction work performed at minor new construction work locations and erected buildings and structures. (Table 7.2)

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. (Tables 7.3 to 7.5)

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. (Table 7.3)

Non-residential buildings include industrial buildings, commercial buildings, hotels, educational buildings without dormitory, health buildings and other buildings not intended for residential use. (Table 7.6)

Composite buildings refer to buildings that are partly domestic and partly non-domestic such as apartment/commercial buildings, tenement/commercial buildings or educational buildings with dormitory. (Table 7.6)

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）

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。（表 7.9 至表 7.11）

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。（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。（表 7.1）

實用樓面面積指各層樓面面積總和，但不包括樓梯、公共通道空間、升降機等候處、盥洗室、廁所、廚房、及為該樓宇提供升降機、空調系統、或類似設施而安裝的機械所佔用的空間。（表 7.6 至表 7.7）

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。（表 7.10）

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。（表 7.11）

初次呈交圖則是指就一項建築工程初次呈交建築事務監督要求批准的圖則。重大修改是指經過大規模修改的建築圖則，而這些圖則必須從根本上接受重新評估。（表 7.12 至表 7.13）

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。（表 7.14 至表 7.15）

通過拍賣或公開投標而取得的 地價 即為該幅土地的拍賣／投標價。（表 7.14 至表 7.15）

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。以下部分介紹有關用語及定義。

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)

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. (Tables 7.9 to 7.11)

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. (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. (Table 7.1)

Usable floor area is defined as the aggregate of the areas of the floor or floors in a storey or a building excluding any staircases, public circulation space, lift landings, lavatories, water-closets, kitchens and any space occupied by machinery for any lift, air-conditioning system or similar service provided for the building. (Tables 7.6 to 7.7)

Internal floor area refers to the total area inside the flat measured to the internal face of external and/or party walls. (Table 7.10)

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. (Table 7.11)

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

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. (Tables 7.14 to 7.15)

The *realised premium of land* acquired through auction or public tender is the auctioned/tendered price of the land. (Tables 7.14 to 7.15)

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. Related terms and definitions are introduced below.

屋宇建造及土木工程業

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

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

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

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

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）

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

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

建築設計、測量及工程策劃服務

就業人數

= 在職東主及在職合夥人人數 + 直接僱員人數

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

Building and Civil Engineering Construction Industry

Number of persons directly engaged

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

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

Miscellaneous operating expenses

= Rent, rates and government rent for land and buildings + Rentals for hiring machinery and equipment + Interest payments + Other operating expenses

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

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)

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 additions to fixed assets

= Acquisitions of fixed assets - Proceeds from disposal of fixed assets

Architectural, Surveying and Project Engineering Services

Number of persons directly engaged

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

Compensation of employees

= Wages and salaries + Payments in kind and employer's social security expenditure

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

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）

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

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

地產發展、租賃、經紀及保養管理服務

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

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

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

其他業務收益

= 利息收入 + 其他收入

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

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。

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

Miscellaneous operating expenses

= Rent, rates and government rent for land and buildings + Interest payments + Other operating expenses

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)

Gross output

= Service income + Other incomes (excluding interest income)

Gross surplus

= Value added + Interest income - Interest payments - Compensation of employees

Gross additions to fixed assets

= Acquisitions of fixed assets - Proceeds from disposal of fixed assets

Real Estate Development, Leasing, Brokerage and Maintenance Management Services

Number of persons directly engaged

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

Compensation of employees

= Wages and salaries + Payments in kind and employer's social security expenditure

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

Other business receipts

= Interest income + Other incomes

Gross margin of real estate development projects

= Value accrued to project - Total project expenses + Interest payments to finance real estate development projects

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.

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

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）

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

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

其他有關刊物

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）

服務業統計摘要按季補充資料

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)

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

Gross additions to fixed assets

= Acquisitions of fixed assets - Proceeds from disposal of fixed assets

Further References

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)

Quarterly Supplement to Statistical Digest of the Services Sector

7.1 按樓宇用途劃分的地產發展計劃統計數字，二零零四年 Real Estate Project Statistics by End-use of Buildings, 2004

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

樓宇用途 End-use of buildings	在填報年度內發展計劃的支出 Project expenses incurred during reporting period						
	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	建築合約價 值外另行供 應的建築材 料及裝置 Building materials & fittings supplied	建築設計及 技術顧問費用 Architectural design & technical consultancy fees	利息支付 Interest payments	發展計劃內 其他支出 Other project expenses
住宅樓宇 ⁽¹⁾ Private residential premises ⁽¹⁾	159	21,869	16,365	0 [#]	938	1,143	3,423
寫字樓 Office buildings	10	***	***	***	***	***	***
酒店及旅舍 Hotels and boarding houses	14	1,833	1,597	0 [#]	72	33	130
綜合式商業大廈 Multi-purpose commercial premises	18	4,385	3,427	0 [#]	363	425	170
多層工廠大廈及貨倉 Flatted factory blocks and warehouses	4	***	***	***	***	***	***
總計 Total	205	31,104	24,161	1	1,507	1,617	3,818

樓宇用途 End-use of buildings	填報年度內發展 計劃累積的總值 Value accrued to project during reporting period	發展計劃的 地段面積 (千平方米) Land area of projects (thousand sq. m.)	樓宇完成後的 樓面總面積 (千平方米) Gross floor area of buildings when completed (thousand sq. m.)
住宅樓宇 ⁽¹⁾ Private residential premises ⁽¹⁾	35,986	1 869	8 169
寫字樓 Office buildings	***	***	***
酒店及旅舍 Hotels and boarding houses	3,452	253	654
綜合式商業大廈 Multi-purpose commercial premises	7,091	150	1 471
多層工廠大廈及貨倉 Flatted factory blocks and warehouses	***	***	***
總計 Total	51,221	2 550	10 964

註釋： (1) 數字包括作純住宅用途及商住兩用的樓宇。

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

0[#] 數字少於單位的一半。

0[#] Magnitude less than half of the unit employed.

*** 為使個別機構所提供的資料得以保密，數字不予公布。

*** Suppressed to safeguard confidentiality of information pertaining to specific establishments or individuals.

資料來源：政府統計處建造及雜項服務統計組
(查詢電話：2882 4684)

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

7.2 屋宇建造及土木工程機構單位所完成工程名義總值

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

百萬元
\$ million

		主要承建商所完成工程名義總值 Gross value of construction work, in nominal terms, performed by main contractors						
		1995	2000	2001	2002	2003	2004	2005
於建築地盤	At construction sites							
樓宇	Buildings	39,694	69,327	57,799	53,005	46,855	37,510	34,005
其他建築物及設施	Structures & facilities	33,891	20,583	24,491	21,358	20,710	19,044	14,686
小計	Sub-total	73,585	89,910	82,290	74,362	67,564	56,553	48,691
於非地盤	At non-sites	26,222	32,161	31,696	31,638	31,468	36,618	42,160
總計	Total	99,807	122,071	113,986	106,000	99,032	93,171	90,851

註釋： 數字是基於「建造工程完成量按季統計調查」的結果。

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

資料來源： 政府統計處建造及雜項服務統計組
(查詢電話：2805 6426)

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

7.3 按主要行業組別／行業劃分的所有屋宇建築、建造及地產業 機構單位主要統計數字，二零零四年

百萬元（另有註明除外）

主要行業組別／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
(A) 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	172	4 341	1,345	768	738	403
建築物上蓋建造及 土木工程	543	28 478	11,701	9,582	46,801	5,196
其他新建造工程	688	6 305	1,999	939	2,328	525
裝飾、修葺及保養工程	7 987	25 117	4,422	4,509	8,751	1,422
專門行業	8 912	57 836	14,959	15,485	9,741	6,309
總計	18 302	122 077	34,426	31,283	68,359	13,854

百萬元（另有註明除外）

主要行業組別／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
(B) 建築設計、測量及工程策劃服務 機構單位	1 186	18 244	5,243	229	2,235	1,372
(C) 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	3 276	8 900	1,869	2,248	-	10,772
地產保養管理服務	292	62 186	6,824	7,386	-	5,184
地產經紀及代理	1 050	14 819	4,085	129	-	2,010
總計	4 618	85 905	12,779	9,762	-	17,966

註釋： 專門行業包括興建工程及一般整理工程、電器及機械裝設工程、燃氣及水務系統裝設工程及其他工程。

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, 2004

\$ 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/Industry
					(A) Building and Civil Engineering Establishments
					New construction works
3,055	166	1,319	-33	-2	Pre-erection works at construction sites
73,756	1,659	13,952	2,135	200	Architectural and civil engineering works at construction sites
5,883	133	2,234	226	46	Miscellaneous new construction works
19,848	395	5,576	1,139	72	Decoration, repair and maintenance
46,230	2,936	17,618	2,674	149	Special trades
148,772	5,289	40,698	6,141	465	Total

\$ million (unless otherwise specified)

服務收入 (B)/服務及 租項收入(C) Service income for (B) / service and rental income for (C)	其他業務收益 (B)/地產發展 計劃的毛利(C) 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	Major Industry Group/Industry
					(B) Architectural, Surveying and Project Engineering Establishments
9,459	253	5,893	635	43	
					(C) Real Estate Development, Leasing, Brokerage and Maintenance Management Establishments
27,030	21,735	40,868	33,288	12,041	Real estate development and/or leasing
20,192	-	7,775	990	2	Real estate maintenance management
6,761	-	5,213	1,216	147	Real estate brokerage and agency
53,983	21,735	53,855	35,494	12,189	Total

Note: Special trades include erection and general finishing, electrical and mechanical fitting, gas and water fitting and miscellaneous.

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

7.4 按建造工程總值劃分的所有屋宇建造及土木工程 機構單位主要統計數字，二零零四年

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
< 5,000	15 102	37 231	4,997	4,838	3,908
5,000 - 9,999	1 743	15 069	4,503	3,691	2,190
10,000 - 19,999	552	10 267	2,677	1,549	3,687
20,000 - 49,999	608	16 090	4,653	4,455	7,365
50,000 - 99,999	75	5 370	1,851	1,409	2,286
≥ 100,000	223	38 050	15,744	15,340	48,923
總計	18 302	122 077	34,426	31,283	68,359

資料來源：政府統計處建造及雜項服務統計組
(查詢電話：2882 4684)

7.5 按增加價值劃分的所有屋宇建造及土木工程 機構單位主要統計數字，二零零四年

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
< 5,000	17 230	56 217	10,368	12,043	14,963
5,000 - 9,999	634	15 407	3,655	2,178	7,823
10,000 - 24,999	212	10 967	3,007	2,330	8,094
25,000 - 49,999	107	6 276	3,111	2,010	4,877
≥ 50,000	121	33 210	14,284	12,721	32,603
總計	18 302	122 077	34,426	31,283	68,359

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, 2004

\$ 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)
2,206	16,994	911	6,955	1,956	2	< 5,000
1,067	11,900	121	5,105	571	45	5,000 - 9,999
756	8,658	93	2,759	82	50	10,000 - 19,999
1,943	18,371	394	4,979	349	21	20,000 - 49,999
866	5,867	722	2,042	176	26	50,000 - 99,999
7,016	86,982	3,048	18,859	3,007	320	≥ 100,000
13,854	148,772	5,289	40,698	6,141	465	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, 2004

\$ 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)
4,205	43,058	696	12,536	2,175	134	< 5,000
1,192	15,261	47	4,125	461	42	5,000 - 9,999
1,864	14,507	1,155	3,384	366	-8	10,000 - 24,999
810	10,811	360	3,480	363	10	25,000 - 49,999
5,783	65,136	3,031	17,173	2,776	287	≥ 50,000
13,854	148,772	5,289	40,698	6,141	465	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	1995	2000	2001	2002	2003	2004	2005
住宅樓宇	Residential							
建築樓盤數目	Number of building projects	64	66	48	82 [1]	52	49	45
建築成本總計(百萬元)	Total cost of construction (\$ million)	6,438	18,952	12,193	21,234	8,666	11,026	8,218
實用樓面面積成本 (元/每平方米計) ⁽¹⁾	Cost of usable floor area (\$/sq. m.) ⁽¹⁾	11,632	22,355	21,662	22,445	21,868	18,332	80,872
非住宅樓宇	Non-residential							
建築樓盤數目	Number of building projects	202 [5]	142	123	119 [1]	109	158	204
建築成本總計(百萬元)	Total cost of construction (\$ million)	17,879	9,029	7,330	11,425	9,700	16,949	13,240
實用樓面面積成本 (元/每平方米計) ⁽¹⁾	Cost of usable floor area (\$/sq. m.) ⁽¹⁾	14,675	23,105	19,141	21,791	19,848	24,749	25,870
綜合用途樓宇	Composite buildings							
建築樓盤數目	Number of building projects	68	31	38	34	33	22	15
建築成本總計(百萬元)	Total cost of construction (\$ million)	5,364	8,867	10,926	9,720	13,375	7,464	4,490
實用樓面面積成本 (元/每平方米計) ⁽¹⁾	Cost of usable floor area (\$/sq. m.) ⁽¹⁾	8,799	16,983	17,433	22,045	18,932	16,528	13,986
合計	Overall							
建築樓盤數目	Number of building projects	334 [5]	239	209	235 [2]	194	229	264
建築成本總計(百萬元)	Total cost of construction (\$ million)	29,681	36,849	30,449	42,379	31,740	35,439	25,948
實用樓面面積成本 (元/每平方米計) ⁽¹⁾	Cost of usable floor area (\$/sq. m.) ⁽¹⁾	12,454	20,906	19,371	22,175	19,944	20,348	21,155

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

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

(1) 計算不包括沒有提供樓面面積或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 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 or construction costs provided.

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	1995	2000	2001	2002	2003	2004	2005
住宅樓宇	Residential							
香港島	Hong Kong Island	363	266	373	126	152	196	221
九龍	Kowloon	166	428	321	265	397	416	131
新界	New Territories	561	625	426	969	449	420	357
小計	Sub-total	1 089	1 319	1 120	1 360	999	1 032	709
非住宅樓宇	Non-residential							
香港島	Hong Kong Island	210	131	126	159	256	190	117
九龍	Kowloon	497	93	164	111	170	318	143
新界	New Territories	579	192	105	280	163	180	257
小計	Sub-total	1 286	416	395	551	588	688	517
總計	Total							
香港島	Hong Kong Island	573	397	499	285	408	386	338
九龍	Kowloon	663	522	485	376	567	734	275
新界	New Territories	1 140	817	531	1 249	612	601	614
合計	Grand total	2 375	1 735	1 515	1 911	1 587	1 720	1 227

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

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

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)

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 (\$)	1995	2000	2001	2002	2003	2004	2005
500,000元以下	Under \$500,000							
建築樓盤數目	Number of building projects	2	1	3	7	2	2	4
建築成本總計 (千元)	Total cost of construction (\$ thousand)	294	250	1,180	2,597	150	837	1,286
500,000元至 999,999元	\$500,000-\$999,999							
建築樓盤數目	Number of building projects	12	8	4	5	6	8	9
建築成本總計 (千元)	Total cost of construction (\$ thousand)	8,839	6,416	2,772	3,700	4,240	5,505	6,344
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	14	4	12	10	4	7	8
建築成本總計 (千元)	Total cost of construction (\$ thousand)	19,826	6,050	16,094	14,377	5,886	10,415	11,662
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	16	12	9	11	12	9	8
建築成本總計 (千元)	Total cost of construction (\$ thousand)	46,175	34,233	24,931	29,155	31,646	26,253	20,623
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	18	20	6	11	11	25	21
建築成本總計 (千元)	Total cost of construction (\$ thousand)	98,026	108,816	32,030	59,459	57,548	137,106	114,374
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	22	9	5	11	12	9	17
建築成本總計 (千元)	Total cost of construction (\$ thousand)	185,129	76,098	47,067	93,238	100,877	74,582	146,108
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	29	21	29	10	14	22	29
建築成本總計 (千元)	Total cost of construction (\$ thousand)	357,479	253,944	353,895	114,333	174,945	264,166	336,577
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	28	18	10	12	14	19	30
建築成本總計 (千元)	Total cost of construction (\$ thousand)	499,212	320,826	173,941	211,271	243,766	331,374	504,998
20,000,000元及以上	\$20,000,000 or above							
建築樓盤數目	Number of building projects	192	146	131	156	119	128	138
建築成本總計 (千元)	Total cost of construction (\$ thousand)	28,466,116	36,041,914	29,796,721	41,850,568	31,121,242	34,589,011	24,805,767
沒有建築成本數字的 建築樓盤數目	Number of building projects for which the construction costs are not available	5	0	0	2	0	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 按區議會分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 District Council District

區議會分區	District Council district	單位數目						
		1995-96	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
東區	Eastern	1 522	442	0	0	456	0	716
南區	Southern	447	0	3 168	0	2 398	0	0
油尖旺	Yau Tsim Mong	0	759	0	0	0	0	0
深水埗	Sham Shui Po	1 182	1 826	0	2 413	0	0	3 533
九龍城	Kowloon City	358	0	0	0	0	0	0
黃大仙	Wong Tai Sin	502	0	0	0	0	0	0
觀塘	Kwun Tong	4 556	0	0	0	0	799	10 177
葵青	Kwai Tsing	3 839	1 669	4 663	4 567	0	3 791	0
荃灣	Tsuen Wan	0	0	3 850	0	0	0	0
元朗	Yuen Long	0	0	5 174	0	0	0	3 836
北區	North	0	3 127	0	3 127	1 839	4 765	0
沙田	Sha Tin	0	0	799	0	0	0	2 333
西貢	Sai Kung	3 899	3 808	0	0	0	0	0
離島	Islands	1 664	5 537	0	2 577	0	0	0
總計	Total	17 969	17 168	17 654	12 684	4 693	9 355	20 595

註釋： 上表只列出有獲批准可動工興建房屋委員會公營租住房屋單位的區議會分區。

Note: The above table only shows those District Council districts having Housing Authority public rental housing flats with consents to commence work.

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

單位類型	Flat type	室內樓面 面積 (1)	Internal floor area (1)	單位數目						
				1995-96	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
長者住屋單位	Housing for Senior Citizens	9至28平方米	9-28 sq. m.	1 815	217	0	0	0	0	0
細單位	Small flat	16至23平方米	16-23 sq. m.	4 460	6 064	6 836	5 528	1 267	3 756	9 784
一睡房單位	1-bedroom flat	30至35平方米	30-35 sq. m.	5 197	4 893	7 559	3 999	1 131	3 028	6 516
兩睡房單位	2-bedroom flat	32至48平方米	32-48 sq. m.	4 724	4 203	3 130	3 133	1 723	2 571	4 179
三睡房單位	3-bedroom flat	46至60平方米	46-60 sq. m.	1 773	1 791	129	24	572	0	116
總計	Total			17 969	17 168	17 654	12 684	4 693	9 355	20 595

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 types will change over time due to the 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 按區議會分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 District Council District and Saleable Area

單位數目
Number of flats

區議會分區/ 實用面積	District Council district/ Saleable area	1995-96	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
東區	Eastern							
40平方米以下	Under 40 sq. m.	0	304	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	0	912	0	0	0	0	0
小計	Sub-total	0	1 216	0	0	0	0	0
南區	Southern							
40平方米以下	Under 40 sq. m.	280	0	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	420	0	0	0	0	0	0
小計	Sub-total	700	0	0	0	0	0	0
深水埗	Sham Shui Po							
40平方米以下	Under 40 sq. m.	0	0	1 728	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	0	0	2 572	0	0	0	0
小計	Sub-total	0	0	4 300	0	0	0	0
黃大仙	Wong Tai Sin							
40平方米以下	Under 40 sq. m.	296	0	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	308	0	0	0	0	0	0
小計	Sub-total	604	0	0	0	0	0	0
觀塘	Kwun Tong							
40平方米以下	Under 40 sq. m.	280	288	800	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	70	432	1 200	0	0	0	0
小計	Sub-total	350	720	2 000	0	0	0	0
葵青	Kwai Tsing							
40平方米以下	Under 40 sq. m.	0	320	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	0	992	0	0	0	0	0
小計	Sub-total	0	1 312	0	0	0	0	0
西貢	Sai Kung							
40平方米以下	Under 40 sq. m.	1 071	838	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	3 185	2 891	0	0	0	0	0
小計	Sub-total	4 256	3 729	0	0	0	0	0
所有地區	All areas							
40平方米以下	Under 40 sq. m.	1 927	1 750	2 528	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	3 983	5 227	3 772	0	0	0	0
總計	Total	5 910	6 977	6 300	0	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。上表只列出有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區議會分區。

自二零零二年十一月起，政府已經無限期停止興建居者有其屋計劃單位。

資料來源：房屋署
(查詢電話：2761 5703)

Notes: Figures exclude Private Sector Participation Scheme residential flats. The above table only shows those District Council districts having Housing Authority Home Ownership Scheme residential flats with consents to commence work.

The production of Home Ownership Scheme flats has ceased indefinitely since November 2002.

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

7.12 按區議會分區劃分的獲批准可動工興建私人居住單位
Private Residential Flats with Consents to Commence Work by
District Council District

單位數目
Number of units

區議會分區	District Council district	1995	2000	2001	2002	2003	
						初次呈交圖則 First submission	重大修改 Major revision
中西區	Central & Western	969	1 435	267	1 141	1 369	64
灣仔	Wan Chai	433	238	92	39	742	0
東區	Eastern	354	546	1 184	2 242	192	0
南區	Southern	447	64	958	1 654	1 008	0
油尖旺	Yau Tsim Mong	474	5 117	1 520	4 485	2 034	450
深水埗	Sham Shui Po	817	220	11 437	48	1 435	18
九龍城	Kowloon City	240	412	3 496	596	2 049	0
黃大仙	Wong Tai Sin	2 384	40	0	0	316	0
觀塘	Kwun Tong	6	0	0	0	0	0
葵青	Kwai Tsing	39	696	372	1 560	0	1 585
荃灣	Tsuen Wan	3 576	3 005	906	3 446	248	2 656
屯門	Tuen Mun	1 608	1 141	571	0	2 120	1 855
元朗	Yuen Long	221	3 971	2 354	545	0	3 459
北區	North	70	663	3	62	92	1 030
大埔	Tai Po	635	286	77	6	0	0
沙田	Sha Tin	706	546	917	600	141	28
西貢	Sai Kung	4 449	7 225	2 307	57	4 271	0
離島	Islands	284	4 434	0	811	638	1 352
總計	Total	17 712	30 039	26 461	17 292	16 655	12 497

區議會分區	District Council district	2004		2005		
		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	
中西區	Central & Western		171	128	146	122
灣仔	Wan Chai		453	0	0	0
東區	Eastern		13	0	0	493
南區	Southern		2	0	848	34
油尖旺	Yau Tsim Mong		155	206	540	446
九龍城	Kowloon City		275	1	273	213
葵青	Kwai Tsing		1 928	1 640	0	0
荃灣	Tsuen Wan		2 048	1 624	243	1 927
元朗	Yuen Long		3 156	228	2 326	377
北區	North		0	1 545	112	1 140
大埔	Tai Po		6	1	18	13
沙田	Sha Tin		426	0	12	122
西貢	Sai Kung		23	0	2 099	0
離島	Islands		26	0	1 212	25
總計	Total		8 682	5 373	7 829	4 912

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。上表只列出有獲批准可動工興建私人居住單位的區議會分區。

Notes: Private residential flats also include residential flats built under the Urban Improvement Scheme of the Hong Kong Housing Society. The above table only shows those District Council districts having private residential flats with consents to commence work.

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。

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

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)

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					
		2003					
						初次呈交圖則 First submission	重大修改 Major revision
樓面面積(平方米)	Floor area (sq. m.)	1995	2000	2001	2002		
少於40	Less than 40	14 057	23 452	19 922	23 452	13 066	11 047
40至69.9	40 - 69.9	2 743	5 392	5 691	5 392	2 784	1 186
70至99.9	70 - 99.9	364	818	654	818	388	150
100至159.9	100 - 159.9	411	258	136	258	321	110
160或以上	160 or above	137	119	58	119	96	4
總計	Total	17 712	30 039	26 461	30 039	16 655	12 497

		2004		2005	
		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
樓面面積(平方米)	Floor area (sq. m.)				
少於40	Less than 40	6 534	4 653	5 799	3 271
40至69.9	40 - 69.9	1 750	592	1 673	965
70至99.9	70 - 99.9	277	67	240	207
100至159.9	100 - 159.9	109	52	46	356
160或以上	160 or above	12	9	71	113
總計	Total	8 682	5 373	7 829	4 912

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。

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

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。

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

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)

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

(A) 市區 Urban Areas

		1995	2000	2001	2002	2003	2004	2005
公開拍賣/投標	Public auction/tender							
工業/貨倉	Industrial/ Godown							
面積(平方米)	Area (sq. m.)	16 770	5 480	0	0	0	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	230	128	0	0	0	0	0
商業	Commercial							
面積(平方米)	Area (sq. m.)	3 480	0	30 304	0	12 289	0	4 715
已徵收的地價 (百萬元)	Realised premium (\$ million)	3,351	0	1,745	0	353	0	1,820
商業/住宅	Commercial/Residential							
面積(平方米)	Area (sq. m.)	550	0	0	675	0	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	191	0	0	83	0	0	0
住宅	Residential							
面積(平方米)	Area (sq. m.)	71 167	129 233	9 169	32 575	0	33 978	28 035
已徵收的地價 (百萬元)	Realised premium (\$ million)	7,021	12,589	280	2,910	0	15,130	10,150
其他用途	Other uses							
面積 ⁽¹⁾ (平方米)	Area ⁽¹⁾ (sq. m.)	-	7 110	0	0	4 985	4 156	3 565
已徵收的地價 ⁽¹⁾ (百萬元)	Realised premium ⁽¹⁾ (\$ million)	-	128	0	0	110	805	523
總計	Total							
面積(平方米)	Area (sq. m.)	91 967	141 823	39 473	33 250	17 274	38 134	36 515
已徵收的地價 (百萬元)	Realised premium (\$ million)	10,793	12,845	2,025	2,993	463	15,935	12,493
私人協約方式批地	Private treaty grant							
工業/貨倉	Industrial/ Godown							
面積(平方米)	Area (sq. m.)	-	0	0	0	0	0	0
住宅	Residential							
面積 ⁽²⁾ (平方米)	Area ⁽²⁾ (sq. m.)	119 649	120 839	83 103	229 822	728	116 660	65 723
公用事業/團體用途	Public utilities/ Institutional uses							
面積(平方米)	Area (sq. m.)	55 442	23 331	4 130	13 263	0	34 546	11 958
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	12 037	184 073	0	0	41 555	8 448	162 947
總計	Total							
面積(平方米)	Area (sq. m.)	187 128	328 243	87 233	243 085	42 283	159 654	240 628

註釋： (1) 二零零四年的數字已包括經兩次公開拍賣為數共10幅位於市區及新界的加油站用地。

二零零五年的數字已包括經公開拍賣全數共4幅位於市區及新界的加油站用地。

(2) 二零零零年的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的用地。

二零零一年的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的用地。

二零零二年的數字包括以私人協約方式批出的觀塘內地段第 754 號及新九龍內地段第 6413 號共 210 500 平方米供作租者置其屋計劃用途的用地。

二零零四年的數字包括以私人協約方式批出的鴨脷洲內地段第 133 號共 116 660 平方米供作租者置其屋計劃用途的用地。

Notes: (1) Figure for 2004 represents the total figure for 2 lots of 10 petrol filling stations in the urban area and the New Territories sold by public tenders.

Figure for 2005 represents the total figure for 4 petrol filling stations in the urban area and the New Territories sold by public tenders.

(2) Figure for 2000 includes the Private Treaty Grant of CWIL 169 and NKIL 6348 with a total area of 50 268 sq. m. for use by the Tenant Purchase Scheme.

Figure for 2001 includes the Private Treaty Grant of NKIL 6373 and NKIL 6377 with a total area of 79 906 sq. m. for use by the Tenant Purchase Scheme.

Figure for 2002 includes the Private Treaty Grant of KTIL 754 and NKIL 6413 with a total area of 210 500 sq. m. for use by the Tenant Purchase Scheme.

Figure for 2004 includes the Private Treaty Grant of AplIL 133 with a total area of 116 660 sq. m. for use by the Tenant Purchase Scheme.

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

		1995	2000	2001	2002	2003	2004	2005
公開拍賣/投標	Public auction/tender							
工業/貨倉	Industrial/Godown							
面積(平方米)	Area (sq. m.)	9 668	0	0	0	0	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	112	0	0	0	0	0	0
商業	Commercial							
面積(平方米)	Area (sq. m.)	4 991	0	0	0	0	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	137	0	0	0	0	0	0
商業/住宅	Commercial/Residential							
面積(平方米)	Area (sq. m.)	22 166	0	390	0	0	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	2,291	0	41	0	0	0	0
住宅	Residential							
面積(平方米)	Area (sq. m.)	113 617	139 816	44 078	30 949	0	24 632	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	4,957	2,950	950	1,073	0	2,955	0
其他用途	Other uses							
面積 ⁽¹⁾ (平方米)	Area ⁽¹⁾ (sq. m.)	4 980	14 600	3 900	0	3 059	9 712	1 352
已徵收的地價 ⁽¹⁾ (百萬元)	Realised premium ⁽¹⁾ (\$ million)	353	18	7	0	125	0	0
總計	Total							
面積(平方米)	Area (sq. m.)	155 422	154 416	48 368	30 949	3 059	34 343	1 352
已徵收的地價 (百萬元)	Realised premium (\$ million)	7,849	2,968	998	1,073	125	2,955	0
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.)	-	80 000	0	0	83 021	0	0
住宅	Residential							
面積 ⁽²⁾ (平方米)	Area ⁽²⁾ (sq. m.)	362 055	387 290	496 894	598 623	0	142 003	137 151
公用事業/團體用途	Public utilities/ Institutional uses							
面積(平方米)	Area (sq. m.)	441 360	63 854	255 043	6 432	76 927	14 387	10 981
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	12 522 345	1 161	0	0	15 900	5 480	612 698
總計	Total							
面積(平方米)	Area (sq. m.)	13 325 760	532 305	751 937	605 055	175 848	161 870	760 830

註釋： (1) 二零零四年的數字已全數涵蓋在市區的相關數字內。

二零零五年的數字已全數涵蓋在市區的相關數字內。

(2) 二零零零年的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的用地。

二零零一年的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的用地。

二零零二年的數字包括以私人協約方式批出的葵涌市地段第 489 號及沙田市地段第 531 號共 122 105 平方米供作租者置其屋計劃用途的用地。

二零零四年的數字包括以私人協約方式批出的屯門市地段第 469 號共 134 773 平方米供作租者置其屋計劃用途的用地。

二零零五年的數字包括以私人協約方式批出的青衣市地段第 172 號及大埔市地段第 189 號共 103 000 平方米供作租者置其屋計劃用途的用地。

Notes: (1) Figure for 2004 was collectively covered in the corresponding figure for the urban area.

Figure for 2005 was collectively covered in the corresponding figure for the urban area.

(2) Figure for 2000 includes the Private Treaty Grant of STTL 503, TPTL 176, TPTL 178 and FSSTL 208 with a total area of 374 610 sq. m. for use by the Tenant Purchase Scheme.

Figure for 2001 includes the Private Treaty Grant of TYTL 167, STTL 506 and TMTL 458 with a total area of 280 851 sq. m. for use by the Tenant Purchase Scheme.

Figure for 2002 includes the Private Treaty Grant of KCTL 489 and STTI 531 with a total area of 122 105 sq. m. for use by the Tenant Purchase Scheme.

Figure for 2004 includes the Private Treaty Grant of TMTL 469 with a total area of 134 773 sq. m. for use by the Tenant Purchase Scheme.

Figure for 2005 includes the Private Treaty Grant of TYTL 172 and TPTI 189 with a total area of 103 000 sq. m. for use by the Tenant Purchase Scheme.

8

房屋及物業 Housing and Property

概念及定義

屋宇單位

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。

家庭住戶的房屋特徵

居所租住權 指居所被家庭住戶佔用的條款和情況。

- (a) *自置居所住戶*：住戶擁有其居住的屋宇單位的業權。
- (b) *全租戶*：住戶向居於別處的人士租住整個屋宇單位自住，沒有分租，單位內也沒有其他的住戶。
- (c) *合租戶*：兩個或以上的住戶，分別向居於別處的人士租用部分的屋宇單位居住。
- (d) *二房東*：住戶向居於別處的人士租用整個屋宇單位，並把部分單位分租予其他住戶。
- (e) *三房客*：住戶向居於同一屋宇單位內的人士租用部分單位居住。
- (f) *免租*：住戶免費在屋宇單位內居住，不論是否獲得業主同意，但不包括本身是業主或由僱主提供居所的住戶。
- (g) *居所由僱主提供*：住戶居住在由其成員之一的僱主提供的居所，包括以象徵式租金向僱主租住屋宇單位的住戶。假如住戶使用由僱主提供的房屋津貼租住居所，則租住權不屬於「居所由僱主提供」類別。

Concepts and Definitions

Quarters

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.

Housing Characteristics of Domestic Households

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

- (a) *Owner-occupier* : A household which owns the quarters it occupies.
- (b) *Sole tenant* : A household which rents the whole quarters it occupies from someone who lives outside the quarters without sharing it with other household(s) or subletting.
- (c) *Co-tenant* : Two or more households each of which rents part of the quarters from someone who lives outside the quarters.
- (d) *Main tenant* : A household which rents the whole quarters it occupies from someone who lives outside the quarters and sublets part of it to other household(s).
- (e) *Sub-tenant* : A household which rents part of the quarters from someone who lives in the same quarters.
- (f) *Rent free* : A household which occupies an accommodation free, with or without the owner's permission. This does not include owner-occupiers or households occupying accommodation provided by employers.
- (g) *Accommodation provided by employer* : A household which occupies an accommodation provided by the employer of one of the household members. This also includes households occupying quarters leased from employer at a nominal rent. If a household member uses housing allowance given by his/her employer for renting accommodation, the tenure is not regarded as accommodation provided by employer.

公營房屋

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

房委會是一個財政自主的機構，須負責管理本身的財政。根據房委會與政府之間的財政安排（已由一九九四年的增補協議加以修訂），政府承諾資助房委會，俾能推行長遠房屋策略所訂定的房屋計劃。房委會則會一如以往，致力保持財政狀況良好，以配合既定政策，按市民的負擔能力為他們提供租金或樓價合理的房屋；因此市民的需要和負擔能力，仍是提供公營房屋的主導方針。

房委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（房署）總建築師證明樓宇大致上已竣工後，始視作落成。

認可居民人數 指在房署及房協租住記錄上登記的人數。

室內樓面面積 是指單位內計至外牆及／或間隔牆向內一面的總面積。

實用面積 指由單位外牆外部計至兩個單位之間的間隔牆中間的總面積，即是單位內每一部分都包括在內（例如廚房、浴室、露台等），但不包括樓宇內任何公用地方。

從二零零五年五月起，房委會建屋落成量的房屋類別之分類經修訂如下：

- (a) 房委會的租住房屋建屋落成量包括公營租住房屋、中轉房屋和那些由剩餘居者有其屋計劃轉作公營租住房屋的項目單位。由公營租住房屋轉作出售用途的可租可買計劃／重建置業計劃的單位則不包括在內。
- (b) 房委會的資助出售單位建屋落成量包括居者有其屋計劃、私人參建居屋計劃和可租可買計劃／重建置業計劃。
- (c) 屋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。

私人物業

私人樓宇落成量 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

Public Housing

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

The HA is a financially autonomous body with responsibility for the management of its own finances. Under the financial arrangements with the Government (as amended by the 1994 Supplemental Agreement), the Government gave a commitment to support the housing programmes as set out in the Long Term Housing Strategy. For its part, the HA 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.

An HA estate block and Home Ownership Scheme (HOS) building are *completed* when they have been certified as substantially completed by the Chief Architects of the Housing Department (HD).

Authorised population refers to the persons registered on the tenancy records kept by the HD and HS.

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:

- (a) HA rental housing flat production figures include the production of public rental housing flats, Interim Housing flats and projects converted from surplus HOS to public rental housing; but exclude the production of projects built as rental housing but subsequently converted to Buy or Rent Option Scheme/Mortgage Subsidy Scheme (BRO/MSS) housing.
- (b) HA subsidised sales housing flat production figures include the production of HOS flats, Private Sector Participation Scheme flats and BRO/MSS flats.
- (c) 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.

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

人機構參建居屋計劃的商業樓宇面積。
(表 8.14 至表 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。

商業樓宇 包括零售業樓宇及其他設計或改建作商業用途的樓宇,但不包括專作寫字樓用途的樓宇,亦不包括車位。房委會和房協所建的商業樓宇,也不包括在內。

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:

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)

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

Class A: Saleable area less than 40 m²

Class B: Saleable area of 40 m² to 69.9 m²

Class C: Saleable area of 70 m² to 99.9 m²

Class D: Saleable area of 100 m² to 159.9 m²

Class E: Saleable area of 160 m² or above

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 on 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 non-domestic premises include industrial buildings, commercial buildings, hotels, educational buildings without dormitory, health buildings and other buildings not intended for residential use.

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 HA and the HS are also excluded.

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:

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

乙級：設計屬一般水平但裝修素質良好；間隔有彈性；整層樓面面積中等；大堂面積適中；設有中央或獨立空氣調節系統；升降機設備足夠；管理妥善；不一定有泊車設施。

丙級：設計簡單及有基本裝修；間隔彈性較小；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。

分層工廠大廈 包括為一般製造業工序及與該等工序有直接關係的用途（包括寫字樓）而建設，並通常由發展商出售或出租的樓宇。此類物業並不包括下述的 *私人特殊廠房*。房委會興建的工廠樓宇，也不包括在內。

私人工貿大廈 是設計或獲證明作工貿用途的樓面面積。

私人特殊廠房 包括所有其他廠房，主要是為特殊製造業而建的廠房，每間廠房通常由一名廠東使用。

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

非住宅樓宇的 *空置量* 是在年底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。

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 2 至 3 周。

平均租金 是根據差餉物業估價署記錄年內生效的新訂租金資料分析所得。就非住宅樓宇而言，分析資料還包括續租時議定的租金。而生效日期即為租賃協議的生效日期。不過，租金一般是在較早的日期議定（新訂租約是在 2 至 4 周前，續訂租約是在 1 至 3 個月前）。分析租

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

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

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

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

Private flatted factories comprise premises designed for general manufacturing processes and uses (including offices) directly related to such processes, and normally intended for sale or letting by the developers. *Private specialised factories*, as described below are excluded. Similar premises built by the HA are not included.

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

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

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

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

Average prices are based on an analysis of transactions scrutinised by the Rating and Valuation Department 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

金時，是根據淨額計算，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。

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。

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。

租約 是指批租人和承租人之間有關物業租用方面的協議。

戰前樓宇重建豁免管制令 從前適用於擬重建物業的戰前樓宇業主。該等業主在當時必須按照《業主與租客（綜合）條例》（第7章）第一部的規定，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。

其他有關刊物

人口普查及中期人口統計報告

服務業統計摘要（年刊）

房屋統計數字一覽，刊載於香港房屋委員會網站(www.housingauthority.gov.hk)

香港物業報告，差餉物業估價署編製

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.

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

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

Receipts/Discharges/Releases refer to documents which effect the release of a property from a charge upon repayment of loan and include re-assignments and certificates of satisfaction.

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

Exclusion orders used to apply to landlords of pre-war buildings who wanted to re-develop the property. They previously have to apply for an Exclusion Order with respect to Part 1 of the Landlord and Tenant (Consolidation) Ordinance (Cap 7) which mainly protects the interests of the existing tenants. This Part of the Ordinance expired on 31 December 1998.

Further References

Population Census and Population By-census Reports

Statistical Digest of the Services Sector (Annual)

Housing in Figures, published on the website of the Hong Kong Housing Authority (www.housingauthority.gov.hk)

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

8.1 按類型及地區劃分的永久性屋宇單位總數，二零零五年 Stock of Permanent Quarters by Type and Area, 2005

Number of quarters
屋宇單位數目

永久性屋宇單位類型	Type of permanent quarters	香港島 Hong Kong Island	九龍 Kowloon	新界 New Territories	總計 Total
公營租住房屋	Public Rental Housing	74 500	249 700	384 900	709 200
房屋委員會租住單位	Housing Authority rental flats	64 800	237 400	374 000	676 300
房屋協會租住單位	Housing Society rental flats	9 700	12 300	10 900	32 900
資助出售單位	Subsidised Sale Flats	42 800	96 500	249 600	388 800
房屋委員會資助 出售單位	Housing Authority subsidised sale flats	40 800	92 100	237 500	370 400
房屋協會資助出售單位	Housing Society subsidised sale flats	2 000	4 300	12 100	18 400
私人房屋	Private Housing	346 100	381 000	606 000	1 333 100
私人住宅單位	Private residential flats	327 000	361 400	408 000	1 096 500
別墅／平房／新型村屋	Villas/Bungalows/Modern village houses	4 000	2 000	133 200	139 200
簡單磚石蓋搭建築物／ 傳統村屋	Simple stone structures/ Traditional village houses	1 200	1 000	40 700	42 900
員工宿舍	Staff quarters	8 400	10 000	14 800	33 300
非住宅用屋宇單位	Non-domestic quarters	5 500	6 600	9 200	21 400
總計	Total	463 400	727 200	1 240 600	2 431 200

註釋： 數字為該年三月底的數字。

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

資料來源： 政府統計處普查策劃組（一）
（查詢電話：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

千個
Thousands

房屋類型	Type of housing	1995	2000	2001	2002	2003	2004	2005
公營租住房屋	Public rental housing	657.8	653.5	636.4	659.0	672.6	689.3	704.8
資助出售單位 ⁽¹⁾⁽²⁾	Subsidised sale flats ⁽¹⁾⁽²⁾	187.1	316.1	364.5	360.4	370.5	372.2	375.6
私人永久性房屋 ⁽²⁾⁽³⁾	Private permanent housing ⁽²⁾⁽³⁾	883.5	1 032.7	1 048.4	1 085.4	1 103.4	1 145.8	1 175.4
臨時房屋 ⁽⁴⁾	Temporary housing ⁽⁴⁾	54.6	34.8	29.1	28.9	23.6	24.3	22.8
總計	Total	1 783.0	2 037.0	2 078.4	2 133.7	2 170.2	2 231.5	2 278.6

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, Middle Income Housing Scheme, Private Sector Participation Scheme, Buy or Rent Option Scheme and Mortgage Subsidy Scheme, and flats sold under the Tenants Purchase Scheme of the Hong Kong Housing Authority. They also include flats built under the Flat for Sale Scheme and Sandwich Class Housing Scheme of the Hong Kong Housing Society. As from 2002, subsidised sale flats that can be traded in open market are excluded.

(2) Prior to 1998, flats built under the Flat for Sale Scheme and the Sandwich Class Housing Scheme 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	1995	2000	2001	2002	2003	2004	2005
自置居所住戶	Owner-occupiers	805.9	1 041.3	1 084.3	1 123.2	1 153.1	1 199.3	1 215.8
全租戶	Sole tenants	797.2	833.4	834.4	847.2	862.6	891.7	922.4
合租戶	Co-tenants	67.7	64.1	54.5	50.6	47.7	41.8	40.2
二房東	Main tenants	6.5	4.8	3.6	2.3	2.3	1.7	1.3
三房客	Sub-tenants	25.4	13.8	12.0	11.0	7.4	6.7	5.5
免租	Rent free	21.9	24.2	33.9	45.4	45.1	41.7	41.6
居所由僱主提供	Provided by employers	58.5	55.4	55.6	53.9	52.1	48.7	51.8
總計	Total	1 783.0	2 037.0	2 078.4	2 133.7	2 170.2	2 231.5	2 278.6

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 按區議會分區劃分的新落成房屋委員會公營租住房屋單位 Housing Authority Public Rental Housing Flats Newly Completed by District Council District

單位數目
Number of flats

區議會分區	District Council district	1995-96	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
東區	Eastern	2 433	2 793	0	0	414	0	0
南區	Southern	0	0	0	0	0	0	2 877
油尖旺	Yau Tsim Mong	0	0	0	0	0	758	0
深水埗	Sham Shui Po	0	2 977	4 575	1 650	1 583	4 593	2 591
九龍城	Kowloon City	0	799	0	0	0	0	0
黃大仙	Wong Tai Sin	2 763	6 290	2 648	0	265	0	0
觀塘	Kwun Tong	3 904	9 671	5 947	9 008	0	5 470	0
葵青	Kwai Tsing	2 415	4 982	5 189	1 922	3 546	5 439	4 141
荃灣	Tsuen Wan	0	0	0	0	320	1 983	1 598
屯門	Tuen Mun	0	5 263	0	0	0	0	0
元朗	Yuen Long	0	5 987	9 889	5 698	0	5 640	0
北區	North	1 481	0	0	0	0	0	0
沙田	Sha Tin	0	0	1 053	0	0	799	3 164
西貢	Sai Kung	1 563	2 397	400	1 806	5 420	0	0
離島	Islands	0	5 597	116	306	3 600	0	2 782
總計	Total	14 559	46 756	29 817	20 390	15 148	24 682	17 153

註釋： 數字指已獲房屋署證明大致上已竣工的新建單位。上表只列出有新落成房屋委員會公營租住房屋單位的區議會分區。

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

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. The above table only shows those District Council districts with newly completed Housing Authority public rental housing flats.

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

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⁾ (平方米)		1995-96	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
		Internal floor area ⁽¹⁾ (sq. m.)								
長者住屋單位	Housing for Senior Citizens	9	- 28	470	1 051	282	131	0	0	0
細單位	Small flat	16	- 23	2 291	10 117	4 677	4 557	4 337	7 647	7 711
一睡房單位	1-bedroom flat	30	- 35	6 031	14 432	7 140	4 306	2 757	5 051	5 435
兩睡房單位	2-bedroom flat	32	- 48	5 221	14 547	10 173	7 000	5 419	6 100	3 689
三睡房單位	3-bedroom flat	46	- 60	546	6 609	7 545	4 396	2 635	5 884	318
總計	Total			14 559	46 756	29 817	20 390	15 148	24 682	17 153

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。詳情請參閱本章內的
「概念及定義」部分。

資料來源： 房屋署
(查詢電話：2761 5703)

Note: (1) Internal floor area for different flat types will change over
time due to the 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" part of this Chapter for
details.

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

8.6 按區議會分區劃分的公營租住單位總數及認可居民人數

Stock and Authorised Population of Public Rental Housing Flats by District Council District

區議會分區	District Council district		1995-96	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
房屋委員會	Housing Authority								
中西區	Central & Western	單位 Flats	642	638	638	638	638	638	638
		人數 Population	2 292	2 213	2 209	2 204	2 262	2 233	2 215
灣仔	Wan Chai	單位 Flats	0	0	0	0	0	0	0
		人數 Population	0	0	0	0	0	0	0
東區	Eastern	單位 Flats	32 339	36 594	34 640	32 719	32 715	33 132	33 128
		人數 Population	117 324	108 977	107 848	107 537	106 026	105 319	103 757
南區	Southern	單位 Flats	35 297	32 090	32 075	32 070	32 052	31 514	30 740
		人數 Population	132 190	106 405	103 515	102 417	100 061	95 620	80 276
油尖旺	Yau Tsim Mong	單位 Flats	0	2 058	2 062	2 062	2 062	2 820	2 820
		人數 Population	0	6 481	6 640	6 622	6 575	8 560	8 630
深水埗	Sham Shui Po	單位 Flats	42 198	43 866	46 083	43 915	43 883	49 558	49 440
		人數 Population	142 578	123 562	132 232	123 595	122 092	133 106	133 775
九龍城	Kowloon City	單位 Flats	16 203	14 295	14 295	14 295	14 295	14 297	14 298
		人數 Population	56 925	46 533	46 533	46 043	45 348	44 506	43 744
黃大仙	Wong Tai Sin	單位 Flats	83 750	84 515	78 144	74 756	74 934	74 861	74 737
		人數 Population	299 126	251 999	240 687	233 132	230 286	226 241	222 822
觀塘	Kwun Tong	單位 Flats	106 950	103 267	96 313	97 144	94 030	99 436	99 372
		人數 Population	333 970	282 021	271 365	266 658	270 553	281 925	282 785
葵青	Kwai Tsing	單位 Flats	90 733	83 621	83 075	83 308	87 538	89 467	96 806
		人數 Population	314 937	269 543	266 262	267 680	277 042	274 300	289 817
荃灣	Tsuen Wan	單位 Flats	16 787	17 876	17 874	17 870	17 865	18 180	21 758
		人數 Population	65 114	61 044	59 429	58 386	57 480	56 374	61 885
屯門	Tuen Mun	單位 Flats	57 997	58 570	52 636	53 612	53 623	57 223	58 018
		人數 Population	211 559	175 292	156 363	159 469	157 935	157 561	154 911
元朗	Yuen Long	單位 Flats	30 393	40 342	49 936	51 534	55 634	61 474	61 474
		人數 Population	110 156	126 743	164 037	178 284	193 555	201 007	202 319
北區	North	單位 Flats	26 596	20 651	20 834	19 978	19 992	18 261	17 250
		人數 Population	97 851	70 929	71 058	66 212	65 656	58 786	54 537
大埔	Tai Po	單位 Flats	32 389	21 797	21 974	22 308	22 309	22 279	21 346
		人數 Population	129 498	76 965	75 911	75 107	73 755	72 980	68 489
沙田	Sha Tin	單位 Flats	67 103	55 860	53 692	50 439	50 305	50 252	54 136
		人數 Population	264 047	192 703	178 707	162 571	161 652	159 939	164 311
西貢	Sai Kung	單位 Flats	19 716	29 203	26 209	28 142	33 550	32 229	30 566
		人數 Population	72 480	97 300	92 291	92 766	111 795	107 485	100 379
離島	Islands	單位 Flats	1 672	7 693	9 114	9 419	13 019	13 009	15 789
		人數 Population	4 584	14 488	27 775	33 212	36 551	44 328	47 966
小計	Sub-total	單位 Flats	660 765	652 936	639 594	634 209	648 444	668 630	682 316
		人數 Population	2 354 631	2 013 198	2 002 862	1 981 895	2 018 624	2 030 270	2 022 618

8.6 (續) 按區議會分區劃分的公營租住單位總數及認可居民人數
(cont'd) Stock and Authorised Population of Public Rental Housing Flats
by District Council District

區議會分區	District Council district		1995-96	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
房屋協會	Housing Society								
中西區	Central & Western	單位 Flats	2 073	1 456	1 456	1 456	1 456	1 456	1 456
		人數 Population	7 113	4 259	3 936	3 831	3 723	3 574	3 502
灣仔	Wan Chai	單位 Flats	0	0	0	0	0	0	0
		人數 Population	0	0	0	0	0	0	0
東區	Eastern	單位 Flats	7 624	7 037	7 037	7 037	7 037	7 037	7 037
		人數 Population	27 007	21 427	20 601	20 199	19 765	19 385	18 812
南區	Southern	單位 Flats	1 175	1 175	1 175	1 175	1 175	1 175	1 175
		人數 Population	4 360	3 572	3 380	3 485	3 518	3 477	3 424
油尖旺	Yau Tsim Mong	單位 Flats	668	668	668	668	668	668	668
		人數 Population	1 830	1 732	1 690	1 673	1 636	1 610	1 656
深水埗	Sham Shui Po	單位 Flats	0	0	0	0	0	0	0
		人數 Population	0	0	0	0	0	0	0
九龍城	Kowloon City	單位 Flats	6 379	6 379	6 379	6 379	6 379	6 379	6 379
		人數 Population	22 833	20 713	20 354	20 027	19 732	19 466	19 025
黃大仙	Wong Tai Sin	單位 Flats	0	0	0	0	0	0	0
		人數 Population	0	0	0	0	0	0	0
觀塘	Kwun Tong	單位 Flats	4 926	4 926	4 926	4 926	4 926	4 926	4 926
		人數 Population	16 805	15 493	15 223	15 149	14 962	14 809	14 560
葵青	Kwai Tsing	單位 Flats	2 980	2 980	2 980	2 980	2 980	2 980	2 980
		人數 Population	11 556	10 985	10 735	10 543	10 399	10 205	9 967
荃灣	Tsuen Wan	單位 Flats	1 789	1 789	1 789	1 789	1 789	1 789	1 789
		人數 Population	5 946	5 562	5 351	5 238	5 104	5 058	4 940
屯門	Tuen Mun	單位 Flats	0	0	0	0	0	0	0
		人數 Population	0	0	0	0	0	0	0
元朗	Yuen Long	單位 Flats	0	0	0	0	0	0	0
		人數 Population	0	0	0	0	0	0	0
北區	North	單位 Flats	662	662	662	662	662	662	662
		人數 Population	3 119	3 198	3 185	3 144	3 153	3 140	3 125
大埔	Tai Po	單位 Flats	0	0	0	0	0	0	0
		人數 Population	0	0	0	0	0	0	0
沙田	Sha Tin	單位 Flats	3 730	3 730	3 730	3 730	3 730	3 730	3 730
		人數 Population	13 204	12 536	12 352	12 162	12 075	11 951	11 785
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	3 930	3 840	3 817	3 779	3 726	3 698
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	32 307	32 309	32 309	32 309	32 309	32 309	32 309
		人數 Population	114 915	103 407	100 647	99 268	97 846	96 401	94 494

8.6 (續) 按區議會分區劃分的公營租住單位總數及認可居民人數
(cont'd) Stock and Authorised Population of Public Rental Housing Flats
by District Council District

區議會分區	District Council district		1995-96	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
合計	Overall								
中西區	Central & Western	單位 Flats	2 715	2 094	2 094	2 094	2 094	2 094	2 094
		人數 Population	9 405	6 472	6 145	6 035	5 985	5 807	5 717
灣仔	Wan Chai	單位 Flats	0	0	0	0	0	0	0
		人數 Population	0	0	0	0	0	0	0
東區	Eastern	單位 Flats	39 963	43 631	41 677	39 756	39 752	40 169	40 165
		人數 Population	144 331	130 404	128 449	127 736	125 791	124 704	122 569
南區	Southern	單位 Flats	36 472	33 265	33 250	33 245	33 227	32 689	31 915
		人數 Population	136 550	109 977	106 895	105 902	103 579	99 097	83 700
油尖旺	Yau Tsim Mong	單位 Flats	0	2 726	2 730	2 730	2 730	3 488	3 488
		人數 Population	0	8 213	8 330	8 295	8 211	10 170	10 286
深水埗	Sham Shui Po	單位 Flats	42 198	43 866	46 083	43 915	43 883	49 558	49 440
		人數 Population	142 578	123 562	132 232	123 595	122 092	133 106	133 775
九龍城	Kowloon City	單位 Flats	22 582	20 674	20 674	20 674	20 674	20 676	20 677
		人數 Population	79 758	67 246	66 887	66 070	65 080	63 972	62 769
黃大仙	Wong Tai Sin	單位 Flats	83 750	84 515	78 144	74 756	74 934	74 861	74 737
		人數 Population	299 126	251 999	240 687	233 132	230 286	226 241	222 822
觀塘	Kwun Tong	單位 Flats	111 876	108 193	101 239	102 070	98 956	104 362	104 298
		人數 Population	350 775	297 514	286 588	281 807	285 515	296 734	297 345
葵青	Kwai Tsing	單位 Flats	93 713	86 601	86 055	86 288	90 518	92 447	99 786
		人數 Population	326 493	280 528	276 997	278 223	287 441	284 505	299 784
荃灣	Tsuen Wan	單位 Flats	18 576	19 665	19 663	19 659	19 654	19 969	23 547
		人數 Population	71 060	66 606	64 780	63 624	62 584	61 432	66 825
屯門	Tuen Mun	單位 Flats	57 997	58 570	52 636	53 612	53 623	57 223	58 018
		人數 Population	211 559	175 292	156 363	159 469	157 935	157 561	154 911
元朗	Yuen Long	單位 Flats	30 393	40 342	49 936	51 534	55 634	61 474	61 474
		人數 Population	110 156	126 743	164 037	178 284	193 555	201 007	202 319
北區	North	單位 Flats	27 258	21 313	21 496	20 640	20 654	18 923	17 912
		人數 Population	100 970	74 127	74 243	69 356	68 809	61 926	57 662
大埔	Tai Po	單位 Flats	32 389	21 797	21 974	22 308	22 309	22 279	21 346
		人數 Population	129 498	76 965	75 911	75 107	73 755	72 980	68 489
沙田	Sha Tin	單位 Flats	70 833	59 590	57 422	54 169	54 035	53 982	57 866
		人數 Population	277 251	205 239	191 059	174 733	173 727	171 890	176 096
西貢	Sai Kung	單位 Flats	20 017	30 710	27 716	29 649	35 057	33 736	32 073
		人數 Population	73 622	101 230	96 131	96 583	115 574	111 211	104 077
離島	Islands	單位 Flats	1 672	7 693	9 114	9 419	13 019	13 009	15 789
		人數 Population	4 584	14 488	27 775	33 212	36 551	44 328	47 966
總計	Total	單位 Flats	692 404	685 245	671 903	666 518	680 753	700 939	714 625
		人數 Population	2 467 716	2 116 605	2 103 509	2 081 163	2 116 470	2 126 671	2 117 112

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

Notes: Figures are as at end of the financial year.
Figures do not include the rental flats in Interim Housing
and the flats sold under the Tenants Purchase Scheme that
has been implemented since 1998.

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)

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			1995-96	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
緊急事故	Emergency	單位	Flats	450	25	13	15	9	3	44
		人數	Persons	1 195	62	27	36	27	8	136
體恤困境	Compassionate	單位	Flats	2 010	944	1 389	1 691	1 689	1 450	1 564
		人數	Persons	4 432	2 305	3 305	3 868	3 676	3 234	3 461
清拆	Clearance	單位	Flats	10 009	1 036	616	270	347	393	418
		人數	Persons	27 102	2 802	1 719	649	864	980	931
重建 ⁽¹⁾	Redevelopment ⁽¹⁾	單位	Flats	11 979	20 676	10 456	4 578	331	1 129	2 084
		人數	Persons	40 314	57 739	28 222	12 470	826	2 868	5 841
公屋輪候冊申請人	Waiting List applicants	單位	Flats	12 489	27 908	41 940	30 867	27 556	22 875	27 011
		人數	Persons	37 356	91 763	128 149	84 663	75 530	59 523	62 808
調遷	Transfer	單位	Flats	4 440	4 221	8 492	8 376	7 873	7 585	9 061
		人數	Persons	19 742	15 839	34 946	29 978	27 945	27 232	30 350
初級公務員	Junior civil servants	單位	Flats	1 483	1 145	1 798	728	1 051	879	855
		人數	Persons	5 406	3 440	6 122	2 089	3 451	3 188	2 567
總計	Total	單位	Flats	42 860	55 955	64 704	46 525	38 856	34 314	41 037
		人數	Persons	135 547	173 950	202 490	133 753	112 319	97 033	106 094

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) 包括大型修葺工程。

(1) Including 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 房屋委員會屋邨的代表性每月租金（截至當年三月底），二零零五年及二零零六年 Monthly Rent of Typical Flats in Housing Authority Estates (as at End March of the Year), 2005 and 2006

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	
				2005	2006	2005	2006
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) ⁽¹⁾	Post 1973 (Urban) ⁽¹⁾	11.7	516	516	44.2	44.2
			16.3	1,040	1,040	63.7	63.7
			23.5	1,002	1,002	42.6	42.6
			34.4	2,180	2,180	63.3	63.3
			43.3	2,740	2,740	63.3	63.3
	1973年以後 (擴展市區) ⁽²⁾	Post 1973 (Extended urban) ⁽²⁾	49.0	3,110	3,110	63.4	63.4
			12.2	529	529	43.3	43.3
			16.3	1,000	1,000	61.2	61.2
			23.3	968	968	41.6	41.6
			34.4	2,110	2,110	61.3	61.3
	1973年以後 (新界) ⁽³⁾	Post 1973 (The New Territories) ⁽³⁾	43.3	2,650	2,650	61.3	61.3
			51.8	2,550	2,550	49.3	49.3
			12.6	374	374	29.8	29.8
			16.3	690	690	42.3	42.3
			23.6	809	809	34.3	34.3
1973年以後 (改建大廈)	Post 1973 (Converted blocks)	34.4	1,450	1,450	42.1	42.1	
		43.3	1,830	1,830	42.3	42.3	
		51.8	2,400	2,400	46.4	46.4	
		11.2	406	406	36.4	36.4	
		25.4	942	942	37.2	37.2	

註釋：
(1) 市區包括香港島及九龍。
(2) 擴展市區包括荃灣、葵涌、青衣、沙田、馬鞍山、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、大埔及離島，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, Tseung Kwan O and Tung Chung.
(3) The New Territories in the classification includes Fanling, Sheung Shui, Tuen Mun, Yuen Long, Tin Shui Wai, Tai Po and Outlying Islands, but excludes Tung Chung.

資料來源：房屋署
(查詢電話：2761 5585)

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

8.9 按區議會分區劃分的房屋委員會中轉房屋認可居民人數 Authorised Population in Housing Authority Interim Housing by District Council District

認可居民人數
Authorised population

區議會分區	District Council district	1995-96	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
葵青	Kwai Tsing	1 100	5 900	5 500	5 000	4 300	3 500	2 800
屯門	Tuen Mun	0	2 500	16 500	11 000	8 400	6 100	4 400
元朗	Yuen Long	0	1 500	1 000	600	700	800	800
西貢	Sai Kung	0	200	300	200	100	100	0 [#]
總計	Total	1 100	10 100	23 200	16 800	13 500	10 500	8 000

註釋： 於財政年度終結時的數字，並計算至最接近的百位數。上表只列出有中轉房屋的區議會分區。

中轉房屋於一九九五年九月開始提供。

0[#] 數字少於50。

資料來源： 房屋署
(查詢電話：2761 5663)

Notes: Figures are as at end of the financial year and are rounded to the nearest hundred. The above table only shows those District Council districts with Interim Housing.

Provision of Interim Housing commenced in September 1995.

0[#] Figures are less than 50.

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

8.10 按區議會分區及實用面積劃分的新落成房屋委員會居者有其屋計劃的居住單位 Housing Authority Home Ownership Scheme Residential Flats Newly Completed by District Council District and Saleable Area

單位數目
Number of flats

區議會分區/ 實用面積	District Council district/ Saleable area	1995-96	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
東區	Eastern							
40平方米以下	Under 40 sq. m.	612	148	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	1 820	1 822	0	0	0	0	0
小計	Sub-total	2 432	1 970	0	0	0	0	0
深水埗	Sham Shui Po							
40平方米以下	Under 40 sq. m.	0	296	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	0	444	0	0	0	0	0
小計	Sub-total	0	740	0	0	0	0	0
黃大仙	Wong Tai Sin							
40平方米以下	Under 40 sq. m.	0	576	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	0	2 784	0	0	0	0	0
小計	Sub-total	0	3 360	0	0	0	0	0
觀塘	Kwun Tong							
40平方米以下	Under 40 sq. m.	1 804	0	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	1 562	1 600	1 684	0	0	0	0
小計	Sub-total	3 366	1 600	1 684	0	0	0	0
葵青	Kwai Tsing							
40平方米以下	Under 40 sq. m.	840	0	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	210	1 856	0	0	0	0	0
小計	Sub-total	1 050	1 856	0	0	0	0	0
元朗	Yuen Long							
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	4 480	1 912	0	320	0	0
小計	Sub-total	0	4 480	1 912	0	320	0	0
北區	North							
40平方米以下	Under 40 sq. m.	1 224	0	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	3 640	0	0	0	0	0	0
小計	Sub-total	4 864	0	0	0	0	0	0
沙田	Sha Tin							
40平方米以下	Under 40 sq. m.	0	0	823	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	1 940	7 616	1 709	0	0	0	0
小計	Sub-total	1 940	7 616	2 532	0	0	0	0
西貢	Sai Kung							
40平方米以下	Under 40 sq. m.	306	0	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	910	1 920	0	0	0	0	0
小計	Sub-total	1 216	1 920	0	0	0	0	0
所有地區	All areas							
40平方米以下	Under 40 sq. m.	4 786	1 020	823	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	10 082	22 522	5 305	0	320	0	0
總計	Total	14 868	23 542	6 128	0	320	0	0

註釋：數字指已獲房屋署證明大致上已竣工的新建單位，但不包括私人機構參建居屋計劃的居住單位。上表只列出有新落成房屋委員會居者有其屋計劃居住單位的區議會分區。

Notes: Figures refer to new flats certified as substantially completed by the Housing Department but exclude Private Sector Participation Scheme residential flats. The above table only shows those District Council districts with newly completed Housing Authority Home Ownership Scheme residential flats.

自二零零二年十一月起，政府已經無限期停止興建居者有其屋計劃單位。

The production of Home Ownership Scheme flats has ceased indefinitely since November 2002.

資料來源：房屋署
(查詢電話：2761 5703)

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

8.11 房屋委員會綜合運作及撥付款項帳目

Consolidated Operating and Appropriation Accounts of Housing Authority

百萬元
\$ million

		1995-96	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
收入	Income	28,926	43,351	34,180	20,958	15,970	17,834	18,356
租金 - 住宅樓宇	Rental - Rental Housing	8,121	9,528	8,884	9,718	10,594	11,215	11,616
- 商業樓宇	- Commercial	4,335	5,020	4,957	4,554	4,141	4,354	3,426
自置居所計劃收入	Home Ownership Scheme income	16,301	28,450	20,070	6,392	821	1,935	2,948
其他收入	Other income	169	353	269	294	414	330	366
開支	Expenditure	14,784	30,949	31,648	19,567	16,250	15,682	14,322
經常開支	Recurrent expenditure	10,756	15,102	15,249	14,431	14,338	14,151	13,769
薪俸	Personal emoluments	3,033	3,666	3,554	3,211	2,881	2,480	2,459
政府租金及差餉	Government rent and rates	1,700	1,641	1,288	653	1,129	1,331	1,324
維修及改善工程	Maintenance and improvements	2,940	3,218	3,136	2,781	2,870	2,678	2,828
其他經常開支	Other recurrent expenditure	1,529	3,498	3,922	4,203	3,659	3,575	3,507
折舊	Depreciation	1,554	3,079	3,349	3,583	3,799	4,087	3,651
自置居所計劃開支	Home Ownership Scheme expenditure	4,028	15,847	16,399	5,136	1,912	1,531	553
特殊撥帳/調整前的 盈餘/(赤字)	Surplus/(Deficit) before special write-off/adjustment	14,142	12,402	2,532	1,391	(280)	2,152	4,034
減: 特殊撥帳/調整	Less: Special write-off/adjustment	-	550	399	826	309	610	-13,686
加: 撥回的保險基金	Add: Write back of insurance fund	-	-	127	-	-	-	-
特殊撥帳/調整後的 盈餘/(赤字)	Surplus/(Deficit) after special write-off/adjustment	14,142	11,852	2,260	565	(589)	1,542	17,720
資金管理帳目盈餘	Funds Management Account Surplus	1,493	1,204	1,301	1,237	590	237	1,031
代理工作帳目 盈餘/(赤字)	Agency Account Surplus/(Deficit)	(12)	-	-	17	(33)	5	19
扣除撥付款項前的 盈餘/(赤字)	Surplus/(Deficit) before appropriations	15,623	13,056	3,561	1,819	(32)	1,784	18,770
減: 撥付款項	Less: Appropriations	1,829	1,388	1,257	1,049	890	921	780
付予政府永久資本 的利息	Interest paid on Government permanent capital	-	-	-	-	-	-	-
付予政府借貸資本 的利息	Interest paid on Government loan capital	613	423	381	335	287	236	184
紅利	Dividend	1,216	965	876	714	603	685	596
扣除撥付款項後的 盈餘/(赤字)	Surplus/(Deficit) after appropriations	13,794	11,668	2,304	770	(922)	863	17,990

註釋: 二零零五至零六年度的帳目乃臨時及有待年終調整及審核。

Notes: Accounts for 2005-06 are provisional and subject to year-end adjustment and audit.

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						
		1995-96	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
新建公共租住屋邨	New rental public housing estates	2,215	13,274	5,063	6,164	7,269	2,592	1,903
重建現有屋邨	Redevelopment of existing estates	2,571	3,757	3,052	588	2,630	3,075	1,409
中轉房屋	Interim housing	-	492	55	24	12	9	1
自置居所計劃下的住宅單位	Home Ownership Scheme domestic flats	3,519	5,372	3,861	1,672	1,010	1,450	99
自置居所計劃下的商業設施	Home Ownership Scheme commercial facilities	70	656	593	288	111	94	53
房委會總辦事處	Housing Authority Headquarters	12	276	97	25	30	8	2
電腦資產	Computer assets	119	131	144	76	94	105	84
汽車	Motor vehicles	-	-	-	-	-	1	-
改善工程	Improvement works	285	1,024	395	312	332	174	214
總計	Total	8,791	24,982	13,260	9,149	11,488	7,508	3,765
註釋：	二零零五至零六年度的帳目乃臨時及有待年終調整及審核。 一九九八至九九九年度中轉房屋的數字已重新分類以反映中轉房屋工程的總數。	Notes : Accounts for 2005-06 are provisional and subject to year-end adjustment and audit. Figures of Interim Housing for 1998-99 have been reclassified to reflect the total Interim Housing works.						
資料來源：	房屋署 (查詢電話：2761 6894)	Source : Housing Department (Enquiry Telephone No.: 2761 6894)						

8.13 房屋委員會代政府執行的工作 Agency Functions Undertaken by the Housing Authority on Behalf of Government

		百萬元 \$ million						
		1995-96	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
收入	Receipt							
政府應付款項	Receipt from Government	464	436	391	316	318	297	270
支出	Payment	464	436	391	299	351	292	265
轉撥予付款項帳目的盈餘/(赤字)	Surplus/(Deficit) transferred to Appropriation Account		-	-	17	(33)	5	5
註釋：	二零零五至零六年度的帳目乃臨時及有待年終調整及審核。 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。	Notes : Accounts for 2005-06 are provisional and subject to year-end adjustment and audit. 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.						
資料來源：	房屋署 (查詢電話：2761 6894)	Source : Housing Department (Enquiry Telephone No.: 2761 6894)						

8.14 按區域及地區劃分的私人住宅單位落成量
Completions of Private Domestic Units by Area and District
(A) 二零零二年至二零零五年
2002 to 2005

單位數目

Number of units

區域/地區	Area/District	2002	2003	2004	2005
港島	Hong Kong				
中西區	Central and Western	675	1 314	1 162	895
灣仔	Wan Chai	805	224	34	304
東區	Eastern	640	918	142	2 212
南區	Southern	45	434	2 351	875
小計	Sub-total	2 165	2 890	3 689	4 286
九龍	Kowloon				
油尖旺	Yau Tsim Mong	5 114	5 247	3 417	1 149
深水埗	Sham Shui Po	114	5 418	1 588	2 256
九龍城	Kowloon City	917	442	5 806	158
黃大仙	Wong Tai Sin	0	0	0	0
觀塘	Kwun Tong	0	0	0	316
小計	Sub-total	6 145	11 107	10 811	3 879
新界	New Territories				
葵青	Kwai Tsing	1 068	1 585	0	0
荃灣	Tsuen Wan	5 529	1 474	2 464	4 225
屯門	Tuen Mun	2 874	319	1 629	1 576
元朗	Yuen Long	3 680	528	3 345	332
北區	North	666	36	92	744
大埔	Tai Po	810	4	2	6
沙田	Sha Tin	62	935	630	92
西貢	Sai Kung	1 878	7 519	2 134	476
離島	Islands	6 175	0	1 240	1 705
小計	Sub-total	22 742	12 400	11 536	9 156
總計	Total	31 052	26 397	26 036	17 321
年底總存量	Stock as at end of the year	981 976	1 007 975	1 034 971	1 053 246

註釋： 上表所載的數字不包括新界區小型屋宇，而本表B部所載的有關數字則包括這些小型屋宇。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 in the New Territories, while those presented in Part B of this table include such small houses. Hence, the two sets of figures cannot be directly compared.

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 按區域及地區劃分的私人住宅單位落成量
Completions of Private Domestic Units by Area and District
(B) 一九九五年及二零零零年至二零零一年
1995 and 2000 to 2001

		單位數目 Number of units		
區域／地區	Area/District	1995	2000	2001
港島	Hong Kong			
西區	West	545	1 798	1 285
上環	Sheung Wan	152	88	141
中區	Central	48	0	0
灣仔	Wan Chai	328	156	331
半山區	Mid-levels	916	422	400
山頂	Peak	56	39	28
銅鑼灣	Causeway Bay	306	29	309
北角	North Point	504	630	258
筲箕灣	Shau Kei Wan	92	42	4 014
香港仔	Aberdeen	2 009	122	134
南區	South	112	50	21
小計	Sub-total	5 068	3 376	6 921
九龍	Kowloon			
尖沙咀	Tsim Sha Tsui	155	1 669	110
油麻地	Yau Ma Tei	404	1 416	3 096
旺角	Mong Kok	84	122	99
紅磡	Hung Hom	605	1 250	3 126
何文田	Ho Man Tin	511	220	126
長沙灣	Cheung Sha Wan	161	2 634	501
石硤尾	Shek Kip Mei	441	16	0
九龍塘	Kowloon Tong	8	206	41
黃大仙	Wong Tai Sin	423	186	40
觀塘	Kwun Tong	0	0	0
小計	Sub-total	2 792	7 719	7 139
新界	New Territories			
荃灣	Tsuen Wan	1 154	2 916	1 275
屯門	Tuen Mun	762	3 557	393
元朗 ⁽¹⁾	Yuen Long ⁽¹⁾	4 179	1 540	2 020
天水圍 ⁽¹⁾	Tin Shui Wai ⁽¹⁾	-	0	0
北區	North	3 178	1 623	711
大埔	Tai Po	1 356	790	761
沙田 ⁽²⁾	Sha Tin ⁽²⁾	2 622	259	1 095
馬鞍山 ⁽²⁾	Ma On Shan ⁽²⁾	-	2 290	577
西貢 ⁽³⁾	Sai Kung ⁽³⁾	480	423	482
將軍澳 ⁽³⁾	Tseung Kwan O ⁽³⁾	-	795	4 668
離島	Outlying Islands	1 030	502	220
小計	Sub-total	14 761	14 695	12 202
總計	Total	22 621	25 790	26 262
年底總存量	Stock as at end of the year	892 800	1 025 913	1 058 393

註釋： 以上數字包括新界區小型屋宇，而本表 A 部所載的數字則不包括這些小型屋宇。因此，兩組數字不可直接相比。

(1) 一九九五年的元朗區數字包括天水圍。

(2) 一九九五年的沙田區數字包括馬鞍山。

(3) 一九九五年的西貢區數字包括將軍澳。

Notes: The above figures include small houses in the New Territories, whereas the figures presented in Part A of this table exclude such small houses. Hence, the two sets of figures cannot be directly compared.

(1) Figure for 1995 in respect of Yuen Long includes Tin Shui Wai.

(2) Figure for 1995 in respect of Sha Tin includes Ma On Shan.

(3) Figure for 1995 in respect of Sai Kung includes Tseung Kwan O.

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

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

8.15 按區域及樓面面積劃分的私人住宅單位落成量 Completions of Private Domestic Units by Area and Floor Area

單位數目
Number of units

區域/樓面面積	Area/Floor area	1995	2000	2001	2002	2003	2004	2005
港島	Hong Kong							
少於 40 平方米	Less than 40 sq. m.	1 240	618	564	433	1 039	537	228
40 - 69.9 平方米	40 - 69.9 sq. m.	2 326	1 455	3 784	738	1 031	1 577	2 931
70 - 99.9 平方米	70 - 99.9 sq. m.	1 294	959	1 479	196	300	280	474
100 - 159.9 平方米	100 - 159.9 sq. m.	27	262	940	520	201	988	377
160 平方米或以上	160 sq. m. or above	181	82	154	278	319	307	276
小計	Sub-total	5 068	3 376	6 921	2 165	2 890	3 689	4 286
九龍	Kowloon							
少於 40 平方米	Less than 40 sq. m.	829	399	1 147	1 805	2 228	437	316
40 - 69.9 平方米	40 - 69.9 sq. m.	1 226	2 744	3 387	2 369	6 995	8 453	2 877
70 - 99.9 平方米	70 - 99.9 sq. m.	446	3 021	1 589	1 792	1 205	879	524
100 - 159.9 平方米	100 - 159.9 sq. m.	256	1 407	831	134	645	934	102
160 平方米或以上	160 sq. m. or above	35	148	185	45	34	108	60
小計	Sub-total	2 792	7 719	7 139	6 145	11 107	10 811	3 879
新界	New Territories							
少於 40 平方米	Less than 40 sq. m.	2 027	1 666	1 546	2 218	1 471	1 148	1 864
40 - 69.9 平方米	40 - 69.9 sq. m.	9 138	10 554	9 304	14 263	9 882	8 195	4 946
70 - 99.9 平方米	70 - 99.9 sq. m.	2 137	2 045	1 252	5 216	844	1 951	2 093
100 - 159.9 平方米	100 - 159.9 sq. m.	1 306	329	39	616	197	190	103
160 平方米或以上	160 sq. m. or above	153	101	61	429	6	52	150
小計	Sub-total	14 761	14 695	12 202	22 742	12 400	11 536	9 156
所有區域	All areas							
少於 40 平方米	Less than 40 sq. m.	4 096	2 683	3 257	4 456	4 738	2 122	2 408
40 - 69.9 平方米	40 - 69.9 sq. m.	12 690	14 753	16 475	17 370	17 908	18 225	10 754
70 - 99.9 平方米	70 - 99.9 sq. m.	3 877	6 025	4 320	7 204	2 349	3 110	3 091
100 - 159.9 平方米	100 - 159.9 sq. m.	1 589	1 998	1 810	1 270	1 043	2 112	582
160 平方米或以上	160 sq. m. or above	369	331	400	752	359	467	486
總計	Total	22 621	25 790	26 262	31 052	26 397	26 036	17 321

註釋：由二零零二年開始，私人住宅單位落成量數字不包括新界區小型屋宇。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 in the New Territories have been excluded from the figures on completions of private domestic units. Hence, 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	1995	2000	2001	2002	2003	2004	2005
商業樓宇	Commercial							
年底總存量	Stock as at end of year	8 219	8 985	9 102	9 245	9 306	9 408	9 522
年內落成量	Completions during the year	207	64	132	138	118	91	111
年底空置量	Amount vacant as at end of year	633	675	751	991	1 002	1 019	980
寫字樓	Office							
年底總存量	Stock as at end of year	7 136	9 086	9 132	9 271	9 539	9 795	9 770
年內落成量	Completions during the year	355	96	76	166	299	280	34
年底空置量	Amount vacant as at end of year	677	928	1 013	1 175	1 334	1 240	854
分層工廠大廈	Flatted factories							
年底總存量	Stock as at end of year	17 621	17 578	17 561	17 565	17 463	17 480	17 468
年內落成量	Completions during the year	249	19	30	3	0	1	0
年底空置量	Amount vacant as at end of year	1 401	1 484	1 923	1 840	1 844	1 512	1 273
特殊廠房	Specialised factories							
年底總存量	Stock as at end of year	2 868	3 184	3 174	3 146	3 162	3 177	3 150
年內落成量	Completions during the year	126	35	29	5	16	36	0
貨倉	Storage							
年底總存量	Stock as at end of year	3 170	3 411	3 380	3 389	3 381	3 390	3 401
年內落成量	Completions during the year	49	6	0	27	0	0	13
年底空置量	Amount vacant as at end of year	262	160	242	253	198	158	97
工貿大廈	Industrial/Office							
年底總存量	Stock as at end of year	116	583	599	598	613	613	616
年內落成量	Completions during the year	77	37	14	0	15	0	4
年底空置量	Amount vacant as at end of year	68	90	90	75	91	68	61

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 按落成年份劃分的私人樓宇總存量 (以二零零五年年底點算) Stock of Private Premises by Year of Completion (as at End of 2005)

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

類別	Type	落成年份 Year of completion						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	Private domestic								
(單位數目)	(Number of units)								
中/小型(1)	Small/medium(1) units	33 904	143 173	179 815	256 649	132 764	92 831	137 784	976 920
大型單位(2)	Large units(2)	4 700	10 805	13 652	20 684	7 467	7 853	11 165	76 326
總計	Total	38 604	153 978	193 467	277 333	140 231	100 684	148 949	1 053 246
私人寫字樓	Private office								
甲級(3)	Grade A(3)	-	16	358	1 725	1 368	1 519	747	5 732
乙級	Grade B	28	277	383	724	458	453	130	2 452
丙級	Grade C	19	143	453	508	222	217	24	1 585
總計	Total	47	435	1 193	2 957	2 049	2 188	900	9 770
私人商業樓宇	Private commercial	465	1 449	2 098	2 747	1 147	1 004	612	9 522
私人分層工廠大廈	Private flatted factories	53	1 372	5 850	7 440	2 031	687	34	17 468

註釋： 本表所載的私人住宅數字不包括小型屋宇。

- (1) 指實用面積為 99.9 平方米或以下。
 (2) 指實用面積為 99.9 平方米以上。
 (3) “1960-1969年”的數字包括所有一九七零年前落成的甲級私人寫字樓。

Notes: Private domestic figures in this table exclude small houses.

- (1) Refers to saleable area less than or equal to 99.9 sq. m.
 (2) Refers to saleable area above 99.9 sq. m.
 (3) Figure for “1960-1969” refers to all Grade A private offices completed before 1970.

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	1995	2000	2001	2002	2003	2004	2005
私人住宅	Private domestic							
少於 40 平方米	Less than 40 sq. m.	109.2	88.3	77.2	68.1	59.7	72.7	84.9
40 - 69.9 平方米	40 - 69.9 sq. m.	106.1	89.5	78.8	70.2	61.1	77.2	91.3
70 - 99.9 平方米	70 - 99.9 sq. m.	106.5	91.2	80.8	71.9	65.3	87.8	106.6
100 - 159.9 平方米	100 - 159.9 sq. m.	104.1	94.2	83.2	76.6	70.2	96.5	119.1
160 平方米或以上	160 sq. m. or above	103.4	98.7	87.8	81.8	76.2	106.6	131.3
合計	Overall	107.3	89.6	78.7	69.9	61.6	78.0	92.0
私人零售業樓宇	Private retail	129.7	93.6	86.8	85.0	85.5	119.3	149.3
私人寫字樓(甲級、乙級及丙級)(1)	Private office (Grades A, B and C)(1)	194.6	89.9	78.7	68.4	62.5	99.3	133.0
私人分層工廠大廈(上層單位)	Private flatted factories (upper floor units)	198.7	91.2	82.0	74.8	71.7	88.6	125.0

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	1995	2000	2001	2002	2003	2004	2005
私人住宅	Private domestic							
少於 40 平方米	Less than 40 sq. m.							
港島	Hong Kong	49,324	35,975	31,922	29,012	25,746	32,535	39,158
九龍	Kowloon	40,445	30,990	26,560	23,324	20,867	25,233	29,896
新界	New Territories	38,883	31,444	27,883	24,455	20,843	26,611	30,529
40 - 69.9 平方米	40-69.9 sq. m.							
港島	Hong Kong	56,066	43,656	38,783	34,177	30,497	41,716	49,266
九龍	Kowloon	43,700	31,711	28,317	24,722	22,020	33,058	38,868
新界	New Territories	39,424	31,358	27,841	24,646	21,317	28,023	32,684
70 - 99.9 平方米	70-99.9 sq. m.							
港島	Hong Kong	63,740	54,957	49,358	42,116	40,375	56,808	66,634
九龍	Kowloon	49,074	38,515	33,792	30,654	28,143	46,837	56,516
新界	New Territories	39,713	37,324	32,685	29,522	26,743	35,698	41,584
100 - 159.9 平方米	100-159.9 sq. m.							
港島	Hong Kong	67,433	63,194	56,904	51,801	48,352	66,291	82,482
九龍	Kowloon	52,655	46,639	40,968	37,582	34,204	62,070	73,046
新界	New Territories	47,929	41,389	34,812	31,953	30,500	41,912	49,987
160 平方米或以上	160 sq. m. or above							
港島	Hong Kong	74,031	80,222	70,312	65,725	66,281	94,478	115,358
九龍	Kowloon	64,177	70,992	58,686	49,840	55,400	75,240	96,641
新界	New Territories	53,362	44,589	35,676	35,326	34,461	44,483	57,151
私人零售業樓宇	Private retail							
港島	Hong Kong	137,727	121,920	109,710	124,478	120,041	169,879	183,927
九龍	Kowloon	145,232	152,995	125,402	120,383	127,944	210,991	224,785
新界	New Territories	98,441	90,013	93,928	108,861	97,068	111,157	139,664
私人寫字樓	Private office							
甲級	Grade A							
上環 ⁽¹⁾	Sheung Wan ⁽¹⁾	93,603	50,582	40,977	19,673	17,670	54,137	114,066
中區	Central	146,847	82,489	73,237	54,665	53,698	96,067	121,796
灣仔／銅鑼灣	Wan Chai/Causeway Bay	124,307	51,350	52,242	39,643	35,696	63,440	79,442
北角／鰂魚涌	North Point/Quarry Bay	91,511	38,969	34,156	27,648	25,581	36,865	55,889
尖沙咀	Tsim Sha Tsui	104,873	48,787	45,804	39,510	38,025	72,666	94,799
油麻地／旺角 ⁽²⁾	Yau Ma Tei/Mong Kok ⁽²⁾	108,823	44,508	-	-	-	-	154,561
乙級	Grade B							
上環	Sheung Wan	70,565	32,696	27,830	21,253	19,405	24,110	34,415
中區	Central	90,501	60,539	46,124	40,214	40,723	53,997	82,121
灣仔／銅鑼灣	Wan Chai/Causeway Bay	87,932	34,892	34,420	30,305	26,150	43,150	61,222
北角／鰂魚涌	North Point/Quarry Bay	81,039	29,140	22,475	20,092	18,475	25,187	36,350
尖沙咀	Tsim Sha Tsui	104,364	35,525	32,084	30,133	30,486	46,843	64,172
油麻地／旺角	Yau Ma Tei/Mong Kok	67,932	31,719	25,076	24,584	23,266	30,209	48,572
丙級	Grade C							
上環	Sheung Wan	62,279	25,588	21,785	19,129	16,683	20,231	29,887
中區	Central	67,990	28,000	28,178	28,926	22,039	37,285	50,671
灣仔／銅鑼灣	Wan Chai/Causeway Bay	88,896	30,753	27,794	23,287	20,966	33,101	43,862
北角／鰂魚涌	North Point/Quarry Bay	57,197	32,732	26,571	24,581	20,883	24,837	33,841
尖沙咀	Tsim Sha Tsui	62,296	24,884	24,001	22,636	21,357	27,214	39,336
油麻地／旺角	Yau Ma Tei/Mong Kok	60,083	27,869	23,008	21,923	19,034	23,488	30,891
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)							
港島	Hong Kong	21,612	9,817	8,321	8,094	7,345	8,097	10,890
九龍	Kowloon	20,807	9,308	8,521	8,272	7,994	10,103	14,057
新界	New Territories	12,664	6,215	5,641	4,958	4,710	5,514	7,033

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.

(1) 一九九五年的數字由少於5宗的交易計算出來。

(1) Figure for 1995 is derived from less than 5 transactions.

(2) 二零零零年及二零零五年的數字由少於5宗的交易計算出來。

(2) Figures for 2000 and 2005 are derived from less than 5 transactions.

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

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

8.20 按樓面面積劃分的私人住宅樓宇新訂租約平均租金及租金指數 Average Rents and Rental Indices of Fresh Lettings of Private Domestic Premises by Floor Area

類別／樓面面積	Type/Floor area	1995	2000	2001	2002	2003	2004	2005
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	236	192	187	165	152	167	188
九龍	Kowloon	216	166	153	134	122	125	140
新界	New Territories	147	130	120	105	93	99	106
40 - 69.9 平方米	40 - 69.9 sq. m.							
港島	Hong Kong	248	198	191	168	147	168	184
九龍	Kowloon	210	149	146	132	120	134	145
新界	New Territories	142	117	112	101	88	95	101
70 - 99.9 平方米	70 - 99.9 sq. m.							
港島	Hong Kong	314	252	254	225	191	213	243
九龍	Kowloon	238	172	184	164	157	171	193
新界	New Territories	186	144	141	122	103	114	122
100 - 159.9 平方米	100 - 159.9 sq. m.							
港島	Hong Kong	370	276	282	247	216	234	263
九龍	Kowloon	254	195	233	196	172	188	205
新界	New Territories	240	184	177	156	133	151	161
160 平方米或以上	160 sq. m. or above							
港島	Hong Kong	396	316	328	305	261	275	318
九龍	Kowloon	246	197	207	190	182	159	201
新界	New Territories	240	174	186	169	146	165	176
租金指數 (1999 = 100)	Rental indices (1999 = 100)							
少於 40 平方米	Less than 40 sq. m.	114.6	97.2	93.0	81.3	72.8	75.5	83.3
40 - 69.9 平方米	40 - 69.9 sq. m.	119.6	97.4	93.9	81.8	72.7	76.5	84.9
70 - 99.9 平方米	70 - 99.9 sq. m.	128.0	99.3	97.4	85.0	72.5	79.1	90.4
100 - 159.9 平方米	100 - 159.9 sq. m.	128.8	100.7	101.9	89.8	77.2	84.0	94.7
160 平方米或以上	160 sq. m. or above	127.5	101.8	104.5	94.3	81.1	86.1	97.8
合計	Overall	120.7	98.1	95.4	83.4	73.6	77.7	86.5

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	1995	2000	2001	2002	2003	2004	2005
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	1,029	798	858	791	750	844	939
九龍	Kowloon	1,066	969	932	865	826	898	974
新界	New Territories	667	748	687	645	668	710	764
私人寫字樓	Private office							
甲級	Grade A							
上環	Sheung Wan	474	324	331	252	233	222	267
中區	Central	736	411	474	342	266	290	414
灣仔/銅鑼灣	Wan Chai/Causeway Bay	592	301	329	239	192	194	279
北角/鰂魚涌	North Point/Quarry Bay	-	220	257	204	162	155	192
尖沙咀	Tsim Sha Tsui	449	266	261	224	198	214	279
油麻地/旺角(1)	Yau Ma Tei/Mong Kok(1)	464	262	308	223	211	193	296
乙級	Grade B							
上環	Sheung Wan	384	180	177	149	131	135	160
中區	Central	585	288	319	241	219	224	288
灣仔/銅鑼灣	Wan Chai/Causeway Bay	432	212	218	185	163	172	198
北角/鰂魚涌	North Point/Quarry Bay	-	168	163	142	135	128	150
尖沙咀	Tsim Sha Tsui	437	224	244	208	204	205	238
油麻地/旺角	Yau Ma Tei/Mong Kok	371	209	207	192	179	191	224
丙級	Grade C							
上環	Sheung Wan	320	166	164	146	128	131	146
中區	Central	384	235	248	212	188	197	234
灣仔/銅鑼灣	Wan Chai/Causeway Bay	404	215	211	187	169	180	202
北角/鰂魚涌	North Point/Quarry Bay	-	205	201	179	161	167	186
尖沙咀	Tsim Sha Tsui	403	226	235	206	182	196	240
油麻地/旺角	Yau Ma Tei/Mong Kok	351	207	202	184	169	168	191
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)							
港島	Hong Kong	144	96	88	81	72	72	73
九龍	Kowloon	141	98	91	87	79	82	89
新界	New Territories	96	67	64	59	53	55	58
租金指數 (1999 = 100)	Rental indices (1999 = 100)							
私人零售業樓宇	Private retail	117.8	101.3	99.4	92.9	86.4	92.8	100.5
私人寫字樓 (甲級、乙級及丙級)	Private office (Grades A, B and C)	178.6	98.5	101.0	85.4	74.6	78.1	96.4
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)	146.9	95.4	90.3	82.7	74.9	77.3	82.6

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。

(1) 二零零四年的數字由少於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.

(1) Figure for 2004 is derived from less than 5 transactions.

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

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

8.22 (A) 送達市區及新界土地註冊處登記的文件數目
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	1995	2000	2001	2002	2003	2004	2005
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	97 649	85 744	88 190	85 921	87 309	123 480	123 697
住宅	Residential	76,633	65 340	69 667	72 974	71 576	100 630	103 362
非住宅	Non-residential	21,016	20 404	18 523	12 947	15 733	22 850	20 335
地段買賣合約	Agreements for sale and purchase of land	2 522	1 396	1 419	1 128	959	1 627	2 554
物業轉讓契約	Assignments of properties							
樓宇轉讓契約	Assignments of building units	112 212	152 022	144 037	119 734	110 052	135 106	156 280
地段轉讓契約	Assignments of land	6 469	4 006	3 564	2 980	2 433	3 247	5 807
按揭／抵押	Mortgages/Legal charges							
建築按揭／抵押	Building mortgages/building legal charges	101	85	117	56	103	70	89
樓宇按揭／抵押	Other mortgages/legal charges	129 235	183 307	157 064	121 791	102 210	124 183	138 135
撤銷按揭／抵押	Receipts/Discharges/Releases	98 257	137 656	110 009	93 048	88 312	128 762	159 062
租約	Leases/Tenancy agreements	7 229	7 047	6 948	5 959	5 565	5 888	5 569
戰前樓宇重建豁免管制令	Exclusion orders	3	0	0	0	0	0	0
其他	Others	68 107	114 512	97 779	114 048	100 198	108 432	103 106
總計	Total	521 784	685 775	609 127	544 665	497 141	630 795	694 299

(B) 送達市區及新界土地註冊處登記的文件涉及的價值
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	1995	2000	2001	2002	2003	2004	2005
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	265,814	222,520	192,808	185,393	189,418	351,787	395,507
住宅	Residential	200,323	168,393	150,916	154,252	153,578	276,735	312,832
非住宅	Non-residential	65,491	54,127	41,892	31,141	35,840	75,052	82,675
地段買賣合約	Agreements for sale and purchase of land	17,412	20,476	16,719	10,363	7,254	19,360	32,182
物業轉讓契約	Assignments of properties							
樓宇轉讓契約	Assignments of building units	309,475	273,040	243,524	198,110	207,285	305,700	397,363
地段轉讓契約	Assignments of land	49,656	19,921	22,964	12,014	9,879	18,333	36,353
按揭／抵押 ⁽¹⁾	Mortgages/Legal charges ⁽¹⁾							
建築按揭／抵押	Building mortgages/building legal charges	7,912	11,292	7,518	3,570	899	-	-
樓宇按揭／抵押	Other mortgages/legal charges	76,804	93,951	84,835	68,336	26,219	-	-
撤銷按揭／抵押 ⁽¹⁾	Receipts/Discharges/Releases ⁽¹⁾	36,701	25,587	16,747	13,317	12,553	-	-
上列土地文件總值 ⁽¹⁾	Total consideration of the above land documents ⁽¹⁾	763,774	666,787	585,115	491,103	453,507	-	-

註釋： (1) 由二零零四年起沒有數字。

Note: (1) Figures are not available from 2004 onwards.

資料來源： 土地註冊處
(查詢電話：2867 4838)

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