

香港統計年刊

Hong Kong Annual Digest of Statistics

二零一一年版
2011 Edition

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www.censtatd.gov.hk

二零一一年十一月出版

Published in November 2011

本刊物備有印刷版和下載版可供選擇。有關獲取本刊物的方法，請參閱第A11頁。

This publication is available in both print version and download version.
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主要統計概覽 (續) Summary of Key Statistics (cont'd)

- 註釋： (15) 以二零零九年環比物量計算的數列的編製方法，是把參照年份二零零九年的當時價值，採用有關的環比物量指數向前及向後延伸而得。由於本地生產總值及其組成部分的外推過程是獨立地進行，所以組成部分外推值的統計匯總，一般並不完全相等於本地生產總值的外推值。
- (16) 根據國際收支平衡表的會計常規，經常帳差額的正數顯示盈餘而負數則顯示赤字。在資本及金融帳方面，正數顯示淨資金流入而負數則顯示淨資金流出。由於對外資產的增加是屬於借方帳目而減少則屬貸方帳目，因此負數的儲備資產變動淨值顯示儲備資產的增加，而正數則顯示減少。
- (17) 原則上，貸方和借方各項帳目的淨總和應相等於零。但實際上，貸方和借方帳目的資料是透過不同的來源搜集，基於各種原因會有差異。為了令貸方和借方帳目的總和相等，便須加進一個餘額項目，以反映平衡表的「淨誤差及遺漏」。
- (18) 國際投資頭寸淨值是對外金融資產總值與對外金融負債總值之差。
- (19) 二零零一年及以前沒有數字。
- (15) In calculating the chained (2009) dollar series, the current price value in the reference year of 2009 is extrapolated backwards and forwards using the corresponding chain volume index. Since the extrapolation process is carried out for GDP and its components independently, the extrapolated values of the components do not, in general, aggregate exactly to the extrapolated value of GDP.
- (16) In accordance with the Balance of Payments accounting rules, a positive value for the balance figure in the current account represents a surplus whereas a negative value represents a deficit. For the capital and financial account, a positive value indicates a net capital and financial inflow and a negative value indicates a net outflow. As increases in external assets are debit entries and decreases are credit entries, a negative value for the net change in reserve assets represents a net increase and a positive value represents a net decrease.
- (17) In principle, the net sum of credit entries and debit entries is zero. In practice, discrepancies between the credit and debit entries may however occur for various reasons as the data are collected from many sources. Equality between the sum of credit entries and debit entries is brought about by the inclusion of a balancing item which reflects "net errors and omissions".
- (18) Net international investment position is the difference between total external financial assets and total external financial liabilities.
- (19) Figures were not available for 2001 and the years before.

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的建造業機構，並對建造工程的順利完成承擔全部責任。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造業機構。

建築地盤 是指在單一劃定的地點（最少擁有相當面積），而在該地點內正進行一項或多項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，是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）

非地盤建造工程 包括小規模新建工程及樓房裝飾、樓宇修葺及保養，和非地盤的電器設備安裝及保養。（表 7.2）

一間機構單位 原則上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的經濟單位。在建造業的情況而言，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。在這種情況下，該填報單位視為一間機構單位。（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，則該計劃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、及其他不作為住宅用途的樓宇。（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 responsibilities 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 the construction site 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)

Construction works at locations other than construction sites included minor new construction activities and decoration, repair and maintenance for buildings; and electrical equipment installation and maintenance works at locations other than construction sites. (Table 7.2)

An *establishment* is ideally an economic unit 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)

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 7.11 至表 7.12)

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)

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 7.11 至表 7.12)

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 7.13)

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 7.13)

載於表 7.3 至表 7.5 內的主要統計數字是根據《屋宇建築、建造及地產業的業務表現及營運特色的主要統計數字》報告書內的資料編製而成。以下部分介紹有關用語及定義。

A building is said to be *completed* upon the issuance of an Occupation Permit by the Buildings Department in the case of a Housing Society building, Private Sector Participation Scheme building or a private building. (Tables 7.6 to 7.8)

Consents to commence work for Housing Authority rental flats and Home Ownership Scheme residential flats refers to the award of contracts to a contractor(s) by the Housing Authority. (Table 7.9)

Buildings with consents to commence work refer to buildings with consents to commence building works issued by the Buildings Department. Such “consents” are issued to private development projects (including Hong Kong Housing Society’s projects) and Hong Kong Housing Authority’s development projects under the Private Sector Participation Scheme. (Tables 7.11 to 7.12)

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)

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 7.11 to 7.12)

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. (Table 7.13)

The *realised premium of land* acquired through auction or public tender is the auctioned/tendered price of the land. (Table 7.13)

The principal statistics presented in Tables 7.3 to 7.5 are compiled based on the information contained in the report *Key Statistics on Business Performance and Operating Characteristics of the Building, Construction and Real Estate Sectors*. Related terms and definitions are introduced below.

建造業

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、僱員實質利益費用及僱主為僱員提供社會保障的費用，以及任何以股份為基礎的支出） + 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 + 郵費、報紙和雜誌及通訊開支 + 支付給相關公司的行政費用 + 廣告及業務推廣支出 + 會計、審計、法律及其他商業服務費用 + 保險費 + 應酬費用 + 員工培訓開支 + 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

= 建造工程總值 + 其他收入（不包括利息收入） - 材料物料的耗用及維修保養服務 - 付予連工包料的分判承建商的費用 - 雜項營運開支（不包括利息支付）

盈餘總額

= 建造工程總值 + 其他業務收益 - 僱員薪酬及付予只供應勞工的分判承建商費用 - 材料物料的耗用及維修保養服務 - 付予連工包料的分判承建商的費用 - 雜項營運開支

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、測量及工程服務業

就業人數

= 在職東主及在職合夥人人數 + 僱員人數

Construction Sector

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

= Remuneration to direct employees (comprising wages and salaries to operatives and other employees; payments in kind and employer's social security expenditure as well as any share-based payments) + 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 + Postage, newspaper and magazines, and communications expenses + Administration charges paid to related companies under the same enterprise group + Advertisement and business promotion expenses + Accounting, audit, legal fees and other expenses for business services + Insurance premiums + Entertainment expenses + Staff training expenses + 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 income

Value added

= Gross value of construction works performed + Other income (excluding interest income) - Consumption of materials, supplies and maintenance services - Payment for sub-contract works rendered by fee sub-contractors - Miscellaneous operating expenses (excluding interest payments)

Gross surplus

= Gross value of construction works performed + Other business receipts - Compensation of employees and payments to labour-only sub-contractors - Consumption of materials, supplies and maintenance services - Payment for sub-contract works rendered by fee sub-contractors - Miscellaneous operating expenses

Gross additions to fixed assets

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

Architectural, Surveying and Engineering Services Industry

Number of persons engaged

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

僱員薪酬

= 工資及薪金（包括以股份為基礎的支出）+ 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 + 郵費、報紙和雜誌及通訊開支 + 支付給相關公司的行政費用 + 廣告及業務推廣支出 + 會計、審計、法律及其他商業服務費用 + 保險費 + 應酬費用 + 員工培訓開支 + 其他營運開支

其他業務收益

= 利息收入 + 其他收入

增加價值

= 服務收入 + 其他收入（不包括利息收入）
- 材料物料的耗用及維修保養服務 - 外判及顧問費用 - 雜項營運開支（不包括利息支付）

盈餘總額

= 服務收入 + 其他業務收益 - 僱員薪酬 - 材料物料的耗用及維修保養服務 - 外判及顧問費用 - 雜項營運開支

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

地產活動業

就業人數

= 在職東主、在職合夥人及無酬家屬幫工人數 + 僱員人數

僱員薪酬

= 工資及薪金（包括以股份為基礎的支出）+ 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 + 郵費、報紙和雜誌及通訊開支 + 支付給相關公司的行政費用 + 廣告及業務推廣支出 + 會計、審計、法律及其他商業服務費用 + 保險費 + 應酬費用 + 員工培訓開支 + 其他營運開支

Compensation of employees

= Wages and salaries (including share-based payments) + 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 + Postage, newspaper and magazines, and communications expenses + Administration charges paid to related companies under the same enterprise group + Advertisement and business promotion expenses + Accounting, audit, legal fees and other expenses for business services + Insurance premiums + Entertainment expenses + Staff training expenses + Other operating expenses

Other business receipts

= Interest income + Other income

Value added

= Service income + Other income (excluding interest income) - Consumption of materials, supplies and maintenance services - Payment for commission work - Miscellaneous operating expenses (excluding interest payments)

Gross surplus

= Service income + Other business receipts - Compensation of employees - Consumption of materials, supplies and maintenance services - Payment for commission work - Miscellaneous operating expenses

Gross additions to fixed assets

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

Real Estate Activities Industry

Number of persons engaged

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

Compensation of employees

= Wages and salaries (including share-based payments) + 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 + Postage, newspaper and magazines, and communications expenses + Administration charges paid to related companies under the same enterprise group + Advertisement and business promotion expenses + Accounting, audit, legal fees and other expenses for business services + Insurance premiums + Entertainment expenses + Staff training expenses + Other operating expenses

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；寫於右下數字 1 = 填報年度期始；寫於右下數字 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

= 地產發展計劃的毛利 + 服務及租項收入 + 其他收入（不包括利息收入）- 材料物料的耗用及維修保養服務 - 雜項營運開支 + 利息支付（有關地產發展計劃的利息支付除外）

盈餘總額

= 地產發展計劃的毛利 + 服務及租項收入 + 其他業務收益 - 僱員薪酬 - 材料物料的耗用及維修保養服務 - 雜項營運開支 - 有關地產發展計劃的利息支付

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、建造及地產業的業務表現及營運特色的主要統計數字

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

Other business receipts

= Interest income + Other income

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

= Gross margin of real estate development projects + Service and rental income + Other income (excluding interest income) - Consumption of materials, supplies and maintenance services - Miscellaneous operating expenses + Interest payments apart from those for financing real estate development projects

Gross surplus

= Gross margin of real estate development projects + Service and rental income + Other business receipts - Compensation of employees - Consumption of materials, supplies and maintenance services - Miscellaneous operating expenses - Interest payments to finance the real estate development projects

Gross additions to fixed assets

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

Further References

Key Statistics on Business Performance and Operating Characteristics of the 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 二零零九年按樓宇用途劃分的地產發展計劃統計數字 Real Estate Project Statistics by End-use of Buildings, 2009

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

| 樓宇用途 End-use of buildings | 發展計劃 數目 Number of projects | 總支出 Total expenses | 在填報年度內發展計劃的支出 Project expenses incurred during reporting period | | | | 發展計劃內 其他支出 Other project expenses |
|--|--|--------------------------|--|--|---|------------------------------|---|
| | | | 付予承建商 的費用 Payments to contractors | 建築合約價 值外另行供 應的建築材 料及裝置 Building materials & fittings supplied | 建築設計及 技術顧問費用 Architectural design & technical consultancy fees | 利息支付 Interest payments | |
| 住宅樓宇 ⁽¹⁾ Private residential premises ⁽¹⁾ | 114 | 22,438 | 18,786 | 15 | 961 | 1,123 | 1,554 |
| 寫字樓 Office buildings | 13 | 816 | 631 | 0 | 80 | 85 | 20 |
| 酒店及旅舍 Hotels and boarding houses | 26 | 2,299 | 1,952 | 3 | 64 | 86 | 194 |
| 綜合式商業大廈 Multi-purpose commercial premises | 32 | 6,564 | 5,821 | 1 | 300 | 60 | 382 |
| 多層工廠大廈及貨倉 Flatted factory blocks and warehouses | 7 | 318 | 210 | 0 | 14 | 50 | 44 |
| 總計 Total | 192 | 32,435 | 27,400 | 20 | 1,418 | 1,403 | 2,194 |

| 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⁾ | 45,382 | 1 329 | 3 894 |
| 寫字樓 Office buildings | 2,696 | 27 | 262 |
| 酒店及旅舍 Hotels and boarding houses | 5,276 | 54 | 301 |
| 綜合式商業大廈 Multi-purpose commercial premises | 18,024 | 190 | 1 442 |
| 多層工廠大廈及貨倉 Flatted factory blocks and warehouses | 202 | 15 | 131 |
| 總計 Total | 71,581 | 1 615 | 6 030 |

註釋：由二零零九年的統計期開始，統計數字是按「香港標準行業分類 2.0 版」編製，其數列已作出修訂及後向估計至二零零五年。有關修訂「香港標準行業分類」的詳情，請參閱第 16 頁的「概念及定義」。

Notes: Starting from the reference year of 2009, the statistics are compiled based on the Hong Kong Standard Industrial Classification (HSIC) Version 2.0 and the series has been revised and backcasted to 2005. Please refer to "Concepts and Definitions" on page 16 for details on the revision of HSIC.

(1) 數字包括作純住宅用途及商住兩用的樓宇。

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

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
查詢電郵：building@censtatd.gov.hk

Source: Construction and Miscellaneous Services Statistics Section, Census and Statistics Department
Enquiry telephone no.: 2882 4684
Enquiry e-mail: building@censtatd.gov.hk

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 | | | | | | |
|----------|---|--|--------|--------|--------|--------|---------|---------|
| | | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
| 於建築地盤 | At construction sites | | | | | | | |
| 樓宇 | Buildings | 69,327 | 34,005 | 29,680 | 33,353 | 37,900 | 39,742 | 40,839 |
| 其他建築物及設施 | Structures & facilities | 20,583 | 14,686 | 12,311 | 10,123 | 10,934 | 12,516 | 20,683 |
| 小計 | Sub-total | 89,910 | 48,691 | 41,990 | 43,476 | 48,834 | 52,258 | 61,522 |
| 於非建築地盤 | At locations other than construction sites | 32,161 | 42,160 | 48,240 | 49,390 | 50,765 | 48,686 | 49,752 |
| 總計 | Total | 122,071 | 90,851 | 90,230 | 92,866 | 99,599 | 100,944 | 111,274 |

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
查詢電郵：building@censtatd.gov.hk

Source : Construction and Miscellaneous Services Statistics Section,
Census and Statistics Department
Enquiry telephone no.: 2805 6426
Enquiry e-mail: building@censtatd.gov.hk

7.3 二零零九年按行業大類／中類／小類劃分的屋宇建築、建造及地產業的所有機構單位主要統計數字

百萬元（另有註明除外）

| 行業大類／中類／小類 | 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 and supplies; fuels, electricity and water, and maintenance services | 連工包料的分判承建商費用 Payment for sub-contract works rendered by fee sub-contractors | 雜項營運開支 Miscellaneous operating expenses |
|-------------------|------------------------------------|--|---|--|--|--|
| (A) 建造業 | | | | | | |
| 樓房的建造 | 648 | 13 309 | 7,218 | 6,838 | 30,620 | 2,038 |
| 土木工程 | 956 | 24 117 | 7,591 | 4,518 | 13,307 | 1,981 |
| 建築物清拆及地盤預備工程 | 438 | 5 259 | 1,584 | 1,667 | 1,373 | 555 |
| 建築物設備安裝及保養活動 | 8 082 | 47 839 | 13,442 | 10,985 | 6,178 | 4,430 |
| 樓房竣工前的修整及其他專門建造活動 | 10 092 | 44 731 | 10,151 | 7,698 | 15,261 | 2,966 |
| 總計 | 20 216 | 135 254 | 39,986 | 31,706 | 66,739 | 11,969 |

百萬元（另有註明除外）

| 行業大類／中類／小類 | 機構單位數目 Number of establishments | 就業人數 Number of persons 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 and water, and maintenance services | 外判及顧問費用 Payment for commission work | 雜項營運開支 Miscellaneous operating expenses |
|------------------------|------------------------------------|-----------------------------------|-----------------------------------|---|--|--|
| (B) 建築、測量及工程服務業 | 1 651 | 23 466 | 8,137 | 300 | 2,109 | 2,305 |

百萬元（另有註明除外）

| 行業大類／中類／小類 | 機構單位數目 Number of establishments | 就業人數 Number of persons 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 and water, and maintenance services | 外判及顧問費用 Payment for commission work | 雜項營運開支 Miscellaneous operating expenses |
|------------------|------------------------------------|-----------------------------------|-----------------------------------|---|--|--|
| (C) 地產活動業 | | | | | | |
| 地產發展兼／或租賃 | 3 681 | 15 130 | 3,350 | 3,666 | 0 | 13,930 |
| 地產保養管理服務 | 565 | 68 713 | 8,454 | 7,550 | 0 | 6,288 |
| 地產經紀及代理以及其他地產服務 | 2 247 | 24 445 | 7,626 | 253 | 0 | 4,676 |
| 總計 | 6 493 | 108 289 | 19,431 | 11,470 | 0 | 24,895 |

註釋：由二零零九年的統計期開始，統計數字是按「香港標準行業分類 2.0 版」編製，其數列已作出修訂及後向估計至二零零五年。有關修訂「香港標準行業分類」的詳情，請參閱第 16 頁的「概念及定義」。

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
查詢電郵：building@censtatd.gov.hk

Principal Statistics for All Establishments in the Building, Construction and Real Estate Sectors by Industry Division/Group/Class, 2009

\$ 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 | Industry Division/Group/Class |
|---|-----------------------------------|---------------------|-----------------------|--|--|
| (A) Construction Sector | | | | | |
| 47,229 | 279 | 8,043 | 794 | 147 | Construction of buildings |
| 28,068 | 589 | 8,881 | 1,260 | 336 | Civil engineering |
| 5,567 | 151 | 2,125 | 538 | 111 | Demolition and site preparation |
| 35,395 | 2,502 | 16,400 | 2,863 | 169 | Building services installation and maintenance activities |
| 39,809 | 1,744 | 15,657 | 5,478 | 23 | Building finishing and other specialised construction activities |
| 156,068 | 5,265 | 51,106 | 10,933 | 787 | 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 | Industry Division/Group/Class |
|------------------------|-----------------------------------|---------------------|-----------------------|--|--|
| 13,976 | 233 | 9,513 | 1,358 | 83 | (B) Architectural, Surveying and Engineering Services Industry |

\$ 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 | Industry Division/Group/Class |
|--------------------------------------|---|---------------------|-----------------------|--|---|
| (C) Real Estate Activities Industry | | | | | |
| 49,798 | 40,550 | 78,021 | 69,168 | 6,970 | Real estate development and/or leasing |
| 23,136 | 0 | 9,777 | 1,341 | 57 | Real estate maintenance management |
| 13,024 | 0 | 9,434 | 2,907 | 117 | Real estate brokerage and agency, and other real estate services n.e.c. |
| 85,958 | 40,550 | 97,233 | 73,415 | 7,143 | Total |

Note : Starting from the reference year of 2009, the statistics are compiled based on the Hong Kong Standard Industrial Classification (HSIC) Version 2.0 and the series has been revised and backcasted to 2005. Please refer to "Concepts and Definitions" on page 16 for details on the revision of HSIC.

Source : Construction and Miscellaneous Services Statistics Section, Census and Statistics Department
Enquiry telephone no.: 2882 4684
Enquiry e-mail: building@censtatd.gov.hk

7.4 二零零九年按建造工程總值劃分的建造業的所有機構單位主要統計數字

百萬元（另有註明除外）

| 建造工程總值 (千元) | 機構單位數目 Number of establishments | 就業人數 Number of persons directly engaged | 僱員薪酬及付予 只供應勞工的分 判承建商費用 Compensation of employees & payments to labour-only sub-contractors | 材料物料的消 耗，燃料、 電力及用水 費用，以及維修 保養服務 Consumption of materials and supplies; fuels, electricity and water, and maintenance services | 連工包料的分 判承建商費用 Payment for sub-contract works rendered by fee sub- contractors |
|-----------------|---------------------------------------|---|---|--|---|
| < 5,000 | 17 300 | 47 634 | 5,994 | 4,134 | 2,519 |
| 5,000 - 9,999 | 1 153 | 12 223 | 3,144 | 1,633 | 3,015 |
| 10,000 - 19,999 | 943 | 17 938 | 3,697 | 2,539 | 5,877 |
| 20,000 - 49,999 | 423 | 14 880 | 4,328 | 3,730 | 2,541 |
| 50,000 - 99,999 | 177 | 5 947 | 4,130 | 1,951 | 3,741 |
| ≥ 100,000 | 222 | 36 632 | 18,693 | 17,719 | 49,046 |
| 總計 | 20 216 | 135 254 | 39,986 | 31,706 | 66,739 |

註釋：由二零零九年的統計期開始，統計數字是按「香港標準行業分類2.0版」編製，其數列已作出修訂及後向估計至二零零五年。有關修訂「香港標準行業分類」的詳情，請參閱第16頁的「概念及定義」。

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
查詢電郵：building@censtatd.gov.hk

7.5 二零零九年按增加價值劃分的建造業的所有機構單位主要統計數字

百萬元（另有註明除外）

| 增加價值 (千元) | 機構單位數目 Number of establishments | 就業人數 Number of persons directly engaged | 僱員薪酬及付予 只供應勞工的分 判承建商費用 Compensation of employees & payments to labour-only sub-contractors | 材料物料的消 耗，燃料、 電力及用水 費用，以及維修 保養服務 Consumption of materials and supplies; fuels, electricity and water, and maintenance services | 連工包料的分 判承建商費用 Payment for sub-contract works rendered by fee sub- contractors |
|-----------------|---------------------------------------|---|---|--|---|
| < 5,000 | 18 638 | 59 836 | 9,248 | 5,938 | 14,386 |
| 5,000 - 9,999 | 953 | 22 644 | 5,032 | 4,124 | 3,644 |
| 10,000 - 24,999 | 340 | 11 985 | 4,244 | 3,247 | 8,361 |
| 25,000 - 49,999 | 146 | 8 530 | 4,440 | 3,161 | 5,720 |
| ≥ 50,000 | 139 | 32 260 | 17,022 | 15,235 | 34,627 |
| 總計 | 20 216 | 135 254 | 39,986 | 31,706 | 66,739 |

註釋：由二零零九年的統計期開始，統計數字是按「香港標準行業分類2.0版」編製，其數列已作出修訂及後向估計至二零零五年。有關修訂「香港標準行業分類」的詳情，請參閱第16頁的「概念及定義」。

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
查詢電郵：building@censtatd.gov.hk

Principal Statistics for All Establishments in the Construction Sector by Gross Value of Construction Works Performed, 2009

\$ 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) |
|--|---|--------------------------------------|---------------------|-----------------------|---|---|
| 1,597 | 15,817 | 610 | 8,191 | 2,183 | 60 | < 5,000 |
| 661 | 9,314 | 2 | 4,010 | 862 | 142 | 5,000 - 9,999 |
| 548 | 13,037 | 130 | 4,211 | 508 | 10 | 10,000 - 19,999 |
| 598 | 11,962 | 80 | 5,219 | 845 | 21 | 20,000 - 49,999 |
| 451 | 10,559 | 158 | 4,596 | 445 | 28 | 50,000 - 99,999 |
| 8,115 | 95,380 | 4,284 | 24,880 | 6,092 | 525 | ≥ 100,000 |
| 11,969 | 156,068 | 5,265 | 51,106 | 10,933 | 787 | Total |

Note : Starting from the reference year of 2009, the statistics are compiled based on the Hong Kong Standard Industrial Classification (HSIC) Version 2.0 and the series has been revised and backcasted to 2005. Please refer to "Concepts and Definitions" on page 16 for details on the revision of HSIC.

Source : Construction and Miscellaneous Services Statistics Section,
Census and Statistics Department
Enquiry telephone no.: 2882 4684
Enquiry e-mail: building@censtatd.gov.hk

Principal Statistics for All Establishments in the Construction Sector by Value Added, 2009

\$ 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) |
|--|---|--------------------------------------|---------------------|-----------------------|---|------------------------------|
| 3,110 | 33,858 | 858 | 11,269 | 2,034 | 59 | < 5,000 |
| 756 | 14,358 | 224 | 6,078 | 1,024 | 136 | 5,000 - 9,999 |
| 703 | 17,458 | 145 | 5,339 | 1,048 | 55 | 10,000 - 24,999 |
| 599 | 14,281 | 218 | 5,089 | 578 | 69 | 25,000 - 49,999 |
| 6,802 | 76,114 | 3,821 | 23,332 | 6,249 | 469 | ≥ 50,000 |
| 11,969 | 156,068 | 5,265 | 51,106 | 10,933 | 787 | Total |

Note : Starting from the reference year of 2009, the statistics are compiled based on the Hong Kong Standard Industrial Classification (HSIC) Version 2.0 and the series has been revised and backcasted to 2005. Please refer to "Concepts and Definitions" on page 16 for details on the revision of HSIC.

Source : Construction and Miscellaneous Services Statistics Section,
Census and Statistics Department
Enquiry telephone no.: 2882 4684
Enquiry e-mail: building@censtatd.gov.hk

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 | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|-----------------------------------|--|--------|---------|---------|---------|---------|---------|--------|
| 住宅樓宇 | Residential | | | | | | | |
| 建築樓盤數目 | Number of building projects | 66 | 45 | 42 | 37 | 24 | 39 | 28 |
| 建築成本總計 (百萬元) | Total cost of construction (\$ million) | 18,952 | 8,218 | 8,671 | 6,972 | 5,329 | 8,212 | 5,553 |
| 實用樓面面積成本 (元/每平方米計) ⁽¹⁾ | Cost of usable floor area (\$/sq. m.) ⁽¹⁾ | 22,355 | 20,872 | 19,851 | 20,187 | 35,055 | 40,732 | 26,346 |
| 非住宅樓宇 | Non-residential | | | | | | | |
| 建築樓盤數目 | Number of building projects | 142 | 204 | 155 | 115 | 107 | 102 | 100 |
| 建築成本總計 (百萬元) | Total cost of construction (\$ million) | 9,029 | 13,240 | 11,646 | 11,483 | 12,775 | 12,564 | 13,936 |
| 實用樓面面積成本 (元/每平方米計) ⁽¹⁾ | Cost of usable floor area (\$/sq. m.) ⁽¹⁾ | 23,105 | 24,745* | 17,255* | 19,858* | 18,603* | 28,722* | 27,350 |
| 綜合用途樓宇 | Composite buildings | | | | | | | |
| 建築樓盤數目 | Number of building projects | 31 | 15 | 15 | 14 | 20 | 13 | 17 |
| 建築成本總計 (百萬元) | Total cost of construction (\$ million) | 8,867 | 4,490 | 5,480 | 3,331 | 5,279 | 5,275 | 11,991 |
| 實用樓面面積成本 (元/每平方米計) ⁽¹⁾ | Cost of usable floor area (\$/sq. m.) ⁽¹⁾ | 16,983 | 13,986 | 17,776 | 22,026 | 19,252 | 19,040 | 26,904 |
| 合計 | Overall | | | | | | | |
| 建築樓盤數目 | Number of building projects | 239 | 264 | 212 | 166 | 151 | 154 | 145 |
| 建築成本總計 (百萬元) | Total cost of construction (\$ million) | 36,849 | 25,948 | 25,797 | 21,785 | 23,384 | 26,051 | 31,480 |
| 實用樓面面積成本 (元/每平方米計) ⁽¹⁾ | Cost of usable floor area (\$/sq. m.) ⁽¹⁾ | 20,906 | 20,686* | 18,187* | 20,287* | 21,046* | 28,402* | 26,989 |

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

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

(1) 計算不包括沒有提供樓面面積或建築成本數字的樓盤。

(1) Calculation excludes projects with no floor area or construction costs provided.

資料來源： 屋宇署；
房屋署；
香港房屋協會
如有查詢，請聯絡政府統計處。
查詢電話：2582 4738
查詢電郵：gen-enquiry@censtatd.gov.hk

Sources : Buildings Department;
Housing Department;
Hong Kong Housing Society
For enquiries, please contact Census and Statistics Department.
Enquiry telephone no.: 2582 4738
Enquiry e-mail: gen-enquiry@censtatd.gov.hk

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 | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|-------------------|----------------------------|-------|-------|-------|-------|-------|------|-------|
| 住宅 ⁽¹⁾ | Residential ⁽¹⁾ | | | | | | | |
| 香港島 | Hong Kong Island | 266 | 221 | 73 | 61 | 72 | 81 | 73 |
| 九龍 | Kowloon | 428 | 131 | 259 | 55 | 98 | 126 | 167 |
| 新界 | New Territories | 625 | 357 | 383 | 335 | 263 | 236 | 371 |
| 小計 | Sub-total | 1 319 | 709 | 715 | 451 | 434 | 443 | 612 |
| 非住宅 | Non-residential | | | | | | | |
| 香港島 | Hong Kong Island | 131 | 117 | 84 | 72 | 171 | 38 | 70 |
| 九龍 | Kowloon | 93 | 143 | 228 | 330 | 332 | 220 | 312 |
| 新界 | New Territories | 192 | 257 | 360 | 176 | 159 | 114 | 145 |
| 小計 | Sub-total | 416 | 517 | 673 | 578 | 663 | 372 | 528 |
| 總計 | Total | | | | | | | |
| 香港島 | Hong Kong Island | 397 | 338 | 157 | 133 | 243 | 119 | 143 |
| 九龍 | Kowloon | 522 | 275 | 487 | 385 | 431 | 346 | 479 |
| 新界 | New Territories | 817 | 614 | 744 | 512 | 423 | 350 | 517 |
| 合計 | Grand total | 1 735 | 1 227 | 1 388 | 1 030 | 1 097 | 815 | 1 139 |

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。

⁽¹⁾ 包括住宅樓宇內用作非住宅用途的實用樓面面積，例如：會所／康樂設施、管理員辦事處／宿舍、電機房等。

資料來源： 屋宇署；
房屋署；
香港房屋協會
如有查詢，請聯絡政府統計處。
查詢電話：2582 4738
查詢電郵：gen-enquiry@censtatd.gov.hk

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

⁽¹⁾ Including usable floor area in residential buildings for non-domestic use, such as club house/recreational facilities, caretakers' office/quarters, transformer room, etc.

Sources : Buildings Department;
Housing Department;
Hong Kong Housing Society
For enquiries, please contact Census and Statistics Department.
Enquiry telephone no.: 2582 4738
Enquiry e-mail: gen-enquiry@censtatd.gov.hk

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 (\$) | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|-------------------|--|--------|-------|-------|-------|-------|--------|--------|
| 200萬元以下 | Under \$2 million | | | | | | | |
| 建築樓盤數目 | Number of building projects | 13 | 21 | 22 | 14 | 13 | 8 | 14 |
| 建築成本總計 (百萬元) | Total cost of construction (\$ million) | 13 | 19 | 22 | 9 | 10 | 9 | 13 |
| 200萬元至1,000萬元以下 | \$2 million - below \$10 million | | | | | | | |
| 建築樓盤數目 | Number of building projects | 41 | 46 | 44 | 36 | 27 | 31 | 28 |
| 建築成本總計 (百萬元) | Total cost of construction (\$ million) | 219 | 281 | 230 | 175 | 148 | 169 | 126 |
| 1,000萬元至2,000萬元以下 | \$10 million - below \$20 million | | | | | | | |
| 建築樓盤數目 | Number of building projects | 39 | 59 | 30 | 20 | 11 | 14 | 28 |
| 建築成本總計 (百萬元) | Total cost of construction (\$ million) | 575 | 842 | 432 | 272 | 142 | 183 | 378 |
| 2,000萬元至5,000萬元以下 | \$20 million - below \$50 million | | | | | | | |
| 建築樓盤數目 | Number of building projects | 53 | 71 | 41 | 31 | 33 | 27 | 20 |
| 建築成本總計 (百萬元) | Total cost of construction (\$ million) | 1,728 | 2,117 | 1,238 | 909 | 1,051 | 884 | 641 |
| 5,000萬元至1億元以下 | \$50 million - below \$100 million | | | | | | | |
| 建築樓盤數目 | Number of building projects | 33 | 20 | 24 | 19 | 18 | 22 | 15 |
| 建築成本總計 (百萬元) | Total cost of construction (\$ million) | 2,261 | 1,316 | 1,631 | 1,344 | 1,310 | 1,540 | 1,031 |
| 1億元至5億元以下 | \$100 million - below \$500 million | | | | | | | |
| 建築樓盤數目 | Number of building projects | 36 | 33 | 37 | 33 | 36 | 35 | 25 |
| 建築成本總計 (百萬元) | Total cost of construction (\$ million) | 8,177 | 6,968 | 8,921 | 7,021 | 7,751 | 7,142 | 5,453 |
| 5億元至10億元以下 | \$500 million - below \$1,000 million | | | | | | | |
| 建築樓盤數目 | Number of building projects | 12 | 8 | 10 | 7 | 9 | 10 | 7 |
| 建築成本總計 (百萬元) | Total cost of construction (\$ million) | 8,325 | 5,837 | 7,690 | 4,415 | 6,322 | 6,004 | 5,959 |
| 10億元及以上 | \$1,000 million or above | | | | | | | |
| 建築樓盤數目 | Number of building projects | 12 | 6 | 4 | 6 | 4 | 7 | 8 |
| 建築成本總計 (百萬元) | Total cost of construction (\$ million) | 15,219 | 8,569 | 5,634 | 7,641 | 6,650 | 10,120 | 17,878 |

註釋： 若建築樓盤只有總合的建築成本數字，與其有關的樓盤便會被視作爲單一樓盤而相應地撥歸爲該總合成本數字的類別中。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，請聯絡政府統計處。
查詢電話：2582 4738
查詢電郵：gen-enquiry@censtatd.gov.hk

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 contact Census and Statistics Department.
Enquiry telephone no.: 2582 4738
Enquiry e-mail: gen-enquiry@censtatd.gov.hk

7.9 按區議會分區劃分的獲批准可動工興建房屋委員會（房委會）居住單位 Housing Authority Residential Flats with Consents to Commence Work by District Council District

單位數目
Number of flats

| 房委會居住單位/ 區議會分區(1) | Housing Authority residential flats/ District Council district(1) | 2001-02 | 2005-06 | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 |
|----------------------|--|---------|---------|---------|---------|---------|---------|---------|
| 公營租住房屋單位 | Public Rental Housing Flats | | | | | | | |
| 東區 | Eastern | 0 | 716 | 0 | 1 600 | 0 | 0 | 0 |
| 南區 | Southern | 3 168 | 0 | 2 398 | 0 | 0 | 0 | 0 |
| 深水埗 | Sham Shui Po | 0 | 3 533 | 0 | 0 | 0 | 5 540 | 2 878 |
| 九龍城 | Kowloon City | 0 | 0 | 0 | 0 | 1 938 | 8 158 | 5 204 |
| 黃大仙 | Wong Tai Sin | 0 | 0 | 714 | 2 077 | 0 | 1 333 | 0 |
| 觀塘 | Kwun Tong | 0 | 10 177 | 13 386 | 2 002 | 5 205 | 4 238 | 0 |
| 葵青 | Kwai Tsing | 4 663 | 0 | 0 | 1 470 | 0 | 839 | 0 |
| 荃灣 | Tsuen Wan | 3 850 | 0 | 0 | 0 | 0 | 0 | 0 |
| 屯門 | Tuen Mun | 0 | 0 | 0 | 0 | 0 | 0 | 990 |
| 元朗 | Yuen Long | 5 174 | 3 836 | 2 365 | 0 | 0 | 0 | 0 |
| 北區 | North | 0 | 0 | 4 765 | 0 | 0 | 0 | 0 |
| 沙田 | Sha Tin | 799 | 2 333 | 1 958 | 0 | 2 587 | 0 | 2 823 |
| 西貢 | Sai Kung | 0 | 0 | 0 | 1 974 | 0 | 0 | 0 |
| 總計 | Total | 17 654 | 20 595 | 25 586 | 9 123 | 9 730 | 20 108 | 11 895 |
| 居者有其屋計劃 居住單位(2) | Home Ownership Scheme residential flats(2) | | | | | | | |
| 元朗 | Yuen Long | 0 | 0 | 0 | 640 | 0 | 0 | 0 |
| 總計 | Total | 0 | 0 | 0 | 640 | 0 | 0 | 0 |

註釋：(1) 上表只列出有獲批准可動工興建房委會居住單位的區議會分區。

(2) 數字不包括私人機構參建居屋計劃的居住單位。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 座已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，並已於二零零八至零九年度落成。

Notes: (1) The above table only shows those District Council districts having Housing Authority residential flats with consents to commence work.

(2) Figures exclude Private Sector Participation Scheme residential flats. 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 had completed the foundation enhancement work in blocks K and L of Tin Chung Court, were completed in 2008-09.

資料來源：房屋署
查詢電話：2761 5703
查詢電郵：hkha@housingauthority.gov.hk

Source: Housing Department
Enquiry telephone no.: 2761 5703
Enquiry e-mail: hkha@housingauthority.gov.hk

7.10 按單位類型劃分的獲批准可動工興建房屋委員會公營租住房屋單位 Housing Authority Public Rental Housing Flats with Consents to Commence Work by Flat Type

| | | 單位數目 Number of flats | | | | | | |
|--------|-----------------------------|-------------------------|---------|---------|---------|---------|---------|---------|
| 單位類型 | Flat type | 2000-01 | 2005-06 | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 |
| 長者住屋單位 | Housing for Senior Citizens | 217 | 0 | 0 | 0 | 0 | 0 | 0 |
| 細單位 | Small flat | 6 064 | 9 784 | 10 738 | 5 587 | 5 739 | 10 986 | 6 760 |
| 一睡房單位 | 1-bedroom flat | 4 893 | 6 516 | 8 624 | 2 500 | 2 742 | 7 102 | 4 088 |
| 兩睡房單位 | 2-bedroom flat | 4 203 | 4 179 | 5 744 | 1 036 | 1 249 | 2 020 | 1 047 |
| 三睡房單位 | 3-bedroom flat | 1 791 | 116 | 480 | 0 | 0 | 0 | 0 |
| 總計 | Total | 17 168 | 20 595 | 25 586 | 9 123 | 9 730 | 20 108 | 11 895 |

資料來源： 房屋署
查詢電話：2761 5703
查詢電郵：hkha@housingauthority.gov.hk

Source : Housing Department
Enquiry telephone no.: 2761 5703
Enquiry e-mail: hkha@housingauthority.gov.hk

7.11 二零零五年至二零一零年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, 2005 to 2010

單位數目
Number of units

| 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 | 170* | 122 | 84 | 476 | 1 028 | 1 120 |
| 灣仔 | Wan Chai | 25* | 381* | 92 | 487 | 96 | 800 |
| 東區 | Eastern | 0 | 112* | 25 | 111 | 0 | 0 |
| 南區 | Southern | 799* | 34 | 7 | 709 | 19 | 0 |
| 油尖旺 | Yau Tsim Mong | 522* | 383* | 86 | 406 | 1 084 | 0 |
| 深水埗 | Sham Shui Po | 0 | 21* | 871 | 22 | 192 | 0 |
| 九龍城 | Kowloon City | 291* | 45* | 276 | 952 | 494 | 0 |
| 黃大仙 | Wong Tai Sin | 0 | 231* | 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 | 1 455* | 1 906* | 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 | 0* | 25 | 590 | 0 | 103 | 56 |
| 總計 | Total | 7 829 | 4 912 | 7 806 | 6 096 | 13 734 | 6 344 |

| 區議會分區 | District Council district | 2008 | | 2009 | | 2010 | |
|-------|---------------------------|------------------|----------------|------------------|----------------|------------------|----------------|
| | | 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 | 772 | 54 | 119 | 136 | 460 | 0 |
| 灣仔 | Wan Chai | 395 | 0 | 176 | 0 | 580 | 0 |
| 東區 | Eastern | 0 | 0 | 74 | 168 | 276 | 0 |
| 南區 | Southern | 854 | 67 | 61 | 460 | 18 | 417 |
| 油尖旺 | Yau Tsim Mong | 121 | 852 | 1 475 | 0 | 524 | 364 |
| 深水埗 | Sham Shui Po | 90 | 0 | 333 | 96 | 208 | 0 |
| 九龍城 | Kowloon City | 51 | 0 | 631 | 2 | 515 | 183 |
| 黃大仙 | Wong Tai Sin | 0 | 0 | 990 | 0 | 0 | 0 |
| 觀塘 | Kwun Tong | 0 | 79 | 0 | 0 | 102 | 0 |
| 葵青 | Kwai Tsing | 0 | 0 | 0 | 0 | 0 | 0 |
| 荃灣 | Tsuen Wan | 4 | 548 | 0 | 171 | 0 | 0 |
| 屯門 | Tuen Mun | 2 672 | 256 | 42 | 499 | 0 | 75 |
| 元朗 | Yuen Long | 0 | 1 096 | 734 | 1 977 | 0 | 800 |
| 北區 | North | 0 | 51 | 0 | 0 | 253 | 0 |
| 大埔 | Tai Po | 1 | 0 | 214 | 0 | 0 | 1 307 |
| 沙田 | Sha Tin | 1 164 | 13 | 0 | 0 | 981 | 889 |
| 西貢 | Sai Kung | 1 016 | 3 | 1 649 | 338 | 2 | 1 777 |
| 離島 | Islands | 164 | 0 | 0 | 0 | 26 | 27 |
| 總計 | Total | 7 304 | 3 019 | 6 498 | 3 847 | 3 945 | 5 839 |

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。

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

資料來源：屋宇署；
香港房屋協會
如有查詢，請聯絡政府統計處。
查詢電話：2582 4738
查詢電郵：gen-enquiry@censtatd.gov.hk

Sources: Buildings Department;
Hong Kong Housing Society
For enquiries, please contact Census and Statistics Department.
Enquiry telephone no.: 2582 4738
Enquiry e-mail: gen-enquiry@censtatd.gov.hk

7.12 二零零五年至二零一零年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, 2005 to 2010

單位數目
Number of units

| | | 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 | Major | First | Major | First | Major |
| 樓面面積 (平方米) | Floor area (sq. m.) | submission | revision | submission | revision | submission | 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 |

| | | 2008 | | 2009 | | 2010 | |
|------------|---------------------|------------|----------|------------|----------|------------|----------|
| | | 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 | Major | First | Major | First | Major |
| 樓面面積 (平方米) | Floor area (sq. m.) | submission | revision | submission | revision | submission | revision |
| 少於40 | Less than 40 | 3 734 | 1 833 | 1 748 | 2 192 | 2 295 | 3 154 |
| 40至69.9 | 40 - 69.9 | 2 692 | 940 | 3 598 | 1 088 | 909 | 1 245 |
| 70至99.9 | 70 - 99.9 | 605 | 173 | 731 | 346 | 571 | 1 058 |
| 100至159.9 | 100 - 159.9 | 205 | 63 | 347 | 155 | 115 | 325 |
| 160或以上 | 160 or above | 68 | 10 | 74 | 66 | 55 | 57 |
| 總計 | Total | 7 304 | 3 019 | 6 498 | 3 847 | 3 945 | 5 839 |

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。

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

資料來源：屋宇署；
香港房屋協會；
差餉物業估價署
如有查詢，請聯絡政府統計處。
查詢電話：2582 4738
查詢電郵：gen-enquiry@censtatd.gov.hk

Sources: Buildings Department;
Hong Kong Housing Society;
Rating and Valuation Department
For enquiries, please contact Census and Statistics Department.
Enquiry telephone no.: 2582 4738
Enquiry e-mail: gen-enquiry@censtatd.gov.hk

7.13 政府土地拍賣及批租

Disposals of Government Land

(A) 市區

Urban Areas

| | | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|--------------------------------|---|---------|---------|--------|---------|---------|---------|---------|
| 公開拍賣/投標 | Public auction/tender | | | | | | | |
| 工業/貨倉 | Industrial/Godown | | | | | | | |
| 面積(平方米) | Area (sq. m.) | 5 480 | 0 | 0 | 0 | 0 | 0 | 0 |
| 已徵收的地價 (百萬元) | Realised premium (\$ million) | 128 | 0 | 0 | 0 | 0 | 0 | 0 |
| 商業 | Commercial | | | | | | | |
| 面積(平方米) | Area (sq. m.) | 0 | 4 715 | 0 | 0 | 0 | 0 | 0 |
| 已徵收的地價 (百萬元) | Realised premium (\$ million) | 0 | 1,820 | 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 | 0 |
| 已徵收的地價 (百萬元) | Realised premium (\$ million) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 住宅 | Residential | | | | | | | |
| 面積(平方米) | Area (sq. m.) | 129 233 | 28 035 | 13 441 | 35 318 | 0 | 0 | 66 593 |
| 已徵收的地價 (百萬元) | Realised premium (\$ million) | 12,589 | 10,150 | 3,740 | 19,250 | 0 | 0 | 33,995 |
| 其他用途 | Other uses | | | | | | | |
| 面積(平方米) | Area (sq. m.) | 7 110 | 3 565 | 0 | 2 519 | 375 | 826 | 1 321 |
| 已徵收的地價 ⁽¹⁾ (百萬元) | Realised premium ⁽¹⁾ (\$ million) | 128 | 523 | 0 | 741 | 408 | 60 | 537 |
| 總計 | Total | | | | | | | |
| 面積(平方米) | Area (sq. m.) | 141 823 | 36 315 | 13 441 | 37 837 | 375 | 826 | 67 914 |
| 已徵收的地價 (百萬元) | Realised premium (\$ million) | 12,845 | 12,493 | 3,740 | 19,991 | 408 | 60 | 34,532 |
| 私人協約方式批地 | Private treaty grant | | | | | | | |
| 工業/貨倉 | Industrial/Godown | | | | | | | |
| 面積(平方米) | Area (sq. m.) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 住宅 | Residential | | | | | | | |
| 面積(平方米) | Area (sq. m.) | 120 839 | 54 796 | 0 | 0 | 24 544 | 14 115 | 28 987 |
| 公用事業/團體用途 | Public utilities/ Institutional uses | | | | | | | |
| 面積(平方米) | Area (sq. m.) | 23 331 | 22 786 | 2 478 | 15 859 | 8 875 | 1 354 | 998 |
| 其他用途 | Other uses | | | | | | | |
| 面積(平方米) | Area (sq. m.) | 184 073 | 162 947 | 544 | 936 112 | 456 810 | 645 495 | 469 796 |
| 總計 | Total | | | | | | | |
| 面積(平方米) | Area (sq. m.) | 328 243 | 240 529 | 3 022 | 951 971 | 490 229 | 660 964 | 499 781 |

註釋：⁽¹⁾ 二零零五年的數字包括經兩次公開招標為數共六幅位於市區及新界的加油站用地。

二零零七年及二零零八年的數字各包括在該年經一次公開招標為數共三幅位於市區及新界的加油站用地。

Notes: ⁽¹⁾ Figure for 2005 includes two lots of six petrol filling stations in the urban area and the New Territories sold by public tenders.

Figures for 2007 and 2008 each include one lot of three petrol filling stations in the urban area and the New Territories sold by public tenders in the year.

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

| | | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|--------------------------------|---|---------|---------|---------|---------|---------|-----------|---------|
| 公開拍賣/投標 | Public auction/tender | | | | | | | |
| 工業/貨倉 | Industrial/Godown | | | | | | | |
| 面積(平方米) | Area (sq. m.) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 已徵收的地價 (百萬元) | Realised premium (\$ million) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 商業 | Commercial | | | | | | | |
| 面積(平方米) | Area (sq. m.) | 0 | 0 | 0 | 0 | 0 | 0 | 8 533 |
| 已徵收的地價 (百萬元) | Realised premium (\$ million) | 0 | 0 | 0 | 0 | 0 | 0 | 816 |
| 商業/住宅 | Commercial/Residential | | | | | | | |
| 面積(平方米) | Area (sq. m.) | 0 | 0 | 0 | 2 750 | 0 | 306 | 0 |
| 已徵收的地價 (百萬元) | Realised premium (\$ million) | 0 | 0 | 0 | 570 | 0 | 61 | 0 |
| 住宅 | Residential | | | | | | | |
| 面積(平方米) | Area (sq. m.) | 139 816 | 0 | 20 756 | 111 097 | 191 | 41 850 | 49 960 |
| 已徵收的地價 (百萬元) | Realised premium (\$ million) | 2,950 | 0 | 3,324 | 12,479 | 17 | 10,400 | 8,579 |
| 其他用途 | Other uses | | | | | | | |
| 面積(平方米) | Area (sq. m.) | 14 600 | 1 352 | 0 | 4 866 | 24 765 | 3 375 | 26 037 |
| 已徵收的地價 ⁽¹⁾ (百萬元) | Realised premium ⁽¹⁾ (\$ million) | 18 | 0 | 0 | 63 | 648 | 556 | 1,319 |
| 總計 | Total | | | | | | | |
| 面積(平方米) | Area (sq. m.) | 154 416 | 1 352 | 20 756 | 118 713 | 24 956 | 45 531 | 84 530 |
| 已徵收的地價 (百萬元) | Realised premium (\$ million) | 2,968 | 0 | 3,324 | 13,112 | 665 | 11,017 | 10,714 |
| 私人協約方式批地 | Private treaty grant | | | | | | | |
| 工業/貨倉 | Industrial/Godown | | | | | | | |
| 面積(平方米) | Area (sq. m.) | 80 000 | 0 | 318 362 | 0 | 0 | 0 | 0 |
| 住宅 | Residential | | | | | | | |
| 面積 ⁽²⁾ (平方米) | Area ⁽²⁾ (sq. m.) | 387 290 | 175 497 | 218 750 | 39 990 | 41 876 | 0 | 0 |
| 公用事業/團體用途 | Public utilities/ Institutional uses | | | | | | | |
| 面積(平方米) | Area (sq. m.) | 63 854 | 10 981 | 7 116 | 21 700 | 46 764 | 4 674 | 16 928 |
| 其他用途 | Other uses | | | | | | | |
| 面積(平方米) | Area (sq. m.) | 1 161 | 612 698 | 0 | 586 443 | 707 507 | 1 056 537 | 911 045 |
| 總計 | Total | | | | | | | |
| 面積(平方米) | Area (sq. m.) | 532 305 | 799 176 | 544 228 | 648 133 | 796 147 | 1 061 211 | 927 973 |

註釋： (1) 二零零五年的數字已全數涵蓋在市區的相關數字內。

二零零七年及二零零八年的數字已部份涵蓋在市區的相關數字內。

二零零九年的數字包括經一次公開招標為數共兩幅位於新界的加油站用地。

(2) 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 平方米作租者置其屋計劃用途的用地。

資料來源：地政總署
查詢電話：2525 6694
查詢電郵：landsd@landsd.gov.hk

Notes: (1) Figure for 2005 was collectively covered in the corresponding figure for the urban area.

Figures for 2007 and 2008 were partly covered in the corresponding figure for the urban area.

Figure for 2009 includes one lot of two petrol filling stations in the New Territories sold by public tender.

(2) Figure for 2005 includes the Private Treaty Grant of Tsing Yi Town Lot 172 and Tai Po Town Lot 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 Yuen Long Town Lot 521 with a total area of 121 619 sq. m. for use by the Tenant Purchase Scheme.

Source: Lands Department
Enquiry telephone no.: 2525 6694
Enquiry e-mail: landsd@landsd.gov.hk

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。

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.

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（這類單位多數是由公營租住房屋轉作出售用途）。從二零零三年起，居者有其屋計劃／私人參建居屋計劃單位已經無限期停止興建，至於已落成的居者有其屋計劃／私人參建居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的樓宇數量（在村屋來說則是完工證或不反對佔用的函件）。私人商業樓宇落成量包括私人機構參建居屋計劃的商業樓宇面積。（表 8.14 至表 8.16）

The HA is a financially autonomous body responsible 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 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 (PSPS) flats and BRO/MSS flats (which were mainly transferred from public rental housing flats). The production of HOS/PSPS flats has ceased indefinitely since 2003. For those completed HOS/PSPS flats, they are counted as production according to their actual usage at the time they are disposed.

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 village houses). The private commercial completion figure includes commercial premises built under the PSPS. (Tables 8.14 to 8.16)

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

- A 類單位：實用面積少於 40 平方米
- B 類單位：實用面積為 40 至 69.9 平方米
- C 類單位：實用面積為 70 至 99.9 平方米
- D 類單位：實用面積為 100 至 159.9 平方米
- E 類單位：實用面積為 160 平方米或以上

所有公共房屋發展計劃，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）

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。而私人商業樓宇的總存量亦包括私人機構參建居屋計劃的商業樓宇面積。（表 8.14 及表 8.16 至表 8.17）

住宅單位 的樓面面積是以「實用面積」來計算。「實用面積」是指單位獨佔的樓面面積，包括露台及外廊，但不包括樓梯、升降機槽、渠管、大堂及公用廁所等公用地方。量度「實用面積」時，是從圍繞該單位的外牆向外的一面或該單位與毗連單位的共用牆的中間點起計。窗台、天井、花園、庭院、平台、車位等地方則不包括在內。

非住宅樓宇 的面積是以「內部樓面面積」來計算，量度範圍是有關單位牆壁（或與毗連單位的共用牆）向內的一面所圍繞的全部面積。

私人非住宅樓宇 包括工業樓宇、商業樓宇、酒店、作教育用途的樓宇（不連宿舍）、作醫務衛生用途的樓宇、及其他不用作住宅用途的樓宇。

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及車位。房委會和房協所持有的商業樓宇，也不包括在內。自房委會於二零零五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。

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

- Class A : Saleable area less than 40 m²
- Class B : Saleable area of 40 m² to 69.9 m²
- Class C : Saleable area of 70 m² to 99.9 m²
- Class D : Saleable area of 100 m² to 159.9 m²
- Class E : Saleable area of 160 m² or above

Public sector developments, including domestic units built under the PSPS for subsidised sale, and all units built under the HOS, BRO, MSS, Sandwich Class Housing, Urban Improvement and Flat-for-Sale Schemes are not included in statistics for the private sector. (Tables 8.14 to 8.15 and Tables 8.17 to 8.20)

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

A domestic unit is measured on the basis of “saleable area” which is defined as the floor area exclusively allocated to the unit including balconies and verandahs but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured from the outside of the exterior enclosing walls of the unit and the middle of the party walls between two units. Bay windows, yards, gardens, terraces, flat roofs, carports and the like are excluded from the area.

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

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

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

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。

乙級：設計一般但裝修質素良好；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、業主和佔用人蒐集，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。如沒有買賣合約，買賣日期則根據轉讓契約的簽署日期。一般而言，買賣合約日期是在達成臨時協議後二至三周。

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

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

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

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

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

Private flatted factories comprise premises designed for general manufacturing processes and uses (including offices) directly related to such processes, and normally intended for sale or letting by the developers. *Private specialised factories*, as described below, are excluded. Similar premises built by the HA are 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, or the date on which an Assignment is signed if there is no Agreement for Sales and Purchase. It should be borne in mind that provisional agreement is generally reached two to three weeks earlier than an Agreement for Sale and Purchase.

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

一個月前，續訂租約是在一至三個月前)。分析租金時，是根據淨額計算，即不包括差餉、管理費及其他費用。由二零零六年年中起，零售業樓宇的租金資料包括由領匯所持有的物業。

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，包括樓宇質素及位置。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質素有所差異，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，跟用以計算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質素上的其他差別。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，和還清借款證明書。

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

tenancy agreement. However, rents are normally agreed earlier (half to one month earlier for fresh lettings, and one to three months for lease renewals). Rents are analysed on a net basis, i.e. exclusive of rates, management and other charges. Rental statistics of retail premises from mid-2006 onwards include properties owned by The Link REIT.

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 Hong Kong Housing Authority website
(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 Stock of Permanent Quarters by Type and Area

| | | 千個 Thousands | | | | | | |
|----------------|--|-----------------|-------|-------|-------|-------|-------|-------|
| 區域／永久性屋宇單位類型 | Area/Type of permanent quarters | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
| 香港島 | Hong Kong Island | | | | | | | |
| 公營租住房屋 | Public rental housing | 78.2 | 74.5 | 73.8 | 76.1 | 72.1 | 72.0 | 71.9 |
| 房屋委員會租住單位 | Housing Authority rental flats | 67.3 | 64.8 | 64.1 | 66.4 | 61.6 | 61.5 | 61.4 |
| 房屋協會租住單位 | Housing Society rental flats | 10.9 | 9.7 | 9.7 | 9.7 | 10.5 | 10.5 | 10.5 |
| 資助出售單位 | Subsidised sale flats | 39.6 | 42.8 | 46.1 | 45.9 | 45.6 | 45.5 | 45.3 |
| 房屋委員會資助出售單位 | Housing Authority subsidised sale flats | 37.5 | 40.8 | 44.1 | 44.1 | 43.8 | 43.7 | 43.5 |
| 房屋協會資助出售單位 | Housing Society subsidised sale flats | 2.0 | 2.0 | 1.9 | 1.9 | 1.8 | 1.8 | 1.7 |
| 私人房屋 | Private housing | 326.4 | 346.1 | 352.5 | 353.1 | 352.6 | 353.1 | 353.7 |
| 私人住宅單位 | Private residential flats | 304.1 | 327.0 | 333.0 | 334.3 | 334.2 | 334.8 | 335.6 |
| 別墅／平房／新型村屋 | Villas/Bungalows/Modern village houses | 3.6 | 4.0 | 4.0 | 4.0 | 4.0 | 4.1 | 4.1 |
| 簡單磚石蓋搭建築物／傳統村屋 | Simple stone structures/Traditional village houses | 1.7 | 1.2 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 |
| 員工宿舍 | Staff quarters | 10.7 | 8.4 | 8.3 | 7.6 | 7.3 | 7.3 | 7.2 |
| 非住宅用屋宇單位 | Non-domestic quarters | 6.4 | 5.5 | 6.0 | 6.0 | 5.9 | 5.8 | 5.8 |
| 小計 | Sub-total | 444.2 | 463.4 | 472.3 | 475.1 | 470.3 | 470.6 | 470.9 |
| 九龍 | Kowloon | | | | | | | |
| 公營租住房屋 | Public rental housing | 255.7 | 249.7 | 251.3 | 253.7 | 256.8 | 269.6 | 271.3 |
| 房屋委員會租住單位 | Housing Authority rental flats | 243.7 | 237.4 | 239.0 | 241.3 | 244.5 | 257.3 | 259.0 |
| 房屋協會租住單位 | Housing Society rental flats | 12.0 | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 |
| 資助出售單位 | Subsidised sale flats | 76.4 | 96.5 | 93.8 | 93.7 | 93.3 | 93.3 | 92.8 |
| 房屋委員會資助出售單位 | Housing Authority subsidised sale flats | 72.5 | 92.1 | 89.6 | 89.5 | 89.1 | 89.3 | 88.8 |
| 房屋協會資助出售單位 | Housing Society subsidised sale flats | 3.9 | 4.3 | 4.2 | 4.2 | 4.1 | 4.1 | 4.0 |
| 私人房屋 | Private housing | 318.6 | 381.0 | 388.8 | 395.0 | 395.1 | 398.5 | 400.2 |
| 私人住宅單位 | Private residential flats | 301.7 | 361.4 | 366.1 | 372.2 | 374.0 | 377.6 | 379.3 |
| 別墅／平房／新型村屋 | Villas/Bungalows/Modern village houses | 1.3 | 2.0 | 1.9 | 1.9 | 1.9 | 1.9 | 1.9 |
| 簡單磚石蓋搭建築物／傳統村屋 | Simple stone structures/Traditional village houses | 2.2 | 1.0 | 1.1 | 1.1 | 1.1 | 1.1 | 1.1 |
| 員工宿舍 | Staff quarters | 9.9 | 10.0 | 12.9 | 12.9 | 11.3 | 11.2 | 11.2 |
| 非住宅用屋宇單位 | Non-domestic quarters | 3.5 | 6.6 | 6.9 | 6.8 | 6.9 | 6.8 | 6.7 |
| 小計 | Sub-total | 650.7 | 727.2 | 734.0 | 742.4 | 745.2 | 761.5 | 764.3 |

8.1 (續) 按類型及區域劃分的永久性屋宇單位總數 (cont'd) Stock of Permanent Quarters by Type and Area

| | | 千個 Thousands | | | | | | |
|----------------|---|-----------------|---------|---------|---------|---------|---------|---------|
| 區域／永久性屋宇單位類型 | Area/Type of permanent quarters | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
| 新界 | New Territories | | | | | | | |
| 公營租住房屋 | Public rental housing | 357.3 | 384.9 | 391.8 | 387.7 | 392.7 | 399.6 | 401.4 |
| 房屋委員會租住單位 | Housing Authority rental flats | 346.6 | 374.0 | 380.9 | 376.7 | 381.8 | 388.7 | 390.4 |
| 房屋協會租住單位 | Housing Society rental flats | 10.7 | 10.9 | 10.9 | 10.9 | 10.9 | 10.9 | 10.9 |
| 資助出售單位 | Subsidised sale flats | 208.7 | 249.6 | 251.8 | 258.0 | 258.1 | 257.0 | 254.9 |
| 房屋委員會資助出售單位 | Housing Authority subsidised sale flats | 195.5 | 237.5 | 239.9 | 246.2 | 246.7 | 245.7 | 243.9 |
| 房屋協會資助出售單位 | Housing Society subsidised sale flats | 13.2 | 12.1 | 11.9 | 11.7 | 11.4 | 11.3 | 11.0 |
| 私人房屋 | Private housing | 474.2 | 606.0 | 627.3 | 638.1 | 650.9 | 657.7 | 669.5 |
| 私人住宅單位 | Private residential flats | 304.7 | 408.0 | 421.8 | 429.7 | 440.5 | 446.0 | 454.8 |
| 別墅／平房／新型村屋 | Villas/Bungalows/Modern village houses | 99.6 | 133.2 | 139.6 | 142.7 | 146.2 | 149.2 | 151.7 |
| 簡單磚石蓋搭建築物／傳統村屋 | Simple stone structures/ Traditional village houses | 43.8 | 40.7 | 40.5 | 40.4 | 40.0 | 39.9 | 39.9 |
| 員工宿舍 | Staff quarters | 15.8 | 14.8 | 16.0 | 16.0 | 14.9 | 13.4 | 13.6 |
| 非住宅用屋宇單位 | Non-domestic quarters | 10.4 | 9.2 | 9.3 | 9.3 | 9.3 | 9.3 | 9.6 |
| 小計 | Sub-total | 1 040.3 | 1 240.6 | 1 270.9 | 1 283.7 | 1 301.8 | 1 314.3 | 1 325.8 |
| 所有區域 | All areas | | | | | | | |
| 公營租住房屋 | Public rental housing | 691.1 | 709.2 | 716.9 | 717.4 | 721.6 | 741.2 | 744.6 |
| 房屋委員會租住單位 | Housing Authority rental flats | 657.6 | 676.3 | 684.0 | 684.4 | 687.9 | 707.5 | 710.8 |
| 房屋協會租住單位 | Housing Society rental flats | 33.6 | 32.9 | 32.9 | 32.9 | 33.8 | 33.8 | 33.8 |
| 資助出售單位 | Subsidised sale flats | 324.7 | 388.8 | 391.7 | 397.6 | 397.0 | 395.8 | 392.9 |
| 房屋委員會資助出售單位 | Housing Authority subsidised sale flats | 305.6 | 370.4 | 373.6 | 379.9 | 379.7 | 378.7 | 376.2 |
| 房屋協會資助出售單位 | Housing Society subsidised sale flats | 19.2 | 18.4 | 18.1 | 17.8 | 17.4 | 17.1 | 16.7 |
| 私人房屋 | Private housing | 1 119.3 | 1 333.1 | 1 368.6 | 1 386.1 | 1 398.7 | 1 409.4 | 1 423.4 |
| 私人住宅單位 | Private residential flats | 910.5 | 1 096.5 | 1 120.9 | 1 136.2 | 1 148.7 | 1 158.4 | 1 169.7 |
| 別墅／平房／新型村屋 | Villas/Bungalows/Modern village houses | 104.5 | 139.2 | 145.6 | 148.6 | 152.1 | 155.1 | 157.7 |
| 簡單磚石蓋搭建築物／傳統村屋 | Simple stone structures/ Traditional village houses | 47.7 | 42.9 | 42.7 | 42.6 | 42.2 | 42.0 | 42.0 |
| 員工宿舍 | Staff quarters | 36.4 | 33.3 | 37.3 | 36.5 | 33.5 | 31.9 | 31.9 |
| 非住宅用屋宇單位 | Non-domestic quarters | 20.2 | 21.4 | 22.2 | 22.1 | 22.1 | 21.9 | 22.1 |
| 總計 | Total | 2 135.2 | 2 431.2 | 2 477.2 | 2 501.2 | 2 517.3 | 2 546.4 | 2 561.0 |

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（二）
查詢電話：2716 8305
查詢電郵：cp1@censtatd.gov.hk

Source : Census Planning Section (2),
Census and Statistics Department
Enquiry telephone no.: 2716 8305
Enquiry e-mail: cp1@censtatd.gov.hk

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

| | | 千戶 Thousands | | | | | | |
|---------------------------|---|-----------------|---------|---------|---------|---------|---------|---------|
| 房屋類型 | Type of housing | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
| 公營租住房屋 | Public rental housing | 653.5 | 659.5 | 674.6 | 681.5 | 706.0 | 722.9 | 737.9 |
| 資助出售單位 ⁽¹⁾⁽²⁾ | Subsidised sale flats ⁽¹⁾⁽²⁾ | 316.1 | 362.9 | 362.8 | 369.7 | 382.7 | 383.6 | 390.2 |
| 私人永久性房屋 ⁽²⁾⁽³⁾ | Private permanent housing ⁽²⁾⁽³⁾ | 1 032.7 | 1 154.0 | 1 164.7 | 1 178.9 | 1 171.2 | 1 186.2 | 1 187.5 |
| 臨時房屋 ⁽⁴⁾ | Temporary housing ⁽⁴⁾ | 34.8 | 20.7 | 18.7 | 16.9 | 17.5 | 18.8 | 18.7 |
| 總計 | Total | 2 037.0 | 2 197.1 | 2 220.9 | 2 247.1 | 2 277.4 | 2 311.6 | 2 334.3 |

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。

- (1) 資助出售單位包括香港房屋委員會的居者有其屋計劃、中等入息家庭房屋計劃、私人機構參建居屋計劃、可租可買計劃和重建置業計劃下興建的屋宇單位，以及租者置其屋計劃下出售的屋宇單位。香港房屋協會的住宅發售計劃及夾心階層住屋計劃下興建的屋宇單位亦包括在內。自二零零二年起，可在公開市場買賣的資助出售單位，則不包括在內。
- (2) 自二零零二年起，可在公開市場買賣的資助出售單位亦包括在「私人永久性房屋」內。
- (3) 數字包括私人房屋、香港房屋協會的市區改善計劃下興建的屋宇單位、別墅／平房／新型村屋、簡單磚石蓋搭建築物及其他永久性房屋。自二零零二年起，可在公開市場買賣的資助出售單位亦包括在內。
- (4) 臨時房屋包括公營臨時房屋及私營臨時房屋。

資料來源：政府統計處綜合住戶統計調查組（二）
查詢電話：2887 5508
查詢電郵：ghs@censtatd.gov.hk

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

Source : General Household Survey Section (2),
Census and Statistics Department
Enquiry telephone no.: 2887 5508
Enquiry e-mail: ghs@censtatd.gov.hk

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

| | | 千戶 Thousands | | | | | | |
|---------|-------------------------|-----------------|---------|---------|---------|---------|---------|---------|
| 居所租住權 | Tenure of accommodation | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
| 自置居所住戶 | Owner-occupiers | 1 041.3 | 1 179.7 | 1 187.4 | 1 192.8 | 1 200.9 | 1 209.4 | 1 211.8 |
| 全租戶 | Sole tenants | 833.4 | 876.8 | 899.9 | 934.9 | 958.9 | 987.8 | 1 023.5 |
| 合租戶 | Co-tenants | 64.1 | 40.2 | 32.9 | 26.3 | 23.7 | 22.3 | 15.0 |
| 二房東 | Main tenants | 4.8 | 1.3 | 1.4 | 1.3 | 0.8 | 0.8 | 0.6 |
| 三房客 | Sub-tenants | 13.8 | 5.9 | 6.0 | 5.3 | 3.0 | 3.6 | 3.2 |
| 免租 | Rent free | 24.2 | 40.6 | 41.7 | 37.7 | 44.4 | 41.5 | 37.1 |
| 居所由僱主提供 | Provided by employers | 55.4 | 52.6 | 51.6 | 48.8 | 45.8 | 46.2 | 43.1 |
| 總計 | Total | 2 037.0 | 2 197.1 | 2 220.9 | 2 247.1 | 2 277.4 | 2 311.6 | 2 334.3 |

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
查詢電郵：ghs@censtatd.gov.hk

Source: General Household Survey Section (2),
Census and Statistics Department
Enquiry telephone no.: 2887 5508
Enquiry e-mail: ghs@censtatd.gov.hk

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 | 2000-01 | 2005-06 | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 |
| 東區 | Eastern | 2 793 | 0 | 0 | 716 | 0 | 1 600 | 0 |
| 南區 | Southern | 0 | 2 877 | 2 398 | 0 | 0 | 0 | 0 |
| 深水埗 | Sham Shui Po | 2 977 | 2 591 | 0 | 3 196 | 337 | 0 | 0 |
| 九龍城 | Kowloon City | 799 | 0 | 0 | 0 | 0 | 0 | 1 158 |
| 黃大仙 | Wong Tai Sin | 6 290 | 0 | 0 | 0 | 0 | 1 513 | 1 278 |
| 觀塘 | Kwun Tong | 9 671 | 0 | 799 | 2 397 | 13 213 | 7 953 | 5 205 |
| 葵青 | Kwai Tsing | 4 982 | 4 141 | 1 598 | 1 983 | 0 | 0 | 1 470 |
| 荃灣 | Tsuen Wan | 0 | 1 598 | 0 | 0 | 0 | 0 | 0 |
| 屯門 | Tuen Mun | 5 263 | 0 | 0 | 0 | 0 | 0 | 0 |
| 元朗 | Yuen Long | 5 987 | 0 | 0 | 3 836 | 0 | 2 365 | 0 |
| 北區 | North | 0 | 0 | 2 397 | 1 598 | 3 167 | 0 | 0 |
| 沙田 | Sha Tin | 0 | 3 164 | 0 | 0 | 2 333 | 1 958 | 2 587 |
| 西貢 | Sai Kung | 2 397 | 0 | 0 | 0 | 0 | 0 | 1 974 |
| 離島 | Islands | 5 597 | 2 782 | 0 | 0 | 0 | 0 | 0 |
| 總計 | Total | 46 756 | 17 153 | 7 192 | 13 726 | 19 050 | 15 389 | 13 672 |

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

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

Notes: Figures refer to new flats certified as substantially completed by the Housing Department. The above table only shows those District Council districts with newly completed Housing Authority public rental housing flats.

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

資料來源：房屋署
查詢電話：2761 5703
查詢電郵：hkha@housingauthority.gov.hk

Source: Housing Department
Enquiry telephone no.: 2761 5703
Enquiry e-mail: hkha@housingauthority.gov.hk

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 | 2000-01 | 2005-06 | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 |
|--------|-----------------------------|---------|---------|---------|---------|---------|---------|---------|
| 長者住屋單位 | Housing for Senior Citizens | 1 051 | 0 | 0 | 0 | 0 | 0 | 0 |
| 細單位 | Small flat | 10 117 | 7 711 | 2 552 | 5 486 | 9 535 | 7 165 | 8 123 |
| 一睡房單位 | 1-bedroom flat | 14 432 | 5 435 | 1 920 | 4 808 | 5 572 | 5 608 | 3 772 |
| 兩睡房單位 | 2-bedroom flat | 14 547 | 3 689 | 2 240 | 3 432 | 3 827 | 2 616 | 1 777 |
| 三睡房單位 | 3-bedroom flat | 6 609 | 318 | 480 | 0 | 116 | 0 | 0 |
| 總計 | Total | 46 756 | 17 153 | 7 192 | 13 726 | 19 050 | 15 389 | 13 672 |

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。

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.

資料來源：房屋署
查詢電話：2761 5703
查詢電郵：hkha@housingauthority.gov.hk

Source : Housing Department
Enquiry telephone no.: 2761 5703
Enquiry e-mail: hkha@housingauthority.gov.hk

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 | | 2000-01 | 2005-06 | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 |
|-------|---------------------------|---------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 房屋委員會 | Housing Authority | | | | | | | | |
| 中西區 | Central and Western | 單位 Flats | 638 | 638 | 638 | 638 | 636 | 636 | 636 |
| | | 人數 Population | 2 213 | 2 215 | 2 214 | 2 155 | 2 116 | 2 098 | 2 124 |
| 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 | 36 594 | 33 128 | 33 120 | 33 098 | 33 792 | 33 771 | 35 341 |
| | | 人數 Population | 108 977 | 103 757 | 102 448 | 100 578 | 100 632 | 100 059 | 102 104 |
| 南區 | Southern | 單位 Flats | 32 090 | 30 740 | 32 952 | 27 382 | 27 285 | 27 198 | 27 016 |
| | | 人數 Population | 106 405 | 80 276 | 79 706 | 80 339 | 79 803 | 79 101 | 78 012 |
| 油尖旺 | Yau Tsim Mong | 單位 Flats | 2 058 | 2 820 | 2 820 | 2 820 | 2 820 | 2 820 | 2 820 |
| | | 人數 Population | 6 481 | 8 630 | 8 694 | 8 669 | 8 621 | 8 510 | 8 450 |
| 深水埗 | Sham Shui Po | 單位 Flats | 43 866 | 49 440 | 48 883 | 48 821 | 52 326 | 49 445 | 49 395 |
| | | 人數 Population | 123 562 | 133 775 | 132 619 | 131 238 | 130 275 | 129 274 | 127 811 |
| 九龍城 | Kowloon City | 單位 Flats | 14 295 | 14 298 | 14 299 | 14 299 | 14 301 | 14 301 | 14 302 |
| | | 人數 Population | 46 533 | 43 744 | 42 999 | 42 280 | 41 740 | 41 365 | 40 590 |
| 黃大仙 | Wong Tai Sin | 單位 Flats | 84 515 | 74 737 | 74 566 | 74 378 | 74 208 | 74 707 | 75 268 |
| | | 人數 Population | 251 999 | 222 822 | 219 259 | 214 967 | 212 097 | 211 342 | 210 352 |
| 觀塘 | Kwun Tong | 單位 Flats | 103 267 | 99 372 | 99 301 | 100 001 | 105 492 | 113 761 | 117 605 |
| | | 人數 Population | 282 021 | 282 785 | 280 086 | 276 682 | 287 350 | 308 103 | 317 725 |
| 葵青 | Kwai Tsing | 單位 Flats | 83 621 | 96 806 | 95 728 | 97 163 | 99 024 | 98 891 | 98 705 |
| | | 人數 Population | 269 543 | 289 817 | 284 540 | 285 073 | 286 740 | 285 890 | 282 833 |
| 荃灣 | Tsuen Wan | 單位 Flats | 17 876 | 21 758 | 21 755 | 21 755 | 21 750 | 21 748 | 21 738 |
| | | 人數 Population | 61 044 | 61 885 | 63 149 | 62 703 | 61 958 | 61 449 | 60 724 |
| 屯門 | Tuen Mun | 單位 Flats | 58 570 | 58 018 | 58 061 | 58 234 | 58 463 | 58 625 | 58 280 |
| | | 人數 Population | 175 292 | 154 911 | 154 351 | 153 580 | 151 532 | 151 624 | 149 842 |
| 元朗 | Yuen Long | 單位 Flats | 40 342 | 61 474 | 59 014 | 57 842 | 61 471 | 63 794 | 63 705 |
| | | 人數 Population | 126 743 | 202 319 | 192 987 | 187 543 | 193 188 | 195 970 | 197 746 |
| 北區 | North | 單位 Flats | 20 651 | 17 250 | 19 517 | 20 962 | 24 015 | 23 833 | 23 636 |
| | | 人數 Population | 70 929 | 54 537 | 60 440 | 59 578 | 68 189 | 69 154 | 68 464 |
| 大埔 | Tai Po | 單位 Flats | 21 797 | 21 346 | 19 530 | 19 403 | 19 353 | 19 222 | 19 094 |
| | | 人數 Population | 76 965 | 68 489 | 60 415 | 58 994 | 57 233 | 56 345 | 54 974 |
| 沙田 | Sha Tin | 單位 Flats | 55 860 | 54 136 | 53 996 | 53 804 | 56 015 | 57 784 | 57 599 |
| | | 人數 Population | 192 703 | 164 311 | 163 668 | 160 503 | 164 171 | 166 990 | 165 002 |
| 西貢 | Sai Kung | 單位 Flats | 29 203 | 30 566 | 27 835 | 27 435 | 27 360 | 27 296 | 27 143 |
| | | 人數 Population | 97 300 | 100 379 | 89 083 | 86 942 | 86 002 | 85 161 | 83 977 |
| 離島 | Islands | 單位 Flats | 7 693 | 15 789 | 15 789 | 15 790 | 15 788 | 15 776 | 15 774 |
| | | 人數 Population | 14 488 | 47 966 | 51 202 | 52 231 | 52 553 | 52 434 | 52 474 |
| 小計 | Sub-total | 單位 Flats | 652 936 | 682 316 | 677 804 | 673 825 | 694 099 | 703 608 | 708 057 |
| | | 人數 Population | 2 013 198 | 2 022 618 | 1 987 860 | 1 964 055 | 1 984 200 | 2 004 869 | 2 003 204 |

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 | | 2000-01 | 2005-06 | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 |
|-------|---------------------------|---------------|---------|---------|---------|---------|---------|---------|---------|
| 房屋協會 | Housing Society | | | | | | | | |
| 中西區 | Central and Western | 單位 Flats | 1 456 | 1 456 | 1 456 | 1 456 | 2 317 | 2 317 | 2 317 |
| | | 人數 Population | 4 259 | 3 502 | 3 407 | 3 304 | 3 743 | 4 010 | 4 293 |
| 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 | 7 037 | 7 037 | 7 037 | 7 037 | 7 037 | 7 037 | 7 037 |
| | | 人數 Population | 21 427 | 18 812 | 18 452 | 18 075 | 17 520 | 17 360 | 17 160 |
| 南區 | Southern | 單位 Flats | 1 175 | 1 175 | 1 175 | 1 175 | 1 175 | 1 143 | 1 143 |
| | | 人數 Population | 3 572 | 3 424 | 3 386 | 3 280 | 3 052 | 2 916 | 2 819 |
| 油尖旺 | Yau Tsim Mong | 單位 Flats | 668 | 668 | 668 | 668 | 668 | 668 | 668 |
| | | 人數 Population | 1 732 | 1 656 | 1 651 | 1 650 | 1 659 | 1 665 | 1 657 |
| 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 | 20 713 | 19 025 | 18 594 | 18 227 | 18 027 | 17 854 | 17 589 |
| 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 | 15 493 | 14 560 | 14 422 | 14 091 | 13 866 | 13 703 | 13 513 |
| 葵青 | Kwai Tsing | 單位 Flats | 2 980 | 2 980 | 2 980 | 2 980 | 2 980 | 2 980 | 2 980 |
| | | 人數 Population | 10 985 | 9 967 | 9 792 | 9 641 | 9 507 | 9 460 | 9 403 |
| 荃灣 | Tsuen Wan | 單位 Flats | 1 789 | 1 789 | 1 768 | 1 768 | 1 768 | 1 768 | 1 768 |
| | | 人數 Population | 5 562 | 4 940 | 4 843 | 4 770 | 4 680 | 4 684 | 4 713 |
| 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 | 3 198 | 3 125 | 3 130 | 3 112 | 3 090 | 3 065 | 3 044 |
| 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 | 12 536 | 11 785 | 11 687 | 11 509 | 11 352 | 11 250 | 11 148 |
| 西貢 | Sai Kung | 單位 Flats | 1 507 | 1 507 | 1 507 | 1 507 | 1 507 | 1 507 | 1 507 |
| | | 人數 Population | 3 930 | 3 698 | 3 572 | 3 554 | 3 531 | 3 535 | 3 493 |
| 離島 | Islands | 單位 Flats | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | 人數 Population | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 小計 | Sub-total | 單位 Flats | 32 309 | 32 309 | 32 288 | 32 288 | 33 149 | 33 117 | 33 117 |
| | | 人數 Population | 103 407 | 94 494 | 92 936 | 91 213 | 90 027 | 89 502 | 88 832 |

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 | | | 2000-01 | 2005-06 | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 |
|-------|---------------------------|----|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 合計 | Overall | | | | | | | | | |
| 中西區 | Central and Western | 單位 | Flats | 2 094 | 2 094 | 2 094 | 2 094 | 2 953 | 2 953 | 2 953 |
| | | 人數 | Population | 6 472 | 5 717 | 5 621 | 5 459 | 5 859 | 6 108 | 6 417 |
| 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 | 43 631 | 40 165 | 40 157 | 40 135 | 40 829 | 40 808 | 42 378 |
| | | 人數 | Population | 130 404 | 122 569 | 120 900 | 118 653 | 118 152 | 117 419 | 119 264 |
| 南區 | Southern | 單位 | Flats | 33 265 | 31 915 | 34 127 | 28 557 | 28 460 | 28 341 | 28 159 |
| | | 人數 | Population | 109 977 | 83 700 | 83 092 | 83 619 | 82 855 | 82 017 | 80 831 |
| 油尖旺 | Yau Tsim Mong | 單位 | Flats | 2 726 | 3 488 | 3 488 | 3 488 | 3 488 | 3 488 | 3 488 |
| | | 人數 | Population | 8 213 | 10 286 | 10 345 | 10 319 | 10 280 | 10 175 | 10 107 |
| 深水埗 | Sham Shui Po | 單位 | Flats | 43 866 | 49 440 | 48 883 | 48 821 | 52 326 | 49 445 | 49 395 |
| | | 人數 | Population | 123 562 | 133 775 | 132 619 | 131 238 | 130 275 | 129 274 | 127 811 |
| 九龍城 | Kowloon City | 單位 | Flats | 20 674 | 20 677 | 20 678 | 20 678 | 20 680 | 20 680 | 20 681 |
| | | 人數 | Population | 67 246 | 62 769 | 61 593 | 60 507 | 59 767 | 59 219 | 58 179 |
| 黃大仙 | Wong Tai Sin | 單位 | Flats | 84 515 | 74 737 | 74 566 | 74 378 | 74 208 | 74 707 | 75 268 |
| | | 人數 | Population | 251 999 | 222 822 | 219 259 | 214 967 | 212 097 | 211 342 | 210 352 |
| 觀塘 | Kwun Tong | 單位 | Flats | 108 193 | 104 298 | 104 227 | 104 927 | 110 418 | 118 687 | 122 531 |
| | | 人數 | Population | 297 514 | 297 345 | 294 508 | 290 773 | 301 216 | 321 806 | 331 238 |
| 葵青 | Kwai Tsing | 單位 | Flats | 86 601 | 99 786 | 98 708 | 100 143 | 102 004 | 101 871 | 101 685 |
| | | 人數 | Population | 280 528 | 299 784 | 294 332 | 294 714 | 296 247 | 295 350 | 292 236 |
| 荃灣 | Tsuen Wan | 單位 | Flats | 19 665 | 23 547 | 23 523 | 23 523 | 23 518 | 23 516 | 23 506 |
| | | 人數 | Population | 66 606 | 66 825 | 67 992 | 67 473 | 66 638 | 66 133 | 65 437 |
| 屯門 | Tuen Mun | 單位 | Flats | 58 570 | 58 018 | 58 061 | 58 234 | 58 463 | 58 625 | 58 280 |
| | | 人數 | Population | 175 292 | 154 911 | 154 351 | 153 580 | 151 532 | 151 624 | 149 842 |
| 元朗 | Yuen Long | 單位 | Flats | 40 342 | 61 474 | 59 014 | 57 842 | 61 471 | 63 794 | 63 705 |
| | | 人數 | Population | 126 743 | 202 319 | 192 987 | 187 543 | 193 188 | 195 970 | 197 746 |
| 北區 | North | 單位 | Flats | 21 313 | 17 912 | 20 179 | 21 624 | 24 677 | 24 495 | 24 298 |
| | | 人數 | Population | 74 127 | 57 662 | 63 570 | 62 690 | 71 279 | 72 219 | 71 508 |
| 大埔 | Tai Po | 單位 | Flats | 21 797 | 21 346 | 19 530 | 19 403 | 19 353 | 19 222 | 19 094 |
| | | 人數 | Population | 76 965 | 68 489 | 60 415 | 58 994 | 57 233 | 56 345 | 54 974 |
| 沙田 | Sha Tin | 單位 | Flats | 59 590 | 57 866 | 57 726 | 57 534 | 59 745 | 61 514 | 61 329 |
| | | 人數 | Population | 205 239 | 176 096 | 175 355 | 172 012 | 175 523 | 178 240 | 176 150 |
| 西貢 | Sai Kung | 單位 | Flats | 30 710 | 32 073 | 29 342 | 28 942 | 28 867 | 28 803 | 28 650 |
| | | 人數 | Population | 101 230 | 104 077 | 92 655 | 90 496 | 89 533 | 88 696 | 87 470 |
| 離島 | Islands | 單位 | Flats | 7 693 | 15 789 | 15 789 | 15 790 | 15 788 | 15 776 | 15 774 |
| | | 人數 | Population | 14 488 | 47 966 | 51 202 | 52 231 | 52 553 | 52 434 | 52 474 |
| 總計 | Total | 單位 | Flats | 685 245 | 714 625 | 710 092 | 706 113 | 727 248 | 736 725 | 741 174 |
| | | 人數 | Population | 2 116 605 | 2 117 112 | 2 080 796 | 2 055 268 | 2 074 227 | 2 094 371 | 2 092 036 |

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.

資料來源： 房屋署
查詢電話：2761 5669
查詢電郵：hkha@housingauthority.gov.hk；
香港房屋協會
查詢電話：2839 7888
查詢電郵：enquiry@hkhs.com

Sources : Housing Department
Enquiry telephone no.: 2761 5669
Enquiry e-mail: hkha@housingauthority.gov.hk;
Hong Kong Housing Society
Enquiry telephone no.: 2839 7888
Enquiry e-mail: enquiry@hkhs.com

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 | | 2000-01 | 2005-06 | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 | |
|-------------------|------------------------------|----|---------|---------|---------|---------|---------|---------|---------|--------|
| 緊急事故 | Emergency | 單位 | Flats | 25 | 44 | 14 | 3 | 0 | 8 | 8 |
| | | 人數 | Persons | 62 | 136 | 37 | 8 | 0 | 11 | 14 |
| 體恤困境 | Compassionate | 單位 | Flats | 944 | 1 564 | 1 618 | 2 001 | 2 039 | 2 449 | 2 439 |
| | | 人數 | Persons | 2 305 | 3 461 | 3 446 | 4 391 | 4 546 | 5 326 | 5 428 |
| 清拆 | Clearance | 單位 | Flats | 1 036 | 418 | 171 | 147 | 177 | 222 | 284 |
| | | 人數 | Persons | 2 802 | 931 | 397 | 346 | 447 | 555 | 626 |
| 重建 ⁽¹⁾ | Redevelopment ⁽¹⁾ | 單位 | Flats | 20 676 | 2 084 | 1 537 | 1 700 | 3 084 | 3 360 | 78 |
| | | 人數 | Persons | 57 739 | 5 841 | 3 704 | 5 582 | 8 107 | 7 924 | 130 |
| 公屋輪候冊申請人 | Waiting List applicants | 單位 | Flats | 27 908 | 27 011 | 18 700 | 13 042 | 24 598 | 20 875 | 15 900 |
| | | 人數 | Persons | 91 763 | 62 808 | 43 432 | 31 051 | 60 041 | 48 202 | 36 430 |
| 調遷 | Transfer | 單位 | Flats | 4 221 | 9 061 | 6 319 | 5 425 | 8 981 | 7 909 | 6 092 |
| | | 人數 | Persons | 15 839 | 30 350 | 18 919 | 16 166 | 27 856 | 23 487 | 17 576 |
| 初級公務員 | Junior civil servants | 單位 | Flats | 1 145 | 855 | 472 | 517 | 738 | 827 | 662 |
| | | 人數 | Persons | 3 440 | 2 567 | 1 396 | 1 525 | 2 157 | 2 451 | 1 894 |
| 總計 | Total | 單位 | Flats | 55 955 | 41 037 | 28 831 | 22 835 | 39 617 | 35 650 | 25 463 |
| | | 人數 | Persons | 173 950 | 106 094 | 71 331 | 59 069 | 103 154 | 87 956 | 62 098 |

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
查詢電郵：hkha@housingauthority.gov.hk

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
Enquiry e-mail: hkha@housingauthority.gov.hk

8.8 二零一零年及二零一一年房屋委員會屋邨的代表性單位的每月租金 Monthly Rent of Typical Flats in Housing Authority Estates, 2010 and 2011

| 屋邨類別 | Type of estate | 落成年份 | Year of completion | 代表性單位 | | 元 (每平方米每月計) | | |
|----------------|----------------------------------|-----------------------|---------------------------------------|---|---|-------------|------|------|
| | | | | 面積 (平方米) Size of typical flat (sq. m.) | 每月平均租金 (元) Average monthly rent (\$) | 2010 | 2011 | 2010 |
| 前徙置屋邨 | Former resettlement estates | 1966至69年 (第四型) | 1966 - 69 (Mark IV) | 12.7 | 353 | 369 | 27.8 | 29.1 |
| | | | | 15.7 | 437 | 457 | 27.8 | 29.1 |
| | | | | 18.6 | 517 | 541 | 27.8 | 29.1 |
| 前屋宇建設 委員會屋邨 | Former Housing Authority estates | 1958至65年 | 1958 - 65 | 24.1 | 920 | 963 | 38.2 | 40.0 |
| | | | | 30.6 | 1,167 | 1,221 | 38.1 | 39.9 |
| | | | | 41.2 | 1,572 | 1,645 | 38.2 | 39.9 |
| | | 1966至73年 | 1966 - 73 | 28.3 | 1,000 | 1,046 | 35.4 | 37.0 |
| | | | | 30.6 | 1,173 | 1,227 | 38.3 | 40.1 |
| | | | | 33.1 | 1,266 | 1,325 | 38.3 | 40.1 |
| 房屋委員會 屋邨 | New Housing Authority estates | 1973年以後 (市區) (1) | Post 1973 (Urban)(1) | 16.3 | 919 | 962 | 56.3 | 58.9 |
| | | | | 23.5 | 885 | 926 | 37.6 | 39.4 |
| | | | | 34.4 | 1,927 | 2,017 | 56.0 | 58.6 |
| | | | | 43.3 | 2,422 | 2,535 | 56.0 | 58.6 |
| | | | | 53.6 | 3,297 | 3,451 | 61.6 | 64.4 |
| | | 1973年以後 (擴展市區) (2) | Post 1973 (Extended urban)(2) | 17.8 | 963 | 1,008 | 54.1 | 56.6 |
| | | | | 22.0 | 1,184 | 1,239 | 53.9 | 56.4 |
| | | | | 34.4 | 1,865 | 1,952 | 54.2 | 56.7 |
| | | | | 43.3 | 2,342 | 2,451 | 54.1 | 56.7 |
| | | 1973年以後 (新界) (3) | Post 1973 (The New Territories)(3) | 12.0 | 424 | 443 | 35.2 | 36.8 |
| | | | | 24.9 | 733 | 767 | 29.4 | 30.8 |
| | | | | 34.4 | 1,281 | 1,340 | 37.2 | 38.9 |
| | | | | 43.3 | 1,617 | 1,692 | 37.4 | 39.1 |
| | | | | 51.8 | 2,121 | 2,220 | 41.0 | 42.9 |

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
查詢電郵：hkha@housingauthority.gov.hk

Source: Housing Department
Enquiry telephone no.: 2761 5585
Enquiry e-mail: hkha@housingauthority.gov.hk

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 | 2000-01 | 2005-06 | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 |
|-------|---------------------------|---------|---------|---------|---------|---------|---------|---------|
| 葵青 | Kwai Tsing | 5 900 | 2 800 | 2 700 | 2 600 | 2 500 | 1 800 | 1 800 |
| 屯門 | Tuen Mun | 2 500 | 4 400 | 4 300 | 3 900 | 3 100 | 2 400 | 2 200 |
| 元朗 | Yuen Long | 1 500 | 800 | 1 000 | 1 000 | 1 000 | 1 000 | 900 |
| 西貢 | Sai Kung | 200 | ‡ | - | - | - | - | - |
| 總計 | Total | 10 100 | 8 000 | 7 900 | 7 600 | 6 600 | 5 200 | 4 900 |

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。

‡ 數字少於50。

資料來源： 房屋署
查詢電話：2761 5663
查詢電郵：hkha@housingauthority.gov.hk

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.

‡ Figures are less than 50.

Source : Housing Department
Enquiry telephone no.: 2761 5663
Enquiry e-mail: hkha@housingauthority.gov.hk

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 | 2000-01 | 2005-06 | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 |
|----------------|---|---------|---------|---------|---------|---------|---------|---------|
| 東區 | Eastern | | | | | | | |
| 40平方米以下 | Under 40 sq. m. | 148 | 0 | 0 | 144 | 160 | 0 | 0 |
| 40 - 69.9平方米 | 40 - 69.9 sq. m. | 1 822 | 0 | 0 | 432 | 480 | 0 | 0 |
| 小計 | Sub-total | 1 970 | 0 | 0 | 576 | 640 | 0 | 0 |
| 深水埗 | Sham Shui Po | | | | | | | |
| 40平方米以下 | Under 40 sq. m. | 296 | 0 | 0 | 0 | 0 | 0 | 0 |
| 40 - 69.9平方米 | 40 - 69.9 sq. m. | 444 | 0 | 0 | 0 | 0 | 0 | 0 |
| 小計 | Sub-total | 740 | 0 | 0 | 0 | 0 | 0 | 0 |
| 黃大仙 | Wong Tai Sin | | | | | | | |
| 40平方米以下 | Under 40 sq. m. | 576 | 0 | 72 | 72 | 134 | 0 | 0 |
| 40 - 69.9平方米 | 40 - 69.9 sq. m. | 2 784 | 0 | 1 128 | 738 | 210 | 0 | 0 |
| 小計 | Sub-total | 3 360 | 0 | 1 200 | 810 | 344 | 0 | 0 |
| 葵青 | Kwai Tsing | | | | | | | |
| 40平方米以下 | Under 40 sq. m. | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 40 - 69.9平方米 | 40 - 69.9 sq. m. | 1 856 | 0 | 0 | 0 | 0 | 0 | 0 |
| 小計 | Sub-total | 1 856 | 0 | 0 | 0 | 0 | 0 | 0 |
| 觀塘 | Kwun Tong | | | | | | | |
| 40平方米以下 | Under 40 sq. m. | 0 | 0 | 0 | 0 | 0 | 148 | 444 |
| 40 - 69.9平方米 | 40 - 69.9 sq. m. | 1 600 | 0 | 0 | 0 | 0 | 222 | 666 |
| 小計 | Sub-total | 1 600 | 0 | 0 | 0 | 0 | 370 | 1 110 |
| 元朗 | Yuen Long | | | | | | | |
| 40平方米以下 | Under 40 sq. m. | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 40 - 69.9平方米 | 40 - 69.9 sq. m. | 4 480 | 0 | 0 | 0 | 640 | 0 | 0 |
| 小計 | Sub-total | 4 480 | 0 | 0 | 0 | 640 | 0 | 0 |
| 沙田 | Sha Tin | | | | | | | |
| 40平方米以下 | Under 40 sq. m. | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 40 - 69.9平方米 | 40 - 69.9 sq. m. | 7 616 | 0 | 0 | 0 | 0 | 0 | 0 |
| 小計 | Sub-total | 7 616 | 0 | 0 | 0 | 0 | 0 | 0 |
| 西貢 | Sai Kung | | | | | | | |
| 40平方米以下 | Under 40 sq. m. | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 40 - 69.9平方米 | 40 - 69.9 sq. m. | 1 920 | 0 | 0 | 0 | 0 | 0 | 0 |
| 小計 | Sub-total | 1 920 | 0 | 0 | 0 | 0 | 0 | 0 |
| 所有地區 | All areas | | | | | | | |
| 40平方米以下 | Under 40 sq. m. | 1 020 | 0 | 72 | 216 | 294 | 148 | 444 |
| 40 - 69.9平方米 | 40 - 69.9 sq. m. | 22 522 | 0 | 1 128 | 1 170 | 1 330 | 222 | 666 |
| 總計 | Total | 23 542 | 0 | 1 200 | 1 386 | 1 624 | 370 | 1 110 |

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，政府已經停止興建居者有其屋計劃單位。至於已落成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屋落成量內。

資料來源： 房屋署
查詢電話：2761 5703
查詢電郵：hkha@housingauthority.gov.hk

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 since November 2002. Those completed Home Ownership Scheme flats are counted as production according to their actual usage at the time they are disposed of.

Source: Housing Department
Enquiry telephone no.: 2761 5703
Enquiry e-mail: hkha@housingauthority.gov.hk

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

| | | 2000-01 | 2005-06 | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 |
|---------------|---|---------|----------|---------|---------|---------|---------|---------|
| 收入 | Income | 43,351 | 18,356 | 16,234 | 20,583 | 20,569 | 15,260 | 18,464 |
| 租金 | Rental | | | | | | | |
| 住宅樓宇 | Rental Housing | 9,528 | 11,616 | 10,866 | 10,186 | 9,580 | 9,889 | 9,480 |
| 商業樓宇 | Commercial | 5,020 | 3,426 | 1,261 | 1,235 | 1,227 | 1,324 | 1,386 |
| 自置居所計劃收入 | Home Ownership Scheme income | 28,450 | 2,948 | 4,015 | 9,061 | 9,645 | 3,895 | 7,456 |
| 其他收入 | Other income | 353 | 366 | 92 | 101 | 117 | 152 | 142 |
| 開支 | Expenditure | 30,949 | 14,504 | 15,406 | 17,751 | 16,470 | 13,674 | 14,476 |
| 經常開支 | Recurrent expenditure | 15,102 | 13,966 | 13,513 | 12,272 | 12,008 | 12,575 | 11,587 |
| 薪俸 | Personal emoluments | 3,666 | 2,458 | 2,349 | 2,568 | 2,670 | 2,618 | 2,700 |
| 政府租金及差餉 | Government rent and rates | 1,641 | 1,324 | 1,317 | 459 | 153 | 166 | 173 |
| 維修及改善工程 | Maintenance and improvements | 3,218 | 2,934 | 3,342 | 2,634 | 2,221 | 2,474 | 2,497 |
| 其他開支 | Other expenditure | 3,498 | 3,508 | 3,229 | 3,221 | 3,444 | 3,494 | 3,604 |
| 折舊及攤銷 | Depreciation and amortisation | 3,079 | 3,742 | 3,276 | 3,390 | 3,520 | 3,823 | 2,613 |
| 自置居所計劃開支 | Home Ownership Scheme expenditure | 15,847 | 538 | 1,893 | 5,479 | 4,462 | 1,099 | 2,889 |
| 特殊撇帳／調整前的盈餘 | Surplus before special write-off/adjustment | 12,402 | 3,852 | 828 | 2,832 | 4,099 | 1,586 | 3,988 |
| 減：特殊撇帳／調整 | Less : Special write-off/adjustment | 550 | - 12,919 | 5 | 414 | - 12 | 57 | - 72 |
| 特殊撇帳／調整後的盈餘 | Surplus after special write-off/adjustment | 11,852 | 16,771 | 823 | 2,418 | 4,111 | 1,529 | 4,060 |
| 資金管理帳目盈餘／（赤字） | Funds Management Account Surplus/ (Deficit) | 1,204 | 1,031 | 3,068 | 939 | (4,007) | 6,138 | 4,109 |
| 代管服務盈餘／（赤字） | Agency Account Surplus/(Deficit) | - | 18 | 51 | (53) | (7) | (13) | 18 |
| 扣除分配前的盈餘 | Surplus before distribution | 13,056 | 17,820 | 3,942 | 3,304 | 97 | 7,654 | 8,187 |
| 減：分配 | Less : Distribution | 1,388 | 817 | 307 | 287 | 167 | 231 | 282 |
| 政府借貸資本利息 | Interest on Government's loan capital | 423 | 183 | 128 | 70 | 12 | - | - |
| 應付予政府的紅利 | Dividend payable to Government | 965 | 634 | 179 | 217 | 155 | 231 | 282 |
| 扣除分配後的盈餘／（赤字） | Surplus/(Deficit) after distribution | 11,668 | 17,003 | 3,635 | 3,017 | (70) | 7,423 | 7,905 |

註釋： 二零一零至一一年度的帳目乃臨時及有待審核。

Note : Accounts for 2010-11 are provisional and subject to audit.

資料來源： 房屋署
查詢電話：2712 2712
查詢電郵：hkha@housingauthority.gov.hk

Source : Housing Department
Enquiry telephone no.: 2712 2712
Enquiry e-mail: hkha@housingauthority.gov.hk

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

| | | 2000-01 | 2005-06 | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 |
|-----------------------------------|---|---------|---------|---------|---------|---------|---------|---------|
| 新建公共租住屋邨 | New public rental housing estates | 13,274 | 1,903 | 2,527 | 3,208 | 2,288 | 4,054 | 4,063 |
| 重建現有屋邨 | Redevelopment of existing estates | 3,757 | 1,409 | 1,272 | 1,909 | 3,375 | 1,417 | 2,175 |
| 中轉房屋 | Interim housing | 492 | 1 | - | 1 | - | - | - |
| 自置居所計劃下的住宅單位 ⁽¹⁾⁽²⁾⁽³⁾ | Home Ownership Scheme domestic flats ⁽¹⁾⁽²⁾⁽³⁾ | 5,372 | 99 | - 171 | - 167 | 179 | 37 | - 98 |
| 自置居所計劃下的商業設施 ⁽²⁾⁽³⁾ | Home Ownership Scheme commercial facilities ⁽²⁾⁽³⁾ | 656 | 53 | - | - 2 | 3 | 3 | - 2 |
| 房屋委員會總辦事處 | Housing Authority Headquarters | 276 | 2 | 6 | 1 | - | - | - |
| 電腦資產 | Computer assets | 131 | 84 | 111 | 117 | 107 | 127 | 177 |
| 改善工程 | Improvement works | 1,024 | 214 | 107 | 162 | 249 | 384 | 471 |
| 總計 | Total | 24,982 | 3,765 | 3,852 | 5,229 | 6,201 | 6,022 | 6,786 |

註釋： 二零一零至一一年度的帳目乃臨時及有待審核。

Notes: Accounts for 2010-11 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的調整，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.

(3) 二零一零至一一年度的數字包括把一些工程項目重新分類作出之調整。

(3) Figures for 2010-11 include adjustments for reclassification among project types during the year.

資料來源：房屋署
查詢電話：2712 2712
查詢電郵：hkha@housingauthority.gov.hk

Source: Housing Department
Enquiry telephone no.: 2712 2712
Enquiry e-mail: hkha@housingauthority.gov.hk

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

| | | 2000-01 | 2005-06 | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 |
|------------------|--|---------|---------|---------|---------|---------|---------|---------|
| 收入 | Receipt | | | | | | | |
| 政府應付款項 | Receipt from Government | 436 | 270 | 92 | 116 | 126 | 122 | 131 |
| 支出 | Payment | 436 | 265 | 41 | 124 | 133 | 119 | 134 |
| 轉撥予付款項帳目的盈餘／(赤字) | Surplus/(Deficit) transferred to Appropriation Account | - | 5 | 51 | (8) | (7) | 3 | (3) |

註釋： 二零一零至一一年度的帳目乃臨時及有待審核。

Notes: Accounts for 2010-11 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.

由二零零六年四月一日至二零零七年三月三十一日，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。

From 1 April 2006 to 31 March 2007, 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.

自二零零八年四月一日，房屋委員會以代理人身分代政府執行屋宇管制、私營房屋、上訴委員會、安置受清拆影響居民和支援服務的職能。

Effective from 1 April 2008, the Housing Authority has acted as an agent for the Government for building control, private housing, appeal panel, rehousing of occupants upon clearance and support services.

資料來源：房屋署
查詢電話：2712 2712
查詢電郵：hkha@housingauthority.gov.hk

Source: Housing Department
Enquiry telephone no.: 2712 2712
Enquiry e-mail: hkha@housingauthority.gov.hk

8.14 二零零五年至二零一零年按區域及區議會分區劃分的私人住宅單位落成量 Completions of Private Domestic Units by Area and District Council District, 2005 to 2010

單位數目
Number of units

| 區域／地區 | Area/District Council district | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|-------|--------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| 港島 | Hong Kong | | | | | | |
| 中西區 | Central and Western | 895 | 813 | 170 | 88 | 854 | 115 |
| 灣仔 | Wan Chai | 304 | 866 | 524 | 217 | 382 | 254 |
| 東區 | Eastern | 2 212 | 0 | 112 | 320 | 0 | 0 |
| 南區 | Southern | 875 | 8 | 57 | 892 | 19 | 764 |
| 小計 | Sub-total | 4 286 | 1 687 | 863 | 1 517 | 1 255 | 1 133 |
| 九龍 | Kowloon | | | | | | |
| 油尖旺 | Yau Tsim Mong | 1 149 | 2 294 | 1 004 | 1 071 | 593 | 1 066 |
| 深水埗 | Sham Shui Po | 2 256 | 1 352 | 132 | 1 099 | 43 | 149 |
| 九龍城 | Kowloon City | 158 | 1 896 | 49 | 277 | 1 003 | 59 |
| 黃大仙 | Wong Tai Sin | 0 | 212 | 0 | 304 | 0 | 2 148 |
| 觀塘 | Kwun Tong | 316 | 210 | 0 | 0 | 185 | 0 |
| 小計 | Sub-total | 3 879 | 5 964 | 1 185 | 2 751 | 1 824 | 3 422 |
| 新界 | New Territories | | | | | | |
| 葵青 | Kwai Tsing | 0 | 0 | 924 | 0 | 0 | 0 |
| 荃灣 | Tsuen Wan | 4 225 | 1 652 | 1 515 | 82 | 380 | 552 |
| 屯門 | Tuen Mun | 1 576 | 0 | 0 | 0 | 32 | 42 |
| 元朗 | Yuen Long | 332 | 381 | 1 971 | 298 | 600 | 3 630 |
| 北區 | North | 744 | 1 116 | 218 | 13 | 708 | 16 |
| 大埔 | Tai Po | 6 | 30 | 0 | 163 | 1 | 79 |
| 沙田 | Sha Tin | 92 | 425 | 1 164 | 1 787 | 2 342 | 2 841 |
| 西貢 | Sai Kung | 476 | 3 150 | 2 100 | 2 105 | 15 | 1 690 |
| 離島 | Islands | 1 705 | 2 174 | 531 | 60 | 0 | 0 |
| 小計 | Sub-total | 9 156 | 8 928 | 8 423 | 4 508 | 4 078 | 8 850 |
| 總計 | Total | 17 321 | 16 579 | 10 471 | 8 776 | 7 157 | 13 405 |
| 年底總存量 | Stock as at end of the year | 1 053 246 | 1 068 898 | 1 079 243 | 1 085 922 | 1 090 614 | 1 102 909 |

註釋： 數字不包括村屋。

Note : Figures above exclude village houses.

資料來源： 差餉物業估價署
查詢電話：2150 8903/2150 8901
查詢電郵：enquiries@rvd.gov.hk

Source : Rating and Valuation Department
Enquiry telephone no.: 2150 8903/2150 8901
Enquiry e-mail: enquiries@rvd.gov.hk

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 | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
| 港島 | Hong Kong | | | | | | | |
| 少於 40 平方米 | Less than 40 sq. m. | 618 | 228 | 175 | 373 | 243 | 130 | 159 |
| 40 - 69.9 平方米 | 40 - 69.9 sq. m. | 1 455 | 2 931 | 922 | 256 | 399 | 585 | 229 |
| 70 - 99.9 平方米 | 70 - 99.9 sq. m. | 959 | 474 | 306 | 111 | 660 | 344 | 269 |
| 100 - 159.9 平方米 | 100 - 159.9 sq. m. | 262 | 377 | 217 | 19 | 117 | 69 | 311 |
| 160 平方米或以上 | 160 sq. m. or above | 82 | 276 | 67 | 104 | 98 | 127 | 165 |
| 小計 | Sub-total | 3 376 | 4 286 | 1 687 | 863 | 1 517 | 1 255 | 1 133 |
| 九龍 | Kowloon | | | | | | | |
| 少於 40 平方米 | Less than 40 sq. m. | 399 | 316 | 864 | 256 | 628 | 226 | 346 |
| 40 - 69.9 平方米 | 40 - 69.9 sq. m. | 2 744 | 2 877 | 3 235 | 414 | 1 821 | 271 | 1 106 |
| 70 - 99.9 平方米 | 70 - 99.9 sq. m. | 3 021 | 524 | 1 073 | 197 | 233 | 136 | 1 196 |
| 100 - 159.9 平方米 | 100 - 159.9 sq. m. | 1 407 | 102 | 658 | 292 | 50 | 976 | 723 |
| 160 平方米或以上 | 160 sq. m. or above | 148 | 60 | 134 | 26 | 19 | 215 | 51 |
| 小計 | Sub-total | 7 719 | 3 879 | 5 964 | 1 185 | 2 751 | 1 824 | 3 422 |
| 新界 | New Territories | | | | | | | |
| 少於 40 平方米 | Less than 40 sq. m. | 1 666 | 1 864 | 562 | 400 | 0 | 17 | 184 |
| 40 - 69.9 平方米 | 40 - 69.9 sq. m. | 10 554 | 4 946 | 6 507 | 6 518 | 2 677 | 2 142 | 5 407 |
| 70 - 99.9 平方米 | 70 - 99.9 sq. m. | 2 045 | 2 093 | 1 488 | 1 208 | 932 | 889 | 3 069 |
| 100 - 159.9 平方米 | 100 - 159.9 sq. m. | 329 | 103 | 197 | 169 | 556 | 485 | 148 |
| 160 平方米或以上 | 160 sq. m. or above | 101 | 150 | 174 | 128 | 343 | 545 | 42 |
| 小計 | Sub-total | 14 695 | 9 156 | 8 928 | 8 423 | 4 508 | 4 078 | 8 850 |
| 所有區域 | All areas | | | | | | | |
| 少於 40 平方米 | Less than 40 sq. m. | 2 683 | 2 408 | 1 601 | 1 029 | 871 | 373 | 689 |
| 40 - 69.9 平方米 | 40 - 69.9 sq. m. | 14 753 | 10 754 | 10 664 | 7 188 | 4 897 | 2 998 | 6 742 |
| 70 - 99.9 平方米 | 70 - 99.9 sq. m. | 6 025 | 3 091 | 2 867 | 1 516 | 1 825 | 1 369 | 4 534 |
| 100 - 159.9 平方米 | 100 - 159.9 sq. m. | 1 998 | 582 | 1 072 | 480 | 723 | 1 530 | 1 182 |
| 160 平方米或以上 | 160 sq. m. or above | 331 | 486 | 375 | 258 | 460 | 887 | 258 |
| 總計 | Total | 25 790 | 17 321 | 16 579 | 10 471 | 8 776 | 7 157 | 13 405 |

註釋：由二零零二年開始，私人住宅單位落成量數字不包括村屋。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, village houses have been excluded from the figures on completions of private domestic units. Hence, the figures for 2002 onwards are not strictly comparable to earlier figures.

資料來源：差餉物業估價署
查詢電話：2150 8903／2150 8901
查詢電郵：enquiries@rzd.gov.hk

Source : Rating and Valuation Department
Enquiry telephone no.: 2150 8903/2150 8901
Enquiry e-mail: enquiries@rzd.gov.hk

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 | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|----------------------|--|--------|--------|--------|--------|--------|--------|--------|
| 商業樓宇 | Commercial | | | | | | | |
| 年底總存量 ⁽¹⁾ | Stock as at end of year ⁽¹⁾ | 8 985 | 9 522 | 10 396 | 10 484 | 10 588 | 10 664 | 10 744 |
| 年內落成量 | Completions during the year | 64 | 111 | 183 | 48 | 49 | 84 | 65 |
| 年底空置量 ⁽¹⁾ | Amount vacant as at end of year ⁽¹⁾ | 675 | 980 | 1 023 | 849 | 920 | 932 | 844 |
| 寫字樓 | Office | | | | | | | |
| 年底總存量 | Stock as at end of year | 9 086 | 9 770 | 9 813 | 10 107 | 10 392 | 10 529 | 10 689 |
| 年內落成量 | Completions during the year | 96 | 34 | 108 | 320 | 341 | 151 | 124 |
| 年底空置量 | Amount vacant as at end of year | 928 | 854 | 753 | 901 | 873 | 1 083 | 860 |
| 分層工廠大廈 | Flatted factories | | | | | | | |
| 年底總存量 | Stock as at end of year | 17 578 | 17 468 | 17 397 | 17 347 | 17 374 | 17 284 | 17 231 |
| 年內落成量 | Completions during the year | 19 | 0 | 0 | 16 | 70 | 3 | 21 |
| 年底空置量 | Amount vacant as at end of year | 1 484 | 1 273 | 1 250 | 1 070 | 1 134 | 1 388 | 1 146 |
| 特殊廠房 | Specialised factories | | | | | | | |
| 年底總存量 | Stock as at end of year | 3 184 | 3 150 | 3 136 | 3 142 | 3 027 | 2 925 | 2 906 |
| 年內落成量 | Completions during the year | 35 | 0 | 16 | 33 | 11 | 0 | 21 |
| 貨倉 | Storage | | | | | | | |
| 年底總存量 | Stock as at end of year | 3 411 | 3 401 | 3 430 | 3 421 | 3 418 | 3 428 | 3 416 |
| 年內落成量 | Completions during the year | 6 | 13 | 27 | 0 | 4 | 0 | 0 |
| 年底空置量 | Amount vacant as at end of year | 160 | 97 | 101 | 96 | 99 | 177 | 107 |
| 工貿大廈 | Industrial/Office | | | | | | | |
| 年底總存量 | Stock as at end of year | 583 | 616 | 613 | 613 | 616 | 614 | 591 |
| 年內落成量 | Completions during the year | 37 | 4 | 0 | 0 | 4 | 0 | 0 |
| 年底空置量 | Amount vacant as at end of year | 90 | 61 | 42 | 36 | 40 | 61 | 51 |

註釋： (1) 從二零零六年開始，數字包括領匯房地產投資信託基金擁有的物業。

Note: (1) Figures from 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
查詢電郵：enquiries@rzd.gov.hk

Source: Rating and Valuation Department
Enquiry telephone no.: 2150 8903/2150 8901
Enquiry e-mail: enquiries@rzd.gov.hk

8.17 按落成年份劃分的私人樓宇總存量（以二零一零年年底點算） Stock of Private Premises by Year of Completion (as at End of 2010)

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 | | | | | | 2009年後 Post-2009 | 總計 Total |
|-----------------------|--|----------------------------|-----------|-----------|-----------|-----------|-----------|---------------------|-------------|
| | | 1960年前 Pre-1960 | 1960-1969 | 1970-1979 | 1980-1989 | 1990-1999 | 2000-2009 | | |
| 私人住宅 (單位數目) | Private domestic (Number of units) | | | | | | | | |
| 中／小型單位 ⁽¹⁾ | Small/medium units ⁽¹⁾ | 31 087 | 141 751 | 178 576 | 256 412 | 226 385 | 174 063 | 11 965 | 1 020 239 |
| 大型單位 ⁽²⁾ | Large units ⁽²⁾ | 4 383 | 10 474 | 13 504 | 20 414 | 15 445 | 17 010 | 1 440 | 82 670 |
| 總計 | Total | 35 470 | 152 225 | 192 080 | 276 826 | 241 830 | 191 073 | 13 405 | 1 102 909 |
| 私人寫字樓 | Private office | | | | | | | | |
| 甲級 ⁽³⁾ | Grade A ⁽³⁾ | 0 | 30 | 344 | 1 691 | 2 939 | 1 625 | 115 | 6 744 |
| 乙級 | Grade B | 28 | 237 | 365 | 718 | 895 | 175 | 7 | 2 425 |
| 丙級 | Grade C | 19 | 130 | 440 | 494 | 412 | 23 | 2 | 1 520 |
| 總計 | Total | 47 | 397 | 1 149 | 2 903 | 4 246 | 1 823 | 124 | 10 689 |
| 私人商業樓宇 | Private commercial | 435 | 1 440 | 2 164 | 3 113 | 2 398 | 1 130 | 65 | 10 744 |
| 私人分層工廠大廈 (上層單位) | Private flatted factories (upper floor units) | 49 | 1 282 | 5 691 | 7 343 | 2 752 | 94 | 21 | 17 231 |

註釋： 本表所載的私人住宅數字不包括村屋。

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

由於四捨五入關係，統計表內個別項目的數字加起來可能與總數略有出入。

There may be a slight discrepancy between the sum of individual items and the total as shown in the tables owing to rounding.

(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
查詢電郵：enquiries@rzd.gov.hk

Source: Rating and Valuation Department
Enquiry telephone no.: 2150 8903
Enquiry e-mail: enquiries@rzd.gov.hk

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 | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|---------------------|--|------|-------|-------|-------|-------|-------|-------|
| 私人住宅 | Private domestic | | | | | | | |
| 少於 40 平方米 | Less than 40 sq. m. | 88.3 | 84.9 | 86.6 | 98.5 | 117.6 | 120.3 | 152.5 |
| 40 - 69.9 平方米 | 40 - 69.9 sq. m. | 89.5 | 91.3 | 91.6 | 100.5 | 116.1 | 117.2 | 144.4 |
| 70 - 99.9 平方米 | 70 - 99.9 sq. m. | 91.2 | 106.6 | 108.0 | 119.6 | 138.5 | 135.1 | 166.2 |
| 100 - 159.9 平方米 | 100 - 159.9 sq. m. | 94.2 | 119.1 | 121.0 | 138.0 | 157.2 | 153.4 | 187.5 |
| 160 平方米或以上 | 160 sq. m. or above | 98.7 | 131.3 | 137.6 | 161.5 | 183.6 | 177.1 | 215.0 |
| 合計 | Overall | 89.6 | 92.0 | 92.7 | 103.5 | 120.5 | 121.3 | 150.9 |
| 私人零售業樓宇 | Private retail | 93.6 | 149.3 | 153.5 | 172.5 | 192.2 | 193.1 | 257.2 |
| 私人寫字樓（甲級、 乙級及丙級） | Private office (Grades A, B and C) | 89.9 | 133.0 | 139.3 | 165.5 | 199.0 | 179.8 | 230.4 |
| 私人分層工廠大廈 (上層單位) | Private flatted factories (upper floor units) | 91.2 | 125.0 | 158.5 | 199.5 | 235.9 | 216.3 | 284.4 |

資料來源： 差餉物業估價署
查詢電話：2150 8903/2150 8901
查詢電郵：enquiries@rzd.gov.hk

Source: Rating and Valuation Department
Enquiry telephone no.: 2150 8903/2150 8901
Enquiry e-mail: enquiries@rzd.gov.hk

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 | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|--------------------|--|----------|-----------|-----------|-----------|-----------|---------|-----------|
| 私人住宅 | Private domestic | | | | | | | |
| 少於 40 平方米 | Less than 40 sq. m. | | | | | | | |
| 港島 | Hong Kong | 35,975 | 39,158 | 42,849 | 52,292 | 63,997 | 61,832 | 75,892 |
| 九龍 | Kowloon | 30,990 | 29,896 | 30,068 | 36,806 | 42,952 | 44,190 | 55,661 |
| 新界 | New Territories | 31,444 | 30,529 | 28,929 | 32,514 | 37,705 | 39,215 | 48,206 |
| 40 - 69.9 平方米 | 40 - 69.9 sq. m. | | | | | | | |
| 港島 | Hong Kong | 43,656 | 49,266 | 52,213 | 61,548 | 72,563 | 71,459 | 86,553 |
| 九龍 | Kowloon | 31,711 | 38,868 | 38,090 | 47,791 | 53,543 | 55,338 | 69,728 |
| 新界 | New Territories | 31,358 | 32,684 | 31,185 | 34,220 | 38,255 | 39,468 | 47,127 |
| 70 - 99.9 平方米 | 70 - 99.9 sq. m. | | | | | | | |
| 港島 | Hong Kong | 54,957 | 66,634 | 69,332 | 83,239 | 96,537 | 95,288 | 113,073 |
| 九龍 | Kowloon | 38,515 | 56,516 | 57,104 | 76,450 | 83,318 | 85,613 | 107,486 |
| 新界 | New Territories | 37,324 | 41,584 | 41,549 | 44,721 | 48,727 | 49,189 | 59,190 |
| 100 - 159.9 平方米 | 100 - 159.9 sq. m. | | | | | | | |
| 港島 | Hong Kong | 63,194 | 82,482 | 85,781 | 105,574 | 123,335 | 120,617 | 147,970 |
| 九龍 | Kowloon | 46,639 | 73,046 | 75,419 | 95,658 | 102,660 | 101,356 | 133,704 |
| 新界 | New Territories | 41,389 | 49,987 | 48,590 | 57,145 | 58,875 | 57,554 | 66,379 |
| 160 平方米或以上 | 160 sq. m. or above | | | | | | | |
| 港島 | Hong Kong | 80,222 | 115,358 | 120,308 | 150,718 | 172,166 | 164,169 | 207,171 |
| 九龍 | Kowloon | 70,992 | 96,641 | 99,282 | 129,577 | 137,295 | 145,137 | 165,494 |
| 新界 | New Territories | 44,589 | 57,151 | 56,098 | 70,215 | 74,113 | 69,225 | 74,706 |
| 私人零售業樓宇 | Private retail | | | | | | | |
| 港島 | Hong Kong | 121,920 | 183,927 | 164,077 | 239,540 | 234,851 | 294,149 | 301,514 |
| 九龍 | Kowloon | 152,995 | 224,785 | 182,475 | 211,487 | 238,032 | 250,032 | 291,401 |
| 新界 | New Territories | 90,013 | 139,664 | 112,215 | 142,025 | 143,937 | 153,702 | 194,559 |
| 私人寫字樓 | Private office | | | | | | | |
| 甲級 | Grade A | | | | | | | |
| 上環 | Sheung Wan | 50,582 | 114,066 | 80,219 | 90,488 | (124,877) | 133,016 | 149,053 |
| 中區 | Central | 82,489 | 121,796 | 130,825 | 163,053 | 218,474 | 171,788 | 221,386 |
| 灣仔／銅鑼灣 | Wan Chai/Causeway Bay | 51,350 | 79,442 | 94,952 | 104,864 | 125,607 | 105,223 | 145,639 |
| 北角／鯉魚涌 | North Point/Quarry Bay | 38,969 | 55,889 | 61,070 | 69,618 | 88,727 | 85,700 | 95,278 |
| 尖沙咀 | Tsim Sha Tsui | 48,787 | 94,799 | 99,357 | 110,987 | 129,382 | 109,696 | 134,132 |
| 油麻地／旺角 | Yau Ma Tei/Mong Kok | (44,508) | (154,561) | (143,376) | (169,070) | (156,686) | - | (193,697) |
| 乙級 | Grade B | | | | | | | |
| 上環 | Sheung Wan | 32,696 | 34,415 | 41,554 | 54,826 | 76,333 | 58,749 | 83,786 |
| 中區 | Central | 60,539 | 82,121 | 89,656 | 106,906 | 120,872 | 129,067 | 175,740 |
| 灣仔／銅鑼灣 | Wan Chai/Causeway Bay | 34,892 | 61,222 | 64,391 | 78,991 | 99,743 | 94,208 | 114,859 |
| 北角／鯉魚涌 | North Point/Quarry Bay | 29,140 | 36,350 | 41,529 | 47,803 | 57,994 | 56,776 | 66,001 |
| 尖沙咀 | Tsim Sha Tsui | 35,525 | 64,172 | 66,856 | 80,100 | 94,711 | 83,325 | 101,804 |
| 油麻地／旺角 | Yau Ma Tei/Mong Kok | 31,719 | 48,572 | 46,440 | 54,785 | 62,872 | 61,714 | 69,297 |
| 丙級 | Grade C | | | | | | | |
| 上環 | Sheung Wan | 25,588 | 29,887 | 35,379 | 49,146 | 58,760 | 59,916 | 74,719 |
| 中區 | Central | 28,000 | 50,671 | 59,484 | 80,003 | 92,260 | 90,975 | 116,558 |
| 灣仔／銅鑼灣 | Wan Chai/Causeway Bay | 30,753 | 43,862 | 48,552 | 62,845 | 74,798 | 76,907 | 96,983 |
| 北角／鯉魚涌 | North Point/Quarry Bay | 32,732 | 33,841 | 39,378 | 48,005 | 62,586 | 59,954 | 74,030 |
| 尖沙咀 | Tsim Sha Tsui | 24,884 | 39,336 | 42,490 | 52,789 | 61,989 | 65,272 | 79,404 |
| 油麻地／旺角 | Yau Ma Tei/Mong Kok | 27,869 | 30,891 | 34,996 | 42,968 | 50,047 | 52,672 | 69,320 |
| 私人分層工廠大廈 (上層單位) | Private flatted factories (upper floor units) | | | | | | | |
| 港島 | Hong Kong | 9,817 | 10,890 | 14,236 | 19,025 | 23,364 | 24,335 | 31,296 |
| 九龍 | Kowloon | 9,308 | 14,057 | 17,405 | 22,126 | 27,326 | 24,831 | 31,995 |
| 新界 | New Territories | 6,215 | 7,033 | 8,446 | 10,151 | 12,609 | 12,614 | 16,121 |

註釋：括弧內的數字由少於五宗的交易計算出來。

Note: Figures in bracket are derived from less than five transactions.

資料來源：差餉物業估價署
查詢電話：2150 8903 / 2150 8901
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Source: Rating and Valuation Department
Enquiry telephone no.: 2150 8903/ 2150 8901
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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 | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|-------------------|-------------------------------------|-------|------|-------|-------|-------|-------|-------|
| 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 | 192 | 188 | 216 | 246 | 278 | 236 | 285 |
| 九龍 | Kowloon | 166 | 140 | 154 | 170 | 198 | 181 | 204 |
| 新界 | New Territories | 130 | 106 | 113 | 127 | 146 | 137 | 166 |
| 40 - 69.9 平方米 | 40 - 69.9 sq. m. | | | | | | | |
| 港島 | Hong Kong | 198 | 184 | 207 | 237 | 271 | 226 | 275 |
| 九龍 | Kowloon | 149 | 145 | 155 | 170 | 202 | 174 | 217 |
| 新界 | New Territories | 117 | 101 | 107 | 118 | 139 | 126 | 152 |
| 70 - 99.9 平方米 | 70 - 99.9 sq. m. | | | | | | | |
| 港島 | Hong Kong | 252 | 243 | 258 | 289 | 336 | 272 | 327 |
| 九龍 | Kowloon | 172 | 193 | 198 | 220 | 264 | 230 | 278 |
| 新界 | New Territories | 144 | 122 | 124 | 144 | 170 | 142 | 174 |
| 100 - 159.9 平方米 | 100 - 159.9 sq. m. | | | | | | | |
| 港島 | Hong Kong | 276 | 263 | 298 | 335 | 397 | 304 | 358 |
| 九龍 | Kowloon | 195 | 205 | 220 | 240 | 291 | 236 | 287 |
| 新界 | New Territories | 184 | 161 | 171 | 195 | 238 | 182 | 223 |
| 160 平方米或以上 | 160 sq. m. or above | | | | | | | |
| 港島 | Hong Kong | 316 | 318 | 355 | 396 | 473 | 362 | 409 |
| 九龍 | Kowloon | 197 | 201 | 197 | 228 | 273 | 244 | 269 |
| 新界 | New Territories | 174 | 176 | 189 | 225 | 261 | 209 | 233 |
| 租金指數（1999年 = 100） | Rental indices (Year 1999 = 100) | | | | | | | |
| 少於 40 平方米 | Less than 40 sq. m. | 97.2 | 83.3 | 90.1 | 100.5 | 113.2 | 102.0 | 120.7 |
| 40 - 69.9 平方米 | 40 - 69.9 sq. m. | 97.4 | 84.9 | 89.1 | 98.1 | 111.7 | 97.8 | 118.0 |
| 70 - 99.9 平方米 | 70 - 99.9 sq. m. | 99.3 | 90.4 | 93.9 | 103.5 | 119.2 | 98.1 | 117.1 |
| 100 - 159.9 平方米 | 100 - 159.9 sq. m. | 100.7 | 94.7 | 100.5 | 115.3 | 133.4 | 105.7 | 124.1 |
| 160 平方米或以上 | 160 sq. m. or above | 101.8 | 97.8 | 106.4 | 121.8 | 141.1 | 114.2 | 130.9 |
| 合計 | Overall | 98.1 | 86.5 | 91.6 | 101.8 | 115.7 | 100.4 | 119.7 |

資料來源：差餉物業估價署
查詢電話：2150 8903/2150 8901
查詢電郵：enquiries@rzd.gov.hk

Source: Rating and Valuation Department
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Enquiry e-mail: enquiries@rzd.gov.hk

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 | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|------------------------|--|-------|-------|-------|-------|-------|-------|-------|
| 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 | 798 | 939 | 1,001 | 1,060 | 1,189 | 1,079 | 1,239 |
| 九龍 | Kowloon | 969 | 974 | 999 | 1,023 | 1,106 | 1,073 | 1,172 |
| 新界 | New Territories | 748 | 764 | 778 | 814 | 892 | 855 | 942 |
| 私人寫字樓 | Private office | | | | | | | |
| 甲級 | Grade A | | | | | | | |
| 上環 | Sheung Wan | 324 | 267 | 418 | 510 | 680 | 533 | 609 |
| 中區 | Central | 411 | 414 | 557 | 719 | 945 | 743 | 772 |
| 灣仔／銅鑼灣 | Wan Chai/Causeway Bay | 301 | 279 | 373 | 448 | 526 | 464 | 484 |
| 北角／鰂魚涌 | North Point/Quarry Bay | 220 | 192 | 244 | 291 | 338 | 310 | 322 |
| 尖沙咀 | Tsim Sha Tsui | 266 | 279 | 338 | 360 | 401 | 333 | 367 |
| 油麻地／旺角 | Yau Ma Tei/Mong Kok | 262 | 296 | 364 | 370 | 417 | 387 | 477 |
| 乙級 | Grade B | | | | | | | |
| 上環 | Sheung Wan | 180 | 160 | 197 | 238 | 286 | 238 | 273 |
| 中區 | Central | 288 | 288 | 359 | 436 | 545 | 478 | 521 |
| 灣仔／銅鑼灣 | Wan Chai/Causeway Bay | 212 | 198 | 249 | 304 | 367 | 321 | 353 |
| 北角／鰂魚涌 | North Point/Quarry Bay | 168 | 150 | 177 | 206 | 249 | 238 | 251 |
| 尖沙咀 | Tsim Sha Tsui | 224 | 238 | 275 | 293 | 320 | 282 | 322 |
| 油麻地／旺角 | Yau Ma Tei/Mong Kok | 209 | 224 | 253 | 264 | 297 | 275 | 309 |
| 丙級 | Grade C | | | | | | | |
| 上環 | Sheung Wan | 166 | 146 | 162 | 193 | 223 | 203 | 234 |
| 中區 | Central | 235 | 234 | 279 | 318 | 380 | 346 | 408 |
| 灣仔／銅鑼灣 | Wan Chai/Causeway Bay | 215 | 202 | 233 | 262 | 309 | 275 | 329 |
| 北角／鰂魚涌 | North Point/Quarry Bay | 205 | 186 | 203 | 236 | 269 | 239 | 282 |
| 尖沙咀 | Tsim Sha Tsui | 226 | 240 | 262 | 298 | 338 | 297 | 327 |
| 油麻地／旺角 | Yau Ma Tei/Mong Kok | 207 | 191 | 204 | 221 | 245 | 226 | 252 |
| 私人分層工廠大廈 （上層單位） | Private flatted factories (upper floor units) | | | | | | | |
| 港島 | Hong Kong | 96 | 73 | 83 | 93 | 109 | 97 | 106 |
| 九龍 | Kowloon | 98 | 89 | 97 | 109 | 118 | 104 | 114 |
| 新界 | New Territories | 67 | 58 | 64 | 69 | 75 | 70 | 75 |
| 租金指數（1999年 = 100） | Rental indices (Year 1999 = 100) | | | | | | | |
| 私人零售業樓宇 ⁽¹⁾ | Private retail ⁽¹⁾ | 101.3 | 100.5 | 104.3 | 111.8 | 116.2 | 110.9 | 122.9 |
| 私人寫字樓 （甲級、乙級及丙級） | Private office (Grades A, B and C) | 98.5 | 96.4 | 117.4 | 131.9 | 155.5 | 135.7 | 147.6 |
| 私人分層工廠大廈 （上層單位） | Private flatted factories (upper floor units) | 95.4 | 82.6 | 91.0 | 100.5 | 109.3 | 99.4 | 108.9 |

註釋： (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。

Note: (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
查詢電郵：enquiries@rzd.gov.hk

Source: Rating and Valuation Department
Enquiry telephone no.: 2150 8903/2150 8901
Enquiry e-mail: enquiries@rzd.gov.hk

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

| | | | | | | | | | 數目 Numbers |
|-------------|--|---------|---------|---------|---------|---------|---------|---------|---------------|
| 土地文件種類 | Type of land document | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | |
| 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 | 85 744 | 123 697 | 99 087 | 145 691 | 113 298 | 133 962 | 162 739 | |
| 住宅 | Residential | 65 340 | 103 362 | 82 472 | 123 575 | 95 931 | 115 092 | 135 778 | |
| 非住宅 | Non-residential | 20 404 | 20 335 | 16 615 | 22 116 | 17 367 | 18 870 | 26 961 | |
| 地段買賣合約 | Agreements for sale and purchase of land | 1 396 | 2 554 | 2 086 | 2 215 | 2 069 | 2 256 | 2 788 | |
| 物業轉讓契約 | Assignments of properties | | | | | | | | |
| 樓宇轉讓契約 | Assignments of building units | 152 022 | 156 280 | 125 983 | 158 287 | 162 912 | 141 307 | 186 936 | |
| 地段轉讓契約 | Assignments of land | 4 006 | 5 807 | 5 804 | 5 938 | 6 246 | 6 159 | 6 974 | |
| 按揭／抵押 | Mortgages/Legal charges | | | | | | | | |
| 建築按揭／抵押 | Building mortgages/building legal charges | 85 | 89 | 117 | 88 | 84 | 120 | 118 | |
| 樓宇按揭／抵押 | Other mortgages/legal charges | 183 307 | 138 135 | 101 222 | 138 663 | 144 245 | 116 401 | 174 395 | |
| 撤銷按揭／抵押 | Receipts/Discharges/Releases | 137 656 | 159 062 | 127 234 | 143 601 | 156 757 | 132 546 | 182 001 | |
| 租約 | Leases/Tenancy agreements | 7 047 | 5 569 | 5 816 | 5 402 | 5 356 | 4 832 | 5 280 | |
| 戰前樓宇重建豁免管制令 | Exclusion orders | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 其他 | Others | 114 512 | 103 106 | 106 026 | 127 398 | 121 459 | 126 559 | 130 554 | |
| 總計 | Total | 685 775 | 694 299 | 573 375 | 727 283 | 712 426 | 664 142 | 851 785 | |

(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

| | | | | | | | | | 百萬元 \$ million |
|-------------------------|--|---------|---------|---------|---------|---------|---------|---------|-------------------|
| 土地文件種類 | Type of land document | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | |
| 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 | 222,520 | 395,507 | 315,195 | 525,625 | 413,112 | 515,695 | 689,480 | |
| 住宅 | Residential | 168,393 | 312,832 | 232,026 | 434,033 | 343,827 | 425,840 | 560,686 | |
| 非住宅 | Non-residential | 54,127 | 82,675 | 83,169 | 91,592 | 69,285 | 89,855 | 128,794 | |
| 地段買賣合約 | Agreements for sale and purchase of land | 20,476 | 32,182 | 29,773 | 30,666 | 27,237 | 27,592 | 37,166 | |
| 物業轉讓契約 | Assignments of properties | | | | | | | | |
| 樓宇轉讓契約 | Assignments of building units | 273,040 | 397,363 | 329,667 | 471,272 | 543,466 | 471,617 | 686,981 | |
| 地段轉讓契約 | Assignments of land | 19,921 | 36,353 | 34,358 | 36,148 | 39,323 | 23,765 | 45,150 | |
| 按揭／抵押 ⁽¹⁾ | Mortgages/Legal charges ⁽¹⁾ | | | | | | | | |
| 建築按揭／抵押 | Building mortgages/building legal charges | 11,292 | - | - | - | - | - | - | |
| 樓宇按揭／抵押 | Other mortgages/legal charges | 93,951 | - | - | - | - | - | - | |
| 撤銷按揭／抵押 ⁽¹⁾ | Receipts/Discharges/Releases ⁽¹⁾ | 25,587 | - | - | - | - | - | - | |
| 上列土地文件總值 ⁽¹⁾ | Total consideration of the above land documents ⁽¹⁾ | 666,787 | - | - | - | - | - | - | |

註釋： (1) 由二零零零四年起沒有數字。

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

資料來源： 土地註冊處
查詢電話：2867 4838
查詢電郵：csa@landreg.gov.hk

Source : The Land Registry
Enquiry telephone no.: 2867 4838
Enquiry e-mail: csa@landreg.gov.hk