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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 包括小規模新建工程和在現有樓宇及建築物內進行的裝修及保養工程，以及在地盤以外進行的電器及機械裝設工程。（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 works. 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 works, such as site formation, piling, caissons and superstructure erection, are being carried on. It differs from fitting, decoration and other construction works 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)

Works at locations other than construction sites include minor new construction activities and renovation works at erected buildings and structures; and electrical and mechanical fitting works at locations other than construction sites. (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 works 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 works 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, viz. 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、設備及車輛租金 + 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，以及維修保養服務 - 土地及樓宇的租金、差餉及地租 - 機器、設備及車輛租金 - 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 machinery, equipment and vehicles + Interest payments + Other operating expenses

Gross value of construction works performed

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

Other business receipts

= Interest income + Other incomes

Value added

= Gross output - Value of sub-contract works 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 machinery, equipment and vehicles - Other operating expenses (excluding interest payments)

Gross output

= Gross value of construction works 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 + 機器、設備及車輛租金 + 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，以及維修保養服務 - 設計與顧問費用支出 - 土地及樓宇的租金、差餉及地租 - 機器、設備及車輛租金 - 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 + 機器、設備及車輛租金 + 利息支付（有關地產發展計劃的利息支付除外） + 屋苑管理費用 + 其他營運開支

其他業務收益

= 利息收入 + 其他收入

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

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

增加價值

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Miscellaneous operating expenses

= Rent, rates and government rent for land and buildings + Rentals for machinery, equipment and vehicles + 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 - Rentals for machinery, equipment and vehicles - 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 + Rentals for machinery, equipment and vehicles + Interest payments (apart from those for financing real estate development projects) + Estate management expenses + Other operating expenses

Other business receipts

= Interest income + Other incomes

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

Gross margin of real estate development projects

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

Value added

= 生產總值 - 雜項物料的消耗，燃料、電力及用水費用，以及維修保養服務 - 土地及樓宇的租金、差餉及地租 - 機器、設備及車輛租金 - 屋苑管理費用 - 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

= Gross output - Consumption of sundry supplies; fuels, electricity and water; and maintenance services - Rent, rates and government rent for land and buildings - Rentals for machinery, equipment and vehicles - 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，二零零六年 Real Estate Project Statistics by End-use of Buildings, 2006

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⁾	131	22,363	16,352	5	747	2,966	2,294
寫字樓 Office buildings	20	3,448	2,959	0 [#]	209	76	204
酒店及旅舍 Hotels and boarding houses	15	1,919	1,598	0 [#]	195	23	103
綜合式商業大廈 Multi-purpose commercial premises	18	4,186	3,878	0 [#]	186	47	76
多層工廠大廈及貨倉 Flatted factory blocks and warehouses	6	128	112	0 [#]	11	0 [#]	6
總計 Total	190	32,045	24,900	5	1,348	3,111	2,682

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⁾	40,772	1 287	6 068
寫字樓 Office buildings	6,558	302	945
酒店及旅舍 Hotels and boarding houses	3,149	98	587
綜合式商業大廈 Multi-purpose commercial premises	12,412	134	890
多層工廠大廈及貨倉 Flatted factory blocks and warehouses	332	19	134
總計 Total	63,223	1 838	8 624

註釋： (1) 數字包括作純住宅用途及商住兩用的樓宇。

0[#] 數字少於單位的一半。

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

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

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 Works, 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 works, in nominal terms, performed by main contractors						
		1997	2002	2003	2004	2005	2006	2007
於建築地盤	At construction sites							
樓宇	Buildings	69,025	53,005	46,855	37,510	34,005	29,680	33,353
其他建築物及設施	Structures & facilities	29,957	21,358	20,710	19,044	14,686	12,311	10,123
小計	Sub-total	98,982	74,362	67,564	56,553	48,691	41,990	43,476
於非地盤	At locations other than construction sites	32,518	31,638	31,468	36,618	42,160	48,240	49,390
總計	Total	131,500	106,000	99,032	93,171	90,851	90,230	92,866

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，二零零六年

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，以及維修 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 works 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	121	1 790	729	848	1,487	427
建築物上蓋建造及 土木工程	423	26 976	11,274	10,503	37,392	4,570
其他新建造工程	900	9 746	1,813	1,430	3,572	504
裝飾、修葺及保養工程	6 871	24 688	4,316	3,890	11,680	1,492
專門行業 ⁽¹⁾	10 742	72 137	14,696	13,402	7,877	4,852
總計	19 057	135 337	32,828	30,073	62,008	11,845

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，以及維修 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						
	1 250	16 123	4,683	206	1,630	1,284

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，以及維修 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
(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	3 037	10 260	2,262	3,150	-	12,294
地產保養管理服務	543	67 523	6,972	7,390	-	4,573
地產經紀及代理	1 306	16 179	4,026	217	-	2,669
總計	4 886	93 963	13,261	10,757	-	19,536

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，以及其他工程。

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, 2006

\$ million (unless otherwise specified)

建造工程總值 Gross value of construction works 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
3,450	211	898	171	68	Pre-erection works at construction sites
63,322	2,416	13,235	1,999	212	Architectural and civil engineering works at construction sites
7,534	209	2,280	422	- 12	Miscellaneous new construction works
22,439	379	5,766	1,441	65	Decoration, repair and maintenance
41,558	2,453	17,787	3,185	376	Special trades ⁽¹⁾
138,303	5,668	39,965	7,218	709	Total

\$ million (unless otherwise specified)

服務收入 Service income	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
					(B) Architectural, Surveying and Project Engineering Establishments
8,560	144	5,587	901	84	

\$ million (unless otherwise specified)

服務及租項收入 Service and rental income	地產發展計劃的毛利 Gross margin of real estate development projects	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
					(C) Real Estate Development, Leasing, Brokerage and Maintenance Management Establishments
29,492	34,289	54,712	44,507	2,306	Real estate development and/or leasing
20,229	-	8,393	1,504	23	Real estate maintenance management
7,515	-	4,944	1,004	69	Real estate brokerage and agency
57,236	34,289	68,049	47,015	2,397	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，二零零六年

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，以及維修 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 works rendered by fee sub-contractors
< 5,000	16 098	55 174	7,858	4,944	3,596
5,000 - 9,999	1 415	12 029	2,604	1,960	4,341
10,000 - 19,999	984	17 482	3,621	3,935	4,528
20,000 - 49,999	233	8 121	1,462	1,676	3,258
50,000 - 99,999	143	9 834	2,870	2,800	3,384
≥ 100,000	183	32 698	14,412	14,758	42,901
總計	19 057	135 337	32,828	30,073	62,008

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，二零零六年

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，以及維修 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 works rendered by fee sub-contractors
< 5,000	17 977	70 186	10,891	8,272	16,181
5,000 - 9,999	687	18 621	3,670	4,210	6,412
10,000 - 24,999	198	10 209	2,367	2,847	5,419
25,000 - 49,999	99	8 547	2,900	2,541	6,961
≥ 50,000	96	27 773	13,000	12,203	27,034
總計	19 057	135 337	32,828	30,073	62,008

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 Works Performed, 2006

\$ million (unless otherwise specified)

雜項營運開支 Miscellaneous operating expenses	建造工程總值 Gross value of construction works 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 works performed (\$ thousand)
1,697	19,736	281	9,742	1,921	158	< 5,000
549	9,961	50	3,167	555	107	5,000 - 9,999
777	13,271	223	4,339	634	43	10,000 - 19,999
608	7,394	249	2,117	640	125	20,000 - 49,999
914	10,152	277	3,322	462	27	50,000 - 99,999
7,300	77,788	4,589	17,278	3,006	250	≥ 100,000
11,845	138,303	5,668	39,965	7,218	709	Total

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

Principal Statistics for All Building and Civil Engineering Establishments by Value Added, 2006

\$ million (unless otherwise specified)

雜項營運開支 Miscellaneous operating expenses	建造工程總值 Gross value of construction works 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)
2,960	40,424	262	13,294	2,382	216	< 5,000
899	15,761	144	4,458	714	206	5,000 - 9,999
951	11,893	602	3,243	910	24	10,000 - 24,999
1,046	13,240	584	3,258	377	67	25,000 - 49,999
5,990	56,986	4,077	15,713	2,835	197	≥ 50,000
11,845	138,303	5,668	39,965	7,218	709	Total

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

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

樓宇種類	Type of building	1997	2002	2003	2004	2005	2006	2007
住宅樓宇	Residential							
建築樓盤數目	Number of building projects	63	82 [1]	52	49	45	42	113
建築成本總計(百萬元)	Total cost of construction (\$ million)	6,179	21,234	8,666	11,026	8,218	8,671	6,972
實用樓面面積成本 (元/每平方米計) ⁽¹⁾	Cost of usable floor area (\$/sq. m.) ⁽¹⁾	14,870	22,445	21,868	18,332	20,872	19,851	20,187
非住宅樓宇	Non-residential							
建築樓盤數目	Number of building projects	298 [1]	119 [1]	109	158	204	155	118
建築成本總計(百萬元)	Total cost of construction (\$ million)	19,484	11,425	9,700	16,949	13,240	11,646	11,483
實用樓面面積成本 (元/每平方米計) ⁽¹⁾	Cost of usable floor area (\$/sq. m.) ⁽¹⁾	16,629	21,791	19,848	24,749	25,870	18,101	21,542
綜合用途樓宇	Composite buildings							
建築樓盤數目	Number of building projects	58	34	33	22	15	14	52
建築成本總計(百萬元)	Total cost of construction (\$ million)	5,563	9,720	13,375	7,464	4,490	5,133	3,331
實用樓面面積成本 (元/每平方米計) ⁽¹⁾	Cost of usable floor area (\$/sq. m.) ⁽¹⁾	12,043	22,045	18,932	16,528	13,986	16,883	22,026
合計	Overall							
建築樓盤數目	Number of building projects	419 [1]	235 [2]	194	229	264	211	283
建築成本總計(百萬元)	Total cost of construction (\$ million)	31,226	42,379	31,740	35,439	25,948	25,449	21,785
實用樓面面積成本 (元/每平方米計) ⁽¹⁾	Cost of usable floor area (\$/sq. m.) ⁽¹⁾	15,148	22,175	19,944	20,348	21,155	18,386	21,159

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. They 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	1997	2002	2003	2004	2005	2006	2007
住宅樓宇	Residential							
香港島	Hong Kong Island	160	126	152	196	221	73	61
九龍	Kowloon	38	265	397	416	131	259	55
新界	New Territories	578	969	449	420	357	383	335
小計	Sub-total	775	1 360	999	1 032	709	715	451
非住宅樓宇	Non-residential							
香港島	Hong Kong Island	407	159	256	190	117	84*	72
九龍	Kowloon	283	111	170	318	143	228	330
新界	New Territories	457	280	163	180	257	360	176
小計	Sub-total	1 148	551	588	688	517	673*	578
總計	Total							
香港島	Hong Kong Island	567	285	408	386	338	157*	133
九龍	Kowloon	321	376	567	734	275	487	385
新界	New Territories	1 035	1 249	612	601	614	744	512
合計	Grand total	1 924	1 911	1 587	1 720	1 227	1 388*	1 030

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

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

資料來源： 屋宇署；
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 (\$)	1997	2002	2003	2004	2005	2006	2007
500,000元以下	Under \$500,000							
建築樓盤數目	Number of building projects	111	7	2	2	4	5	8
建築成本總計 (千元)	Total cost of construction (\$ thousand)	33,821	2,597	150	837	1,286	1,668	2,415
500,000元至 999,999元	\$500,000-\$999,999							
建築樓盤數目	Number of building projects	21	5	6	8	9	6	4
建築成本總計 (千元)	Total cost of construction (\$ thousand)	14,936	3,700	4,240	5,505	6,344	4,135	3,449
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	9	10	4	7	8	11	2
建築成本總計 (千元)	Total cost of construction (\$ thousand)	11,389	14,377	5,886	10,415	11,662	16,567	3,450
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	19	11	12	9	8	18	18
建築成本總計 (千元)	Total cost of construction (\$ thousand)	56,945	29,155	31,646	26,253	20,623	52,120	52,280
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	13	11	11	25	21	12	9
建築成本總計 (千元)	Total cost of construction (\$ thousand)	67,587	59,459	57,548	137,106	114,374	60,557	44,680
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	16	11	12	9	17	14	9
建築成本總計 (千元)	Total cost of construction (\$ thousand)	127,820	93,238	100,877	74,582	146,108	116,856	77,627
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	28	10	14	22	29	17	14
建築成本總計 (千元)	Total cost of construction (\$ thousand)	339,595	114,333	174,945	264,166	336,577	207,839	165,539
15,000,000元至 19,999,999元	\$15,000,000-\$19,999,999							
建築樓盤數目	Number of building projects	33	12	14	19	30	13	6
建築成本總計 (千元)	Total cost of construction (\$ thousand)	560,898	211,271	243,766	331,374	504,998	223,738	106,250
20,000,000元及以上	\$20,000,000 or above							
建築樓盤數目	Number of building projects	167	156	119	128	138	115	96
建築成本總計 (千元)	Total cost of construction (\$ thousand)	30,013,309	41,850,568	31,121,242	34,589,011	24,805,767	24,765,790	21,329,573
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	1	2	0	0	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: If only the aggregated cost of construction can be given for a building project, a number of its 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 Number of flats						
		1997-98	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
東區	Eastern	504	0	456	0	716	0	1 600
南區	Southern	1 240	0	2 398	0	0	2 398	0
油尖旺	Yau Tsim Mong	2 491	0	0	0	0	0	0
深水埗	Sham Shui Po	1 886	2 413	0	0	3 533	0	0
九龍城	Kowloon City	4 754	0	0	0	0	0	0
黃大仙	Wong Tai Sin	6 228	0	0	0	0	714	2 077
觀塘	Kwun Tong	364	0	0	799	10 177	13 386	2 002
葵青	Kwai Tsing	0	4 567	0	3 791	0	0	1 470
荃灣	Tsuen Wan	5 813	0	0	0	0	0	0
元朗	Yuen Long	3 522	0	0	0	3 836	2 365	0
北區	North	2 391	3 127	1 839	4 765	0	4 765	0
沙田	Sha Tin	0	0	0	0	2 333	1 958	0
西貢	Sai Kung	0	0	0	0	0	0	1 974
離島	Islands	0	2 577	0	0	0	0	0
總計	Total	29 193	12 684	4 693	9 355	20 595	25 586	9 123

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 Number of flats						
				1997-98	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
長者住屋單位	Housing for Senior Citizens	9至28平方米	9 - 28 sq. m.	732	0	0	0	0	0	0
細單位	Small flat	14至23平方米	14 - 23 sq. m.	7 072	5 528	1 267	3 756	9 784	10 738	5 587
一睡房單位	1-bedroom flat	30至35平方米	30 - 35 sq. m.	9 621	3 999	1 131	3 028	6 516	8 624	2 500
兩睡房單位	2-bedroom flat	32至48平方米	32 - 48 sq. m.	9 119	3 133	1 723	2 571	4 179	5 744	1 036
三睡房單位	3-bedroom flat	46至60平方米	46 - 60 sq. m.	2 649	24	572	0	116	480	0
總計	Total			29 193	12 684	4 693	9 355	20 595	25 586	9 123

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	1997-98	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
黃大仙	Wong Tai Sin							
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.	370	0	0	0	0	0	0
小計	Sub-total	370	0	0	0	0	0	0
荃灣	Tsuen Wan							
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.	576	0	0	0	0	0	0
小計	Sub-total	576	0	0	0	0	0	0
元朗	Yuen Long							
40平方米以下	Under 40 sq. m.	1 288	0	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	11 372	0	0	0	0	0	640
小計	Sub-total	12 660	0	0	0	0	0	640
北區	North							
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.	1 280	0	0	0	0	0	0
小計	Sub-total	1 280	0	0	0	0	0	0
沙田	Sha Tin							
40平方米以下	Under 40 sq. m.	0	0	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	3 440	0	0	0	0	0	0
小計	Sub-total	3 440	0	0	0	0	0	0
西貢	Sai Kung							
40平方米以下	Under 40 sq. m.	322	0	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	1 318	0	0	0	0	0	0
小計	Sub-total	1 640	0	0	0	0	0	0
所有地區	All areas							
40平方米以下	Under 40 sq. m.	1 610	0	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	18 356	0	0	0	0	0	640
總計	Total	19 966	0	0	0	0	0	640

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。位於天頌苑K座及L座並正進行基礎鞏固工程的640個剩餘居屋單位於二零零七至零八年度獲批准可動工興建，並將於二零零八至零九年度落成。

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 (HOS) flats has ceased indefinitely since November 2002. The 640 surplus HOS flats with consents to commence work in 2007-08, which are under foundation enhancement work in blocks K and L of Tin Chung Court, will be completed in 2008-09.

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	1997	2002	2003		2004	
				初次呈交圖則	重大修改	初次呈交圖則	重大修改
				First submission	Major revision	First submission	Major revision
中西區	Central & Western	1 291	1 141	1 369	64	171	128
灣仔	Wan Chai	218	39	742	0	453	0
東區	Eastern	378	2 242	192	0	13	0
南區	Southern	384	1 654	1 008	0	2	0
油尖旺	Yau Tsim Mong	272	4 485	2 034	450	155	206
深水埗	Sham Shui Po	286	48	1 435	18	0	0
九龍城	Kowloon City	2 547	596	2 049	0	275	1
黃大仙	Wong Tai Sin	41	0	316	0	0	0
觀塘	Kwun Tong	0	0	0	0	0	0
葵青	Kwai Tsing	4 516	1 560	0	1 585	1 928	1 640
荃灣	Tsuen Wan	1 387	3 446	248	2 656	2 048	1 624
屯門	Tuen Mun	2 292	0	2 120	1 855	0	0
元朗	Yuen Long	3 717	545	0	3 459	3 156	228
北區	North	4 558	62	92	1 030	0	1 545
大埔	Tai Po	381	6	0	0	6	1
沙田	Sha Tin	7 299	600	141	28	426	0
西貢	Sai Kung	8 298	57	4 271	0	23	0
離島	Islands	1 872	811	638	1 352	26	0
總計	Total	39 737	17 292	16 655	12 497	8 682	5 373

區議會分區	District Council district	2005		2006		2007	
		初次呈交圖則	重大修改	初次呈交圖則	重大修改	初次呈交圖則	重大修改
		First submission	Major revision	First submission	Major revision	First submission	Major revision
中西區	Central & Western	146	122	84	476	1 028	1 120
灣仔	Wan Chai	0	0	92	487	96	800
東區	Eastern	0	493	25	111	0	0
南區	Southern	848	34	7	709	19	0
油尖旺	Yau Tsim Mong	540	446	86	406	1 084	0
深水埗	Sham Shui Po	0	0	871	22	192	0
九龍城	Kowloon City	273	213	276	952	494	0
黃大仙	Wong Tai Sin	0	0	304	0	1 179	0
觀塘	Kwun Tong	0	0	205	0	0	322
葵青	Kwai Tsing	0	0	0	0	0	0
荃灣	Tsuen Wan	243	1 927	46	452	0	861
屯門	Tuen Mun	0	0	0	0	0	0
元朗	Yuen Long	2 326	377	418	47	604	2 582
北區	North	112	1 140	0	104	376	319
大埔	Tai Po	18	13	0	0	0	0
沙田	Sha Tin	12	122	2 694	2 329	4 276	279
西貢	Sai Kung	2 099	0	2 108	1	4 283	5
離島	Islands	1 212	25	590	0	103	56
總計	Total	7 829	4 912	7 806	6 096	13 734	6 344

註釋：私人居住單位包括香港房屋協會的市區改善計劃建造的居住單位。

二零零二年及以前沒有「初次呈交圖則」和「重大修改」的分類數字。

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

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

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

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

7.13 按樓面面積劃分的獲批准可動工興建私人居住單位

Private Residential Flats with Consents to Commence Work by Floor Area

單位數目
Number of units

樓面面積(平方米)	Floor area (sq. m.)	1997	2002	2003		2004	
				初次呈交圖則 First submission	重大修改 Major revision	初次呈交圖則 First submission	重大修改 Major revision
少於40	Less than 40	22 813	11 241	13 066	11 047	6 534	4 653
40至69.9	40 - 69.9	14 279	4 397	2 784	1 186	1 750	592
70至99.9	70 - 99.9	2 154	1 246	388	150	277	67
100至159.9	100 - 159.9	279	113	321	110	109	52
160或以上	160 or above	212	295	96	4	12	9
總計	Total	39 737	17 292	16 655	12 497	8 682	5 373

樓面面積(平方米)	Floor area (sq. m.)	2005		2006		2007	
		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	初次呈交圖則 First submission	重大修改 Major revision
少於40	Less than 40	5 799	3 271	5 381	2 067	9 027	3 698
40至69.9	40 - 69.9	1 673	965	1 961	2 598	4 362	1 611
70至99.9	70 - 99.9	240	207	262	1 050	218	387
100至159.9	100 - 159.9	46	356	161	354	105	504
160或以上	160 or above	71	113	41	27	22	144
總計	Total	7 829	4 912	7 806	6 096	13 734	6 344

註釋：私人居住單位包括香港房屋協會的市區改善計劃建造的居住單位。

二零零二年及以前沒有「初次呈交圖則」和「重大修改」的分類數字。

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

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

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

Sources: Buildings Department;
Hong Kong Housing Society;
Rating and Valuation Department
(For enquiries, please call Census and Statistics Department.
Enquiry Telephone No.: 2582 4738)

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

(A) 市區 Urban Areas

		1997	2002	2003	2004	2005	2006	2007
公開拍賣/投標	Public auction/tender							
工業/貨倉	Industrial/ Godown							
面積(平方米)	Area (sq. m.)	8 852	0	0	0	0	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	376	0	0	0	0	0	0
商業	Commercial							
面積(平方米)	Area (sq. m.)	1 242	0	12 289	0	4 715	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	86	0	353	0	1,820	0	0
商業/住宅	Commercial/Residential							
面積(平方米)	Area (sq. m.)	400	675	0	0	0	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	105	83	0	0	0	0	0
住宅	Residential							
面積(平方米)	Area (sq. m.)	151 401	32 575	0	33 978	28 035	13 441	35 318
已徵收的地價 (百萬元)	Realised premium (\$ million)	32,422	2,910	0	15,130	10,150	3,740	19,250
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	811	0	4 985	4 156	3 565	0	2 519
已徵收的地價 ⁽¹⁾ (百萬元)	Realised premium ⁽¹⁾ (\$ million)	125	0	110	805	523	0	741
總計	Total							
面積(平方米)	Area (sq. m.)	162 706	33 250	17 274	38 134	36 315	13 441	37 837
已徵收的地價 (百萬元)	Realised premium (\$ million)	33,115	2,993	463	15,935	12,493	3,740	19,991
私人協約方式批地	Private treaty grant							
工業/貨倉	Industrial/ Godown							
面積(平方米)	Area (sq. m.)	0	0	0	0	0	0	0
住宅	Residential							
面積 ⁽²⁾ (平方米)	Area ⁽²⁾ (sq. m.)	26 240	229 822	728	116 660	54 796	0	0
公用事業/團體用途	Public utilities/ Institutional uses							
面積(平方米)	Area (sq. m.)	10 829	13 263	0	34 546	22 786	2 478	15 859
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	21 755	0	41 555	8 448	162 947	544	936 112
總計	Total							
面積(平方米)	Area (sq. m.)	58 824	243 085	42 283	159 654	240 529	3 022	951 971

註釋： (1) 二零零四年的數字已包括經兩次公開招標為數共 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兩次公開招標為數共 6 幅位於市區及新界的加油站用地。

二零零七年的數字已包括經一次公開招標為數共 3 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洲洲內地段第 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 2 lots of 6 petrol filling stations in the urban area and the New Territories sold by public tenders.

Figure for 2007 includes the total figure for 1 lot of 3 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 ApIL 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

		1997	2002	2003	2004	2005	2006	2007
公開拍賣/投標	Public auction/tender							
工業/貨倉	Industrial/Godown							
面積(平方米)	Area (sq. m.)	5 615	0	0	0	0	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	106	0	0	0	0	0	0
商業	Commercial							
面積(平方米)	Area (sq. m.)	6 500	0	0	0	0	0	0
已徵收的地價 (百萬元)	Realised premium (\$ million)	333	0	0	0	0	0	0
商業/住宅	Commercial/Residential							
面積(平方米)	Area (sq. m.)	0	0	0	0	0	0	2 750
已徵收的地價 (百萬元)	Realised premium (\$ million)	0	0	0	0	0	0	570
住宅	Residential							
面積(平方米)	Area (sq. m.)	127 379	30 949	0	24 632	0	20 756	111 097
已徵收的地價 (百萬元)	Realised premium (\$ million)	9,339	1,073	0	2,955	0	3,324	12,479
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	0	0	3 059	9 712	1 352	0	4 866
已徵收的地價 ⁽¹⁾ (百萬元)	Realised premium ⁽¹⁾ (\$ million)	0	0	125	0	0	0	63
總計	Total							
面積(平方米)	Area (sq. m.)	139 494	30 949	3 059	34 343	1 352	20 756	118 713
已徵收的地價 (百萬元)	Realised premium (\$ million)	9,778	1,073	125	2,955	0	3,324	13,112
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	83 021	0	0	318 362	0
住宅	Residential							
面積 ⁽²⁾ (平方米)	Area ⁽²⁾ (sq. m.)	344 609	598 623	0	142 003	175 497	218 750	39 990
公用事業/團體用途	Public utilities/ Institutional uses							
面積(平方米)	Area (sq. m.)	9 728	6 432	76 927	14 387	10 981	7 116	21 700
其他用途	Other uses							
面積(平方米)	Area (sq. m.)	779 767	0	15 900	5 480	612 698	0	586 443
總計	Total							
面積(平方米)	Area (sq. m.)	1 134 104	605 055	175 848	161 870	799 176	544 228	648 133

註釋： (1) 二零零四年及二零零五年的數字已全數涵蓋在市區的相關數字內。
二零零七年的數字已部份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。
二零零六年的數字包括以私人協約方式批出的元朗市地段第 521 號共 121 619 平方米供作租者置其屋計劃用途的用地。

Notes: (1) Figures for 2004 and 2005 were collectively covered in the corresponding figure for the urban area.
Figure for 2007 was partly 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 STTL 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 TPTL 189 with a total area of 103 000 sq. m. for use by the Tenant Purchase Scheme.
Figure for 2006 includes the Private Treaty Grant of YLTL 521 with a total area of 121 619 sq. m. for use by the Tenant Purchase Scheme.

資料來源：地政總署
(查詢電話：2525 6694)

Source: Lands Department
(Enquiry Telephone No.: 2525 6694)

8

房屋及物業 Housing and Property

概念及定義

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。

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）。

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 for 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".

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).

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) 居者有其屋計劃建屋落成量包括在曾推出發售居屋屋苑中的未出售單位。然而，已轉作政府員工宿舍／私人房屋單位和有待處理的剩餘居屋項目單位則不包括在建屋落成量內。剩餘居屋項目單位的房屋類別以實際用途為準，並以更改用途的時間計算入建屋落成量。

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人機構參建居屋計劃的商業樓宇面積。（表 8.14 至表 8.15）

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：

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 (e.g. 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 figures 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 a certificate of compliance or a letter of no objection to occupy in the case of small houses in the New Territories). The private commercial completion figure includes commercial premises built under the Private Sector Participation Scheme. (Tables 8.14 to 8.15)

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 :

- 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

- 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

所有公共房屋發展計劃，包括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）

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)

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）

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

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。

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.

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。

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 walls and/or party walls between two units.

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。

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

私人商業樓宇包括零售業樓宇及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇、車位，以及房委會和房協所持有的商業樓宇。自房委會於 2005 年年底把旗下部分商業樓宇分拆出售予領匯房地產投資信託基金（領匯）後，該等分拆出售的物業現已由領匯持有，並歸入私人物業類別。

Private commercial premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices, carparking space and commercial premises owned by the HA and the HS. Following the divestment of selected commercial HA premises to The Link Real Estate Investment Trust (The Link REIT) at the end of 2005, those divested properties now owned by The Link REIT are classified as private sector properties.

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：

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；普遍有停車設施。

- 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

乙級：設計一般但裝修素質良好；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；不一定有停車設施。

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；升降機僅夠使用或不敷應用；管理服務屬最低至一般水平；並無停車設施。

應注意寫字樓的所在地點並不影響等級。

私人分層工廠大廈 包括為一般製造業工序及與該等工序有直接關係的用途（包括寫字樓）而建設，並通常由發展商出售或出租的樓宇。此類物業並不包括下述的 *私人特殊廠房*。房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* 是在年底就該等樓宇進行普查後計算出來的。空置物業數據是向大廈管理處、業主和佔用人搜集，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買賣、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樓宇，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）。分析租金時，是根據淨額計算，即不包括差餉、管理費及其他費用。由 2006 年年中起，零售業樓宇的租金資料包括由領匯所持有的物業。

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 also 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 also 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, which is generally 2 to 3 weeks after the provisional agreement is reached.

Average rents are based on an analysis of rental information recorded by the Rating and Valuation Department for fresh lettings effective in the year being analysed. For non-domestic premises, rents negotiated on renewal are also included. The effective date is the commencement date of a tenancy agreement. However, rents are normally agreed earlier (2 to 4 weeks earlier for fresh lettings, and 1 to 3 months for lease renewals). Rents are analysed on a net basis, i.e. exclusive of rates, management and other charges. Statistics of rents of retail premises from mid-2006 onwards include properties owned by The Link REIT.

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。

計算售價和租金指數 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

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 按類型及區域劃分的永久性屋宇單位總數，二零零七年 Stock of Permanent Quarters by Type and Area, 2007

Number of quarters
屋宇單位數目

永久性屋宇單位類型 Type of permanent quarters		香港島	九龍	新界	總計
		Hong Kong Island	Kowloon	New Territories	Total
公營租住房屋	Public rental housing	76 100	253 700	387 700	717 400
房屋委員會租住單位	Housing Authority rental flats	66 400	241 300	376 700	678 400
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	45 900	93 700	258 000	397 600
房屋委員會資助 出售單位	Housing Authority subsidised sale flats	44 100	89 500	246 200	379 900
房屋協會資助出售單位	Housing Society subsidised sale flats	1 900	4 200	11 700	17 800
私人房屋	Private housing	353 100	395 000	638 100	1 386 100
私人住宅單位	Private residential flats	334 300	372 200	429 700	1 136 200
別墅／平房／新型村屋	Villas/Bungalows/Modern village houses	4 000	1 900	142 700	148 600
簡單磚石蓋搭建築物／ 傳統村屋	Simple stone structures/ Traditional village houses	1 100	1 100	40 400	42 600
員工宿舍	Staff quarters	7 600	12 900	16 000	36 500
非住宅用屋宇單位	Non-domestic quarters	6 000	6 800	9 300	22 100
總計	Total	475 100	742 400	1 283 700	2 501 200

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
(查詢電話：2159 3205)

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

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

房屋類型	Type of housing	千個 Thousands						
		1997	2002	2003	2004	2005	2006	2007
公營租住房屋	Public rental housing	662.8	629.5	642.1	644.5	659.5	674.6	681.5
資助出售單位 ⁽¹⁾⁽²⁾	Subsidised sale flats ⁽¹⁾⁽²⁾	206.1	355.3	364.2	362.5	362.9	362.8	369.7
私人永久性房屋 ⁽²⁾⁽³⁾	Private permanent housing ⁽²⁾⁽³⁾	1 012.2	1 069.5	1 085.8	1 112.7	1 154.0	1 164.7	1 178.9
臨時房屋 ⁽⁴⁾	Temporary housing ⁽⁴⁾	41.7	26.2	22.0	20.8	20.7	18.7	16.9
總計	Total	1 922.8	2 080.5	2 114.0	2 140.5	2 197.1	2 220.9	2 247.1

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。由二零零一年開始，數字是根據每年一月至十二月進行的「綜合住戶統計調查」結果，以及由統計處與跨部門人口分布推算小組共同編製按區議會分區劃分年中人口估計數字編製。

Notes: Figures are compiled based on the data obtained from the General Household Survey for the four quarters of the year. Starting from 2001, figures are compiled based on data collected in the General Household Survey from January to December of the year concerned as well as the mid-year population estimates by District Council district compiled jointly by the Census and Statistics Department and an inter-departmental Working Group on Population Distribution Projections.

(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。

(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) 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。

(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) 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。

(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) 臨時房屋包括公營臨時房屋及私營臨時房屋。

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

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

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

8.3 按居所租住權劃分的家庭住戶數目 Domestic Households by Tenure of Accommodation

千個
Thousands

居所租住權	Tenure of accommodation	1997	2002	2003	2004	2005	2006	2007
自置居所住戶	Owner-occupiers	897.8	1 103.1	1 129.7	1 162.3	1 179.7	1 187.4	1 192.8
全租戶	Sole tenants	818.0	816.2	831.0	842.2	876.8	899.9	934.9
合租戶	Co-tenants	73.2	50.2	48.2	40.6	40.2	32.9	26.3
二房東	Main tenants	9.3	2.2	2.3	1.6	1.3	1.4	1.3
三房客	Sub-tenants	28.8	11.0	7.6	6.4	5.9	6.0	5.3
免租	Rent free	23.5	42.9	43.0	38.8	40.6	41.7	37.7
居所由僱主提供	Provided by employers	72.3	54.9	52.2	48.5	52.6	51.6	48.8
總計	Total	1 922.8	2 080.5	2 114.0	2 140.5	2 197.1	2 220.9	2 247.1

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。由二零零一年開始，數字是根據每年一月至十二月進行的「綜合住戶統計調查」結果，以及由統計處與跨部門人口分布推算小組共同編製按區議會分區劃分年中人口估計數字編製。

Note: Figures are compiled based on the data obtained from the General Household Survey for the four quarters of the year. Starting from 2001, figures are compiled based on data collected in the General Household Survey from January to December of the year concerned as well as the mid-year population estimates by District Council district compiled jointly by the Census and Statistics Department and an inter-departmental Working Group on Population Distribution Projections.

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 Newly Completed Public Rental Housing Flats by District Council District

單位數目
Number of flats

區議會分區	District Council district	1997-98	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
東區	Eastern	0	0	414	0	0	0	716
南區	Southern	3 612	0	0	0	2 877	2 398	0
油尖旺	Yau Tsim Mong	0	0	0	758	0	0	0
深水埗	Sham Shui Po	0	1 650	1 583	4 593	2 591	0	3 196
黃大仙	Wong Tai Sin	0	0	265	0	0	0	0
觀塘	Kwun Tong	4 192	9 008	0	5 470	0	799	2 397
葵青	Kwai Tsing	2 797	1 922	3 546	5 439	4 141	1 598	1 983
荃灣	Tsuen Wan	0	0	320	1 983	1 598	0	0
元朗	Yuen Long	2 494	5 698	0	5 640	0	0	3 836
北區	North	0	0	0	0	0	2 397	1 598
沙田	Sha Tin	737	0	0	799	3 164	0	0
西貢	Sai Kung	2 421	1 806	5 420	0	0	0	0
離島	Islands	1 664	306	3 600	0	2 782	0	0
總計	Total	17 917	20 390	15 148	24 682	17 153	7 192	13 726

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。

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.

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。

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

資料來源：房屋署
（查詢電話：2761 5703）

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

8.5 按單位類型劃分的新落成房屋委員會公營租住房屋單位 Housing Authority Newly Completed Public Rental Housing Flats 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)			Number of flats						
		Internal floor area ⁽¹⁾ (sq. m.)			1997-98	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
長者住屋單位	Housing for Senior Citizens	9	-	28	1 205	131	0	0	0	0	0
細單位	Small flat	14	-	23	4 256	4 557	4 337	7 647	7 711	2 552	5 486
一睡房單位	1-bedroom flat	30	-	35	5 887	4 306	2 757	5 051	5 435	1 920	4 808
兩睡房單位	2-bedroom flat	32	-	48	5 148	7 000	5 419	6 100	3 689	2 240	3 432
三睡房單位	3-bedroom flat	46	-	60	1 421	4 396	2 635	5 884	318	480	0
總計	Total				17 917	20 390	15 148	24 682	17 153	7 192	13 726

註釋： 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。

(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。

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

(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 crude reference only.

資料來源： 房屋署
(查詢電話：2761 5703)

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

8.6 按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		1997-98	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
房屋委員會	Housing Authority								
中西區	Central and Western	單位 Flats	638	638	638	638	638	638	638
		人數 Population	2 213	2 204	2 262	2 233	2 215	2 214	2 155
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	34 067	32 719	32 715	33 132	33 128	33 120	33 098
		人數 Population	117 639	107 537	106 026	105 319	103 757	102 448	100 578
南區	Southern	單位 Flats	38 692	32 070	32 052	31 514	30 740	32 952	27 382
		人數 Population	125 576	102 417	100 061	95 620	80 276	79 706	80 339
油尖旺	Yau Tsim Mong	單位 Flats	0	2 062	2 062	2 820	2 820	2 820	2 820
		人數 Population	0	6 622	6 575	8 560	8 630	8 694	8 669
深水埗	Sham Shui Po	單位 Flats	42 769	43 915	43 883	49 558	49 440	48 883	48 821
		人數 Population	132 915	123 595	122 092	133 106	133 775	132 619	131 238
九龍城	Kowloon City	單位 Flats	16 195	14 295	14 295	14 297	14 298	14 299	14 299
		人數 Population	51 480	46 043	45 348	44 506	43 744	42 999	42 280
黃大仙	Wong Tai Sin	單位 Flats	83 562	74 756	74 934	74 861	74 737	74 566	74 378
		人數 Population	290 057	233 132	230 286	226 241	222 822	219 259	214 967
觀塘	Kwun Tong	單位 Flats	100 377	97 144	94 030	99 436	99 372	99 301	100 001
		人數 Population	306 932	266 658	270 553	281 925	282 785	280 086	276 682
葵青	Kwai Tsing	單位 Flats	92 160	83 308	87 538	89 467	96 806	95 728	97 163
		人數 Population	305 905	267 680	277 042	274 300	289 817	284 540	285 073
荃灣	Tsuen Wan	單位 Flats	16 781	17 870	17 865	18 180	21 758	21 755	21 755
		人數 Population	60 412	58 386	57 480	56 374	61 885	63 149	62 703
屯門	Tuen Mun	單位 Flats	57 993	53 612	53 623	57 223	58 018	58 061	58 234
		人數 Population	203 130	159 469	157 935	157 561	154 911	154 351	153 580
元朗	Yuen Long	單位 Flats	33 780	51 534	55 634	61 474	61 474	59 014	57 842
		人數 Population	115 424	178 284	193 555	201 007	202 319	192 987	187 543
北區	North	單位 Flats	26 718	19 978	19 992	18 261	17 250	19 517	20 962
		人數 Population	98 424	66 212	65 656	58 786	54 537	60 440	59 578
大埔	Tai Po	單位 Flats	32 384	22 308	22 309	22 279	21 346	19 530	19 403
		人數 Population	126 214	75 107	73 755	72 980	68 489	60 415	58 994
沙田	Sha Tin	單位 Flats	68 652	50 439	50 305	50 252	54 136	53 996	53 804
		人數 Population	254 002	162 571	161 652	159 939	164 311	163 668	160 503
西貢	Sai Kung	單位 Flats	21 279	28 142	33 550	32 229	30 566	27 835	27 435
		人數 Population	78 074	92 766	111 795	107 485	100 379	89 083	86 942
離島	Islands	單位 Flats	3 587	9 419	13 019	13 009	15 789	15 789	15 790
		人數 Population	10 570	33 212	36 551	44 328	47 966	51 202	52 231
小計	Sub-total	單位 Flats	669 634	634 209	648 444	668 630	682 316	677 804	673 825
		人數 Population	2 278 967	1 981 895	2 018 624	2 030 270	2 022 618	1 987 860	1 964 055

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		1997-98	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
房屋協會	Housing Society								
中西區	Central and Western	單位 Flats	2 073	1 456	1 456	1 456	1 456	1 456	1 456
		人數 Population	5 450	3 831	3 723	3 574	3 502	3 407	3 304
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	7 626	7 037	7 037	7 037	7 037	7 037	7 037
		人數 Population	23 742	20 199	19 765	19 385	18 812	18 452	18 075
南區	Southern	單位 Flats	1 175	1 175	1 175	1 175	1 175	1 175	1 175
		人數 Population	4 119	3 485	3 518	3 477	3 424	3 386	3 280
油尖旺	Yau Tsim Mong	單位 Flats	668	668	668	668	668	668	668
		人數 Population	1 784	1 673	1 636	1 610	1 656	1 651	1 650
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	21 733	20 027	19 732	19 466	19 025	18 594	18 227
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	16 204	15 149	14 962	14 809	14 560	14 422	14 091
葵青	Kwai Tsing	單位 Flats	2 980	2 980	2 980	2 980	2 980	2 980	2 980
		人數 Population	11 341	10 543	10 399	10 205	9 967	9 792	9 641
荃灣	Tsuen Wan	單位 Flats	1 789	1 789	1 789	1 789	1 789	1 768	1 768
		人數 Population	5 821	5 238	5 104	5 058	4 940	4 843	4 770
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	3 209	3 144	3 153	3 140	3 125	3 130	3 112
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	12 896	12 162	12 075	11 951	11 785	11 687	11 509
西貢	Sai Kung	單位 Flats	1 507	1 507	1 507	1 507	1 507	1 507	1 507
		人數 Population	4 041	3 817	3 779	3 726	3 698	3 572	3 554
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	33 515	32 309	32 309	32 309	32 309	32 288	32 288
		人數 Population	110 340	99 268	97 846	96 401	94 494	92 936	91 213

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		1997-98	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
合計	Overall								
中西區	Central and Western	單位 Flats	2 711	2 094	2 094	2 094	2 094	2 094	2 094
		人數 Population	7 663	6 035	5 985	5 807	5 717	5 621	5 459
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	41 693	39 756	39 752	40 169	40 165	40 157	40 135
		人數 Population	141 381	127 736	125 791	124 704	122 569	120 900	118 653
南區	Southern	單位 Flats	39 867	33 245	33 227	32 689	31 915	34 127	28 557
		人數 Population	129 695	105 902	103 579	99 097	83 700	83 092	83 619
油尖旺	Yau Tsim Mong	單位 Flats	668	2 730	2 730	3 488	3 488	3 488	3 488
		人數 Population	1 784	8 295	8 211	10 170	10 286	10 345	10 319
深水埗	Sham Shui Po	單位 Flats	42 769	43 915	43 883	49 558	49 440	48 883	48 821
		人數 Population	132 915	123 595	122 092	133 106	133 775	132 619	131 238
九龍城	Kowloon City	單位 Flats	22 574	20 674	20 674	20 676	20 677	20 678	20 678
		人數 Population	73 213	66 070	65 080	63 972	62 769	61 593	60 507
黃大仙	Wong Tai Sin	單位 Flats	83 562	74 756	74 934	74 861	74 737	74 566	74 378
		人數 Population	290 057	233 132	230 286	226 241	222 822	219 259	214 967
觀塘	Kwun Tong	單位 Flats	105 303	102 070	98 956	104 362	104 298	104 227	104 927
		人數 Population	323 136	281 807	285 515	296 734	297 345	294 508	290 773
葵青	Kwai Tsing	單位 Flats	95 140	86 288	90 518	92 447	99 786	98 708	100 143
		人數 Population	317 246	278 223	287 441	284 505	299 784	294 332	294 714
荃灣	Tsuen Wan	單位 Flats	18 570	19 659	19 654	19 969	23 547	23 523	23 523
		人數 Population	66 233	63 624	62 584	61 432	66 825	67 992	67 473
屯門	Tuen Mun	單位 Flats	57 993	53 612	53 623	57 223	58 018	58 061	58 234
		人數 Population	203 130	159 469	157 935	157 561	154 911	154 351	153 580
元朗	Yuen Long	單位 Flats	33 780	51 534	55 634	61 474	61 474	59 014	57 842
		人數 Population	115 424	178 284	193 555	201 007	202 319	192 987	187 543
北區	North	單位 Flats	27 380	20 640	20 654	18 923	17 912	20 179	21 624
		人數 Population	101 633	69 356	68 809	61 926	57 662	63 570	62 690
大埔	Tai Po	單位 Flats	32 384	22 308	22 309	22 279	21 346	19 530	19 403
		人數 Population	126 214	75 107	73 755	72 980	68 489	60 415	58 994
沙田	Sha Tin	單位 Flats	72 382	54 169	54 035	53 982	57 866	57 726	57 534
		人數 Population	266 898	174 733	173 727	171 890	176 096	175 355	172 012
西貢	Sai Kung	單位 Flats	22 786	29 649	35 057	33 736	32 073	29 342	28 942
		人數 Population	82 115	96 583	115 574	111 211	104 077	92 655	90 496
離島	Islands	單位 Flats	3 587	9 419	13 019	13 009	15 789	15 789	15 790
		人數 Population	10 570	33 212	36 551	44 328	47 966	51 202	52 231
總計	Total	單位 Flats	703 149	666 518	680 753	700 939	714 625	710 092	706 113
		人數 Population	2 389 307	2 081 163	2 116 470	2 126 671	2 117 112	2 080 796	2 055 268

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		1997-98	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	
緊急事故	Emergency	單位	Flats	94	15	9	3	44	14	3
		人數	Persons	281	36	27	8	136	37	8
體恤困境	Compassionate	單位	Flats	1 529	1 691	1 689	1 450	1 564	1 618	2 001
		人數	Persons	3 327	3 868	3 676	3 234	3 461	3 446	4 391
清拆	Clearance	單位	Flats	5 071	270	347	393	418	171	147
		人數	Persons	13 881	649	864	980	931	397	346
重建 ⁽¹⁾	Redevelopment ⁽¹⁾	單位	Flats	10 439	4 578	331	1 129	2 084	1 537	1 700
		人數	Persons	31 072	12 470	826	2 868	5 841	3 704	5 582
公屋輪候冊申請人	Waiting List applicants	單位	Flats	12 606	30 867	27 556	22 875	27 011	18 700	13 042
		人數	Persons	37 416	84 663	75 530	59 523	62 808	43 432	31 051
調遷	Transfer	單位	Flats	3 749	8 376	7 873	7 585	9 061	6 319	5 425
		人數	Persons	14 398	29 978	27 945	27 232	30 350	18 919	16 166
初級公務員	Junior civil servants	單位	Flats	1 056	728	1 051	879	855	472	517
		人數	Persons	3 565	2 089	3 451	3 188	2 567	1 396	1 525
總計	Total	單位	Flats	34 544	46 525	38 856	34 314	41 037	28 831	22 835
		人數	Persons	103 940	133 753	112 319	97 033	106 094	71 331	59 069

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

⁽¹⁾ 包括大型修葺工程。

資料來源：房屋署
(查詢電話：2761 5465)

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

⁽¹⁾ Including major repairs.

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，二零零七年及二零零八年

Monthly Rent of Typical Flats in Housing Authority Estates, 2007 and 2008

屋邨類別	Type of estate	落成年份	Year of completion	代表性單位	每月平均租金(元)		元(每平方米每月計)	
				面積(平方米) Size of typical flat (sq. m.)	Average monthly rent (\$)		\$/sq. m. per month	
					2007	2008	2007	2008
前徙置屋邨	Former resettlement estates	1966至69年 (第四型)	1966 - 69 (Mark IV)	12.7	400	353	31.5	27.8
				15.7	495	437	31.5	27.8
				18.6	585	517	31.5	27.8
		1969至72年 (第五型)	1969 - 72 (Mark V)	13.7	395	349	28.9	25.5
				16.4	480	424	29.4	25.9
				20.5	605	534	29.5	26.0
				23.9	710	627	29.7	26.3
前政府廉租屋邨	Former Government low cost housing estates	1967至73年	1967 - 73	21.1	732	-	34.7	-
				27.4	956	-	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	920	43.2	38.2
				30.6	1,321	1,167	43.2	38.1
				41.2	1,779	1,572	43.2	38.2
		1966至73年	1966 - 73	28.3	1,132	1,000	40.0	35.4
				30.6	1,328	1,173	43.4	38.3
				33.1	1,433	1,266	43.3	38.3
				36.5	1,479	1,307	40.6	35.8
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	456	44.2	39.0
				16.3	1,040	919	63.7	56.3
				23.5	1,002	885	42.6	37.6
				34.4	2,180	1,927	63.3	56.0
				43.3	2,740	2,422	63.3	56.0
		49.0	3,110	2,749	63.4	56.1		
		1973年以後 (擴展市區) ⁽²⁾	Post 1973 (Extended urban) ⁽²⁾	12.2	529	467	43.3	38.2
				16.3	1,000	884	61.2	54.1
				23.3	968	855	41.6	36.7
				34.4	2,110	1,865	61.3	54.2
				43.3	2,650	2,342	61.3	54.1
		51.8	2,550	2,254	49.3	43.5		
		1973年以後 (新界) ⁽³⁾	Post 1973 (The New Territories) ⁽³⁾	12.6	374	330	29.8	26.3
				16.3	690	609	42.3	37.3
				23.6	809	715	34.3	30.3
34.4	1,450			1,281	42.1	37.2		
43.3	1,830			1,617	42.3	37.4		
51.8	2,400	2,121	46.4	41.0				

註釋： 數字為該年三月底的數字。

(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) 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: Figures are as at end-March of the year.

(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 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	1997-98	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
葵青	Kwai Tsing	2 000	5 000	4 300	3 500	2 800	2 700	2 600
屯門	Tuen Mun	-	11 000	8 400	6 100	4 400	4 300	3 900
元朗	Yuen Long	-	600	700	800	800	1 000	1 000
西貢	Sai Kung	-	200	100	100	0 [#]	-	-
總計	Total	2 000	16 800	13 500	10 500	8 000	7 900	7 600

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。

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.

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 Newly Completed Home Ownership Scheme Residential Flats 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	1997-98	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
東區	Eastern							
40平方米以下	Under 40 sq. m.	272	0	0	0	0	0	144
40至69.9平方米	40 - 69.9 sq. m.	402	0	0	0	0	0	432
小計	Sub-total	674	0	0	0	0	0	576
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
黃大仙	Wong Tai Sin							
40平方米以下	Under 40 sq. m.	458	0	0	0	0	72	72
40至69.9平方米	40 - 69.9 sq. m.	1 080	0	0	0	0	1 128	738
小計	Sub-total	1 538	0	0	0	0	1 200	810
元朗	Yuen Long							
40平方米以下	Under 40 sq. m.	384	0	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	372	0	320	0	0	0	0
小計	Sub-total	756	0	320	0	0	0	0
西貢	Sai Kung							
40平方米以下	Under 40 sq. m.	1 344	0	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	4 388	0	0	0	0	0	0
小計	Sub-total	5 732	0	0	0	0	0	0
離島	Islands							
40平方米以下	Under 40 sq. m.	320	0	0	0	0	0	0
40至69.9平方米	40 - 69.9 sq. m.	2 320	0	0	0	0	0	0
小計	Sub-total	2 640	0	0	0	0	0	0
所有地區	All areas							
40平方米以下	Under 40 sq. m.	3 058	0	0	0	0	72	216
40至69.9平方米	40 - 69.9 sq. m.	8 982	0	320	0	0	1 128	1 170
總計	Total	12 040	0	320	0	0	1 200	1 386

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。

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。至於已落成和興建中的居者有其屋計劃單位的房屋類別則以實際用途為準，並以更改用途的時間計算在建築落成量內。

資料來源：房屋署
(查詢電話：2761 5703)

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

The production of Home Ownership Scheme flats has ceased indefinitely since November 2002. Those Home Ownership Scheme flats that were completed or are under construction are counted as production according to their actual usage at the time they are disposed of.

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

		1997-98	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
收入	Income	33,121	20,958	15,970	17,834	18,356	16,234	20,583
租金	Rental							
住宅樓宇	Rental Housing	9,569	9,718	10,594	11,215	11,616	10,866	10,186
商業樓宇	Commercial	5,156	4,554	4,141	4,354	3,426	1,261	1,235
自置居所計劃收入	Home Ownership Scheme income	18,173	6,392	821	1,935	2,948	4,015	9,061
其他收入	Other income	223	294	414	330	366	92	101
開支	Expenditure	20,564	19,567	16,250	15,682	14,504	15,406	17,751
經常開支	Recurrent expenditure	14,101	14,431	14,338	14,151	13,966	13,513	12,272
薪俸	Personal emoluments	3,526	3,211	2,881	2,480	2,458	2,349	2,568
政府租金及差餉	Government rent and rates	1,880	653	1,129	1,331	1,324	1,317	459
維修及改善工程	Maintenance and improvements	4,253	2,781	2,870	2,678	2,934	3,342	2,634
其他開支	Other expenditure	2,426	4,203	3,659	3,575	3,508	3,229	3,221
折舊及攤銷	Depreciation and amortisation	2,016	3,583	3,799	4,087	3,742	3,276	3,390
自置居所計劃開支	Home Ownership Scheme expenditure	6,463	5,136	1,912	1,531	538	1,893	5,479
特殊撇帳／調整前的 盈餘／(赤字)	Surplus/(Deficit) before special write-off/adjustment	12,557	1,391	(280)	2,152	3,852	828	2,832
減：特殊撇帳／調整	Less : Special write-off/adjustment	-	826	309	606	- 12,919	5	414
特殊撇帳／調整後的 盈餘／(赤字)	Surplus/(Deficit) after special write-off/adjustment	12,557	565	(589)	1,546	16,771	823	2,418
資金管理帳目盈餘	Funds Management Account Surplus	2,258	1,237	590	237	1,031	3,068	939
代管服務盈餘／(赤字)	Agency Account Surplus/(Deficit)	(1)	17	(33)	5	18	51	(53)
扣除分配前的 盈餘／(赤字)	Surplus/(Deficit) before distribution	14,814	1,819	(32)	1,788	17,820	3,942	3,304
減：分配	Less : Distribution	1,864	1,049	890	921	817	307	287
政府借貸資本利息	Interest on Government's loan capital	542	335	287	236	183	128	70
應付予政府的紅利	Dividend payable to Government	1,322	714	603	685	634	179	217
扣除分配後的 盈餘／(赤字)	Surplus/(Deficit) after distribution	12,950	770	(922)	867	17,003	3,635	3,017

註釋：二零零七至零八年度的帳目乃臨時及有待審核。

Note : Accounts for 2007-08 are provisional and subject to audit.

資料來源：房屋署
(查詢電話：2761 7058)Source : Housing Department
(Enquiry Telephone No.: 2761 7058)

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

		1997-98	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
新建公共租住屋邨	New public rental housing estates	4,037	6,164	7,269	2,592	1,903	2,527	3,208
重建現有屋邨	Redevelopment of existing estates	4,548	588	2,630	3,075	1,409	1,272	1,909
中轉房屋	Interim housing	250	24	12	9	1	-	1
自置居所計劃下的住宅單位 ⁽¹⁾⁽²⁾	Home Ownership Scheme domestic flats ⁽¹⁾⁽²⁾	4,527	1,672	1,010	1,450	99	- 171	- 167
自置居所計劃下的商業設施 ⁽²⁾	Home Ownership Scheme commercial facilities ⁽²⁾	403	288	111	94	53	-	- 2
房屋委員會總辦事處	Housing Authority Headquarters	191	25	30	8	2	6	1
電腦資產	Computer assets	56	76	94	105	84	111	117
改善工程	Improvement works	839	312	332	174	214	107	162
總計	Total	14,851	9,149	11,488	7,507	3,765	3,852	5,229

註釋： 二零零七至零八年度的帳目乃臨時及有待審核。

Notes: Accounts for 2007-08 are provisional and subject to audit.

(1) 二零零六至零七年度的數字包括接獲天頌苑打樁工程承辦商的承保人為解決天水圍第 31 區第一期短樁事件所引起的糾紛而作出的賠償。

(1) Figures for 2006-07 include the settlement sum paid to the Housing Authority by the insurers of the piling contractor of Tin Shui Wai Area 31 Phase I (Tin Chung Court) project for settlement of their potential liabilities under the insurance cover in respect of the project.

(2) 二零零七至零八年度的數字包括就交還一個已拆卸的屋邨舊址用地所支付的清拆及拆卸費用在收益表內作出調整，以及在本年度為一些工程項目重新分類作出之調整。

(2) Figures for 2007-08 include adjustments for expensing the demolition and clearance costs incurred for a site returned to the Government and reclassification among project types during the year.

資料來源：房屋署
(查詢電話：2761 7058)

Source: Housing Department
(Enquiry Telephone No.: 2761 7058)

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

		1997-98	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
收入	Receipt							
政府應付款項	Receipt from Government	467	316	318	297	270	92	116
支出	Payment	467	299	351	292	265	41	124
轉撥予付款項帳目的盈餘/(赤字)	Surplus/(Deficit) transferred to Appropriation Account	-	17	(33)	5	5	51	(8)

註釋： 二零零七至零八年度的帳目乃臨時及有待審核。

Notes: Accounts for 2007-08 are provisional and subject to audit.

二零零六年四月一日前，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。

Before 1 April 2006, the Housing Authority acted 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.

自二零零六年四月一日，房屋委員會以代理人身分代政府管理屋宇管制、私營房屋、安置受清拆影響居民、上訴委員會和借調人員到其他政府部門工作。

Effective from 1 April 2006, the Housing Authority has acted as an agent for the Government for building control, private housing, rehousing of occupants upon clearance, appeal panel and secondment to other government departments.

資料來源：房屋署
(查詢電話：2761 7058)

Source: Housing Department
(Enquiry Telephone No.: 2761 7058)

8.14 按區域及區議會分區劃分的私人住宅單位落成量，二零零三年至二零零七年
Completions of Private Domestic Units by Area and District Council District, 2003 to 2007

		單位數目 Number of units				
區域／地區	Area/District Council district	2003	2004	2005	2006	2007
港島	Hong Kong					
中西區	Central and Western	1 314	1 162	895	813	170
灣仔	Wan Chai	224	34	304	866	524
東區	Eastern	918	142	2 212	0	112
南區	Southern	434	2 351	875	8	57
小計	Sub-total	2 890	3 689	4 286	1 687	863
九龍	Kowloon					
油尖旺	Yau Tsim Mong	5 247	3 417	1 149	2 294	1 004
深水埗	Sham Shui Po	5 418	1 588	2 256	1 352	132
九龍城	Kowloon City	442	5 806	158	1 896	49
黃大仙	Wong Tai Sin	0	0	0	212	0
觀塘	Kwun Tong	0	0	316	210	0
小計	Sub-total	11 107	10 811	3 879	5 964	1 185
新界	New Territories					
葵青	Kwai Tsing	1 585	0	0	0	924
荃灣	Tsuen Wan	1 474	2 464	4 225	1 652	1 515
屯門	Tuen Mun	319	1 629	1 576	0	0
元朗	Yuen Long	528	3 345	332	381	1 971
北區	North	36	92	744	1 116	218
大埔	Tai Po	4	2	6	30	0
沙田	Sha Tin	935	630	92	425	1 164
西貢	Sai Kung	7 519	2 134	476	3 150	2 100
離島	Islands	0	1 240	1 705	2 174	531
小計	Sub-total	12 400	11 536	9 156	8 928	8 423
總計	Total	26 397	26 036	17 321	16 579	10 471
年底總存量	Stock as at end of the year	1 007 975	1 034 971	1 053 246	1 068 898	1 079 243

註釋： 數字不包括小型屋宇。

Note : Figures above exclude small houses.

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	1997	2002	2003	2004	2005	2006	2007
港島	Hong Kong							
少於 40 平方米	Less than 40 sq. m.	399	433	1 039	537	228	175	373
40 - 69.9 平方米	40 - 69.9 sq. m.	422	738	1 031	1 577	2 931	922	256
70 - 99.9 平方米	70 - 99.9 sq. m.	214	196	300	280	474	306	111
100 - 159.9 平方米	100 - 159.9 sq. m.	74	520	201	988	377	217	19
160 平方米或以上	160 sq. m. or above	140	278	319	307	276	67	104
小計	Sub-total	1 249	2 165	2 890	3 689	4 286	1 687	863
九龍	Kowloon							
少於 40 平方米	Less than 40 sq. m.	512	1 805	2 228	437	316	864	256
40 - 69.9 平方米	40 - 69.9 sq. m.	84	2 369	6 995	8 453	2 877	3 235	414
70 - 99.9 平方米	70 - 99.9 sq. m.	169	1 792	1 205	879	524	1 073	197
100 - 159.9 平方米	100 - 159.9 sq. m.	58	134	645	934	102	658	292
160 平方米或以上	160 sq. m. or above	38	45	34	108	60	134	26
小計	Sub-total	861	6 145	11 107	10 811	3 879	5 964	1 185
新界	New Territories							
少於 40 平方米	Less than 40 sq. m.	367	2 218	1 471	1 148	1 864	562	400
40 - 69.9 平方米	40 - 69.9 sq. m.	13 186	14 263	9 882	8 195	4 946	6 507	6 518
70 - 99.9 平方米	70 - 99.9 sq. m.	2 066	5 216	844	1 951	2 093	1 488	1 208
100 - 159.9 平方米	100 - 159.9 sq. m.	356	616	197	190	103	197	169
160 平方米或以上	160 sq. m. or above	117	429	6	52	150	174	128
小計	Sub-total	16 092	22 742	12 400	11 536	9 156	8 928	8 423
所有區域	All areas							
少於 40 平方米	Less than 40 sq. m.	1 278	4 456	4 738	2 122	2 408	1 601	1 029
40 - 69.9 平方米	40 - 69.9 sq. m.	13 692	17 370	17 908	18 225	10 754	10 664	7 188
70 - 99.9 平方米	70 - 99.9 sq. m.	2 449	7 204	2 349	3 110	3 091	2 867	1 516
100 - 159.9 平方米	100 - 159.9 sq. m.	488	1 270	1 043	2 112	582	1 072	480
160 平方米或以上	160 sq. m. or above	295	752	359	467	486	375	258
總計	Total	18 202	31 052	26 397	26 036	17 321	16 579	10 471

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

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

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

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

8.16 按類別劃分的私人非住宅樓宇總存量、落成量及空置量

Stock, Completions and Vacancies of Private Non-domestic Premises by Type

		千平方米 Thousand sq. m.						
類別	Type	1997	2002	2003	2004	2005	2006	2007
商業樓宇	Commercial							
年底總存量 ⁽¹⁾	Stock as at end of year ⁽¹⁾	8 565	9 245	9 306	9 408	9 522	10 396	10 484
年內落成量	Completions during the year	249	138	118	91	111	183	48
年底空置量 ⁽¹⁾	Amount vacant as at end of year ⁽¹⁾	763	991	1 002	1 019	980	1 023	849
寫字樓	Office							
年底總存量	Stock as at end of year	7 889	9 271	9 539	9 795	9 770	9 813	10 107
年內落成量	Completions during the year	456	166	299	280	34	108	320
年底空置量	Amount vacant as at end of year	905	1 175	1 334	1 240	854	753	901
分層工廠大廈	Flatted factories							
年底總存量	Stock as at end of year	17 942	17 565	17 463	17 480	17 468	17 397	17 347
年內落成量	Completions during the year	181	3	0	1	0	0	16
年底空置量	Amount vacant as at end of year	1 802	1 840	1 844	1 512	1 273	1 250	1 070
特殊廠房	Specialised factories							
年底總存量	Stock as at end of year	2 896	3 146	3 162	3 177	3 150	3 136	3 142
年內落成量	Completions during the year	75	5	16	36	0	16	33
貨倉	Storage							
年底總存量	Stock as at end of year	3 298	3 389	3 381	3 390	3 401	3 430	3 421
年內落成量	Completions during the year	90	27	0	0	13	27	0
年底空置量	Amount vacant as at end of year	311	253	198	158	97	101	96
工貿大廈	Industrial/Office							
年底總存量	Stock as at end of year	333	598	613	613	616	613	613
年內落成量	Completions during the year	73	0	15	0	4	0	0
年底空置量	Amount vacant as at end of year	83	75	91	68	61	42	36

註釋： 一九九七年及二零零二年總存量已經調整，以配合差餉估價記錄。

(1) 由二零零六年年中起，數字包括領匯房地產投資信託基金擁有的物業。

Notes: Stock figures for 1997 and 2002 have been adjusted in order to reconcile them with the rating assessment records.

(1) Figures from mid-2006 onwards include properties owned by The Link Real Estate Investment Trust.

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（以二零零七年年底點算） Stock of Private Premises by Year of Completion (as at End of 2007)

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						總計 Total
		1960年前 Pre-1960	1960-1969	1970-1979	1980-1989	1990-1994	1995-1999	
私人住宅 (單位數目)	Private domestic (Number of units)							
中/小型單位(1)	Small/medium units(1)	33 149	142 888	179 416	256 691	132 871	92 982	1 000 852
大型單位(2)	Large units(2)	4 595	10 636	13 577	20 692	7 408	7 853	78 391
總計	Total	37 744	153 524	192 993	277 383	140 279	100 835	1 079 243
私人寫字樓	Private office							
甲級(3)	Grade A(3)	-	16	349	1 699	1 366	1 517	6 075
乙級	Grade B	28	259	390	725	449	457	2 465
丙級	Grade C	19	140	451	503	221	208	1 567
總計	Total	47	415	1 190	2 927	2 036	2 181	10 107
私人商業樓宇	Private commercial	457	1 436	2 163	3 080	1 251	1 133	10 484
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)	53	1 358	5 785	7 391	2 020	685	17 347

註釋： 本表所載的私人住宅數字不包括小型屋宇。

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

(1) 指實用面積為 99.9 平方米或以下。

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

(2) 指實用面積為 99.9 平方米以上。

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

(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。

(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 按樓宇類別劃分的私人樓宇售價指數 Price Indices of Private Premises by Type of Premises

(一九九九年 = 100)
(Year 1999 = 100)

類別	Type	1997	2002	2003	2004	2005	2006	2007
私人住宅	Private domestic							
少於 40 平方米	Less than 40 sq. m.	161.4	68.1	59.7	72.7	84.9	86.6	98.5
40 - 69.9 平方米	40 - 69.9 sq. m.	162.7	70.2	61.1	77.2	91.3	91.6	100.5
70 - 99.9 平方米	70 - 99.9 sq. m.	168.8	71.9	65.3	87.8	106.6	108.0	119.6
100 - 159.9 平方米	100 - 159.9 sq. m.	168.5	76.6	70.2	96.5	119.1	121.0	138.0
160 平方米或以上	160 sq. m. or above	172.9	81.8	76.2	106.6	131.3	137.6	161.5
合計	Overall	163.1	69.9	61.6	78.0	92.0	92.7	103.5
私人零售業樓宇	Private retail	177.3	85.0	85.5	119.3	149.3	153.5	172.5
私人寫字樓(甲級、 乙級及丙級)(1)	Private office (Grades A, B and C)(1)	213.1	68.4	62.5	99.3	133.0	139.3	165.5
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)	168.9	74.8	71.7	88.6	125.0	158.5	199.5

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 按樓宇類別及區域／地區劃分的私人樓宇平均售價

Average Prices of Private Premises by Type of Premises and Area/District

元(每平方米計)
\$/sq. m.

類別／ 區域／地區	Type/ Area/District	1997	2002	2003	2004	2005	2006	2007
私人住宅	Private domestic							
少於 40 平方米	Less than 40 sq. m.							
港島	Hong Kong	69,206	29,012	25,746	32,535	39,158	42,849	52,292
九龍	Kowloon	57,025	23,324	20,867	25,233	29,896	30,068	36,806
新界	New Territories	59,323	24,455	20,843	26,611	30,529	28,929	32,514
40 - 69.9 平方米	40-69.9 sq. m.							
港島	Hong Kong	83,159	34,177	30,497	41,716	49,266	52,213	61,548
九龍	Kowloon	63,879	24,722	22,020	33,058	38,868	38,090	47,791
新界	New Territories	59,899	24,646	21,317	28,023	32,684	31,185	34,220
70 - 99.9 平方米	70-99.9 sq. m.							
港島	Hong Kong	104,021	42,116	40,375	56,808	66,634	69,332	83,239
九龍	Kowloon	78,949	30,654	28,143	46,837	56,516	57,104	76,450
新界	New Territories	72,566	29,522	26,743	35,698	41,584	41,549	44,721
100 - 159.9 平方米	100-159.9 sq. m.							
港島	Hong Kong	115,082	51,801	48,352	66,291	82,482	85,781	105,574
九龍	Kowloon	82,363	37,582	34,204	62,070	73,046	75,419	95,658
新界	New Territories	79,521	31,953	30,500	41,912	49,987	48,590	57,145
160 平方米或以上	160 sq. m. or above							
港島	Hong Kong	135,544	65,725	66,281	94,478	115,358	120,308	150,718
九龍	Kowloon	125,078	49,840	55,400	75,240	96,641	99,282	129,577
新界	New Territories	80,549	35,326	34,461	44,483	57,151	56,098	70,215
私人零售業樓宇	Private retail							
港島	Hong Kong	224,280	124,478	120,041	169,879	183,927	164,077	239,540
九龍	Kowloon	299,382	120,383	127,944	210,991	224,785	182,475	211,487
新界	New Territories	175,670	108,861	97,068	111,157	139,664	112,215	142,025
私人寫字樓	Private office							
甲級	Grade A							
上環	Sheung Wan	115,788	19,673	17,670	54,137	114,066	80,219	90,488
中區	Central	203,716	54,665	53,698	96,067	121,796	130,825	163,053
灣仔／銅鑼灣	Wan Chai/Causeway Bay	139,344	39,643	35,696	63,440	79,442	94,952	104,864
北角／鰂魚涌	North Point/Quarry Bay	84,226	27,648	25,581	36,865	55,889	61,070	69,618
尖沙咀	Tsim Sha Tsui	115,044	39,510	38,025	72,666	94,799	99,357	110,987
油麻地／旺角 ⁽¹⁾	Yau Ma Tei/Mong Kok ⁽¹⁾	99,071	-	-	-	154,561	143,376	169,070
乙級	Grade B							
上環	Sheung Wan	74,003	21,253	19,405	24,110	34,415	41,554	54,826
中區	Central	123,005	40,214	40,723	53,997	82,121	89,656	106,906
灣仔／銅鑼灣	Wan Chai/Causeway Bay	94,514	30,305	26,150	43,150	61,222	64,391	78,991
北角／鰂魚涌	North Point/Quarry Bay	70,065	20,092	18,475	25,187	36,350	41,529	47,803
尖沙咀	Tsim Sha Tsui	83,068	30,133	30,486	46,843	64,172	66,856	80,100
油麻地／旺角	Yau Ma Tei/Mong Kok	68,757	24,584	23,266	30,209	48,572	46,440	54,785
丙級	Grade C							
上環	Sheung Wan	58,402	19,129	16,683	20,231	29,887	35,379	49,146
中區	Central	74,176	28,926	22,039	37,285	50,671	59,484	80,003
灣仔／銅鑼灣	Wan Chai/Causeway Bay	78,443	23,287	20,966	33,101	43,862	48,552	62,845
北角／鰂魚涌	North Point/Quarry Bay	66,205	24,581	20,883	24,837	33,841	39,378	48,005
尖沙咀	Tsim Sha Tsui	57,840	22,636	21,357	27,214	39,336	42,490	52,789
油麻地／旺角	Yau Ma Tei/Mong Kok	60,806	21,923	19,034	23,488	30,891	34,996	42,968
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)							
港島	Hong Kong	19,111	8,094	7,345	8,097	10,890	14,236	19,025
九龍	Kowloon	17,843	8,272	7,994	10,103	14,057	17,405	22,126
新界	New Territories	11,123	4,958	4,710	5,514	7,033	8,446	10,151

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) 二零零五年至二零零七年的數字由少於5宗的交易計算出來。

(1) Figures for 2005 to 2007 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	1997	2002	2003	2004	2005	2006	2007
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	255	165	152	167	188	216	246
九龍	Kowloon	219	134	122	125	140	154	170
新界	New Territories	168	105	93	99	106	113	127
40 - 69.9 平方米	40 - 69.9 sq. m.							
港島	Hong Kong	277	168	147	168	184	207	237
九龍	Kowloon	197	132	120	134	145	155	170
新界	New Territories	155	101	88	95	101	107	118
70 - 99.9 平方米	70 - 99.9 sq. m.							
港島	Hong Kong	362	225	191	213	243	258	289
九龍	Kowloon	240	164	157	171	193	198	220
新界	New Territories	225	122	103	114	122	124	144
100 - 159.9 平方米	100 - 159.9 sq. m.							
港島	Hong Kong	394	247	216	234	263	298	335
九龍	Kowloon	256	196	172	188	205	220	240
新界	New Territories	258	156	133	151	161	171	195
160 平方米或以上	160 sq. m. or above							
港島	Hong Kong	428	305	261	275	318	355	396
九龍	Kowloon	244	190	182	159	201	197	228
新界	New Territories	238	169	146	165	176	189	225
租金指數 (1999年 = 100)	Rental indices (Year 1999 = 100)							
少於 40 平方米	Less than 40 sq. m.	128.1	81.3	72.8	75.5	83.3	90.1	100.5
40 - 69.9 平方米	40 - 69.9 sq. m.	135.7	81.8	72.7	76.5	84.9	89.1	98.1
70 - 99.9 平方米	70 - 99.9 sq. m.	140.9	85.0	72.5	79.1	90.4	93.9	103.5
100 - 159.9 平方米	100 - 159.9 sq. m.	139.3	89.8	77.2	84.0	94.7	100.5	115.3
160 平方米或以上	160 sq. m. or above	138.7	94.3	81.1	86.1	97.8	106.4	121.8
合計	Overall	134.5	83.4	73.6	77.7	86.5	91.6	101.8

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 按樓宇類別及區域／地區劃分的私人非住宅樓宇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 of Private Non-domestic Premises by Type of Premises and Area/District

類別／ 區域／地區	Type/ Area/District	1997	2002	2003	2004	2005	2006	2007
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 (1)	Private retail (1)							
港島	Hong Kong	1,105	791	750	844	939	1,001	1,060
九龍	Kowloon	1,168	865	826	898	974	999	1,023
新界	New Territories	805	645	668	710	764	778	814
私人寫字樓	Private office							
甲級	Grade A							
上環	Sheung Wan	416	252	233	222	267	418	510
中區	Central	682	342	266	290	414	557	719
灣仔／銅鑼灣	Wan Chai/Causeway Bay	482	239	192	194	279	373	448
北角／鰂魚涌	North Point/Quarry Bay	-	204	162	155	192	244	291
尖沙咀	Tsim Sha Tsui	401	224	198	214	279	338	360
油麻地／旺角 (2)	Yau Ma Tei/Mong Kok (2)	341	223	211	193	296	364	370
乙級	Grade B							
上環	Sheung Wan	343	149	131	135	160	197	238
中區	Central	490	241	219	224	288	359	436
灣仔／銅鑼灣	Wan Chai/Causeway Bay	383	185	163	172	198	249	304
北角／鰂魚涌	North Point/Quarry Bay	-	142	135	128	150	177	206
尖沙咀	Tsim Sha Tsui	374	208	204	205	238	275	293
油麻地／旺角	Yau Ma Tei/Mong Kok	317	192	179	191	224	253	264
丙級	Grade C							
上環	Sheung Wan	280	146	128	131	146	162	193
中區	Central	359	212	188	197	234	279	318
灣仔／銅鑼灣	Wan Chai/Causeway Bay	366	187	169	180	202	233	262
北角／鰂魚涌	North Point/Quarry Bay	-	179	161	167	186	203	236
尖沙咀	Tsim Sha Tsui	358	206	182	196	240	262	298
油麻地／旺角	Yau Ma Tei/Mong Kok	312	184	169	168	191	204	221
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)							
港島	Hong Kong	142	81	72	72	73	83	93
九龍	Kowloon	130	87	79	82	89	97	109
新界	New Territories	93	59	53	55	58	64	69
租金指數 (1999年 = 100)	Rental indices (Year 1999 = 100)							
私人零售業樓宇 (1)	Private retail (1)	123.5	92.9	86.4	92.8	100.5	104.3	111.8
私人寫字樓 (甲級、乙級及丙級)	Private office (Grades A, B and C)	156.8	85.4	74.6	78.1	96.4	117.4	131.9
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)	132.5	82.7	74.9	77.3	82.6	91.0	100.5

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) 由二零零六年年中起，數字包括領匯房地產投資信託基金擁有的物業。
(2) 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) Figures from mid-2006 onwards include properties owned by The Link Real Estate Investment Trust.
(2) 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) 送達土地註冊處登記的文件數目

Number of Documents Received for Registration in the Land Registry

土地文件種類	Type of land document	數目 Numbers						
		1997	2002	2003	2004	2005	2006	2007
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	205 461	85 921	87 309	123 480	123 697	99 087	145 691
住宅	Residential	172 711	72 974	71 576	100 630	103 362	82 472	123 575
非住宅	Non-residential	32 750	12 947	15 733	22 850	20 335	16 615	22 116
地段買賣合約	Agreements for sale and purchase of land	5 133	1 128	959	1 627	2 554	2 086	2 215
物業轉讓契約	Assignments of properties							
樓宇轉讓契約	Assignments of building units	220 911	119 734	110 052	135 106	156 280	125 983	158 287
地段轉讓契約	Assignments of land	10 959	2 980	2 433	3 247	5 807	5 804	5 938
按揭／抵押	Mortgages/Legal charges							
建築按揭／抵押	Building mortgages/building legal charges	75	56	103	70	89	117	88
樓宇按揭／抵押	Other mortgages/legal charges	252 324	121 791	102 210	124 183	138 135	101 222	138 663
撤銷按揭／抵押	Receipts/Discharges/Releases	201 651	93 048	88 312	128 762	159 062	127 234	143 601
租約	Leases/Tenancy agreements	7 907	5 959	5 565	5 888	5 569	5 816	5 402
戰前樓宇重建豁免管制令	Exclusion orders	0	0	0	0	0	0	0
其他	Others	86 145	114 048	100 198	108 432	103 106	106 026	127 398
總計	Total	990 566	544 665	497 141	630 795	694 299	573 375	727 283

(B) 送達土地註冊處登記的文件涉及的價值

Consideration of Documents Received for Registration in the Land Registry

土地文件種類	Type of land document	百萬元 \$ million						
		1997	2002	2003	2004	2005	2006	2007
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	868,019	185,393	189,418	351,787	395,507	315,195	525,625
住宅	Residential	690,341	154,252	153,578	276,735	312,832	232,026	434,033
非住宅	Non-residential	177,678	31,141	35,840	75,052	82,675	83,169	91,592
地段買賣合約	Agreements for sale and purchase of land	69,787	10,363	7,254	19,360	32,182	29,773	30,666
物業轉讓契約	Assignments of properties							
樓宇轉讓契約	Assignments of building units	790,408	198,110	207,285	305,700	397,363	329,667	471,272
地段轉讓契約	Assignments of land	93,750	12,014	9,879	18,333	36,353	34,358	36,148
按揭／抵押 ⁽¹⁾	Mortgages/Legal charges ⁽¹⁾							
建築按揭／抵押	Building mortgages/building legal charges	20,007	3,570	899	-	-	-	-
樓宇按揭／抵押	Other mortgages/legal charges	98,072	68,336	26,219	-	-	-	-
撤銷按揭／抵押 ⁽¹⁾	Receipts/Discharges/Releases ⁽¹⁾	35,188	13,317	12,553	-	-	-	-
上列土地文件總值 ⁽¹⁾	Total consideration of the above land documents ⁽¹⁾	1,975,231	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)