

HA housing programmes 房委會建屋計劃

Production programme¹¹
建屋計劃¹¹

HA rental flats
HOS/PSPS flats

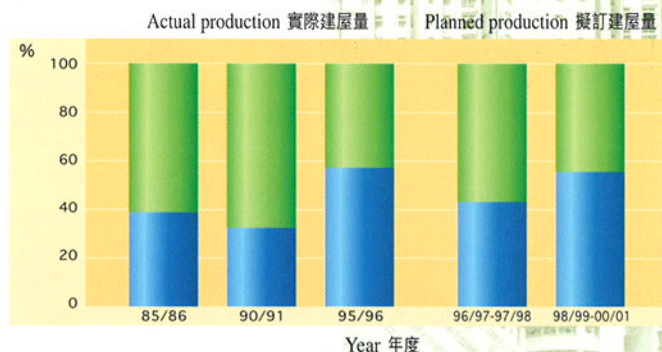
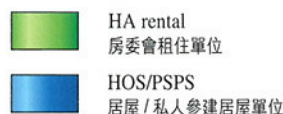
房委會租住單位
居屋 / 私人參建居屋單位

96/97-97/98

98/99-00/01

No. 數目
38 379
28 626
92 790
115 647

Production of HA residential flats
房委會住宅單位的興建量



Redevelopment and Clearance programmes
重建及清拆計劃

Households affected by
受下列計劃影響的住戶

Redevelopment of HA rental estates¹²
房委會租住屋邨重建計劃¹²

Clearance of temporary housing areas/
cottage areas
臨時房屋區 / 平房區清拆計劃

Clearance of squatter areas
寮屋區清拆計劃

91/92-95/96

96/97-97/98

98/99-00/01

No. 數目
52 700
18 790
24 580
13 350
6 280
17 120
10 700
N.A.

Waiting list 公屋輪候冊

As at end of the period 該年度結束時的情況

No. of live applicants
仍然在案的申請人數目

Monthly income limit
for a 4-person household
4人家庭的每月入息限額

(The monthly income limit for 96/97 was increased to HK\$14,700 w.e.f. 1.4.96)
(96/97 年度 4 人家庭的每月入息限額由 96 年 4 月 1 日起增至港幣 14,700 元)

85/86
181
5 100

90/91
157
6 600

95/96
149
13 600

Thousands 以千計
HK\$ 港元

Allocation of HA rental flats 房委會租住單位的編配

By rehousing
category
按安置類別列出

Overall
總數

Waiting list
Clearance
Redevelopment
Other categories¹³

公屋輪候冊
清拆
重建
其他類別¹³

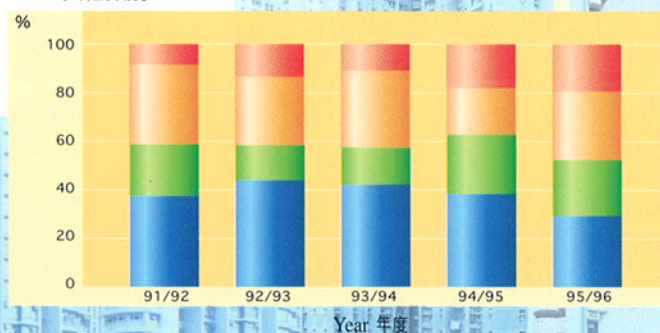
85/86
36
18
5
8
5

90/91
40
14
10
12
4

95/96
43
13
10
12
8

Thousands 以千計

Allocation of HA rental flats
房委會租住單位的編配



Rent of permanent residential flats ¹⁴

永久住宅單位租金 ¹⁴

HA rental flats (average monthly rent per sq.m. of internal floor area)

房委會租住單位 (每平方米室內樓面面積的平均月租)

As at end March 三月底的情況

86 91 96

HK\$/sq.m. 港元 / 平方米

Hong Kong Island	港島	13.2	21.5	36.5
Kowloon	九龍	14.5	22.8	33.9
New Kowloon	新九龍	12.5	20.6	35.4
New Territories	新界	14.1	21.7	33.7

1st quarter 第一季

86 91 96

Private flats (average monthly rent per sq.m. of saleable floor area)

私人單位 (每平方米實用樓面面積的平均月租)

HK\$/sq.m. 港元 / 平方米

Hong Kong Island	港島	73.1	163.3	231.4*
Kowloon	九龍	67.2	157.5	195.1*
New Kowloon	新九龍	66.2	129.0	177.1*
New Territories	新界	57.2	105.4	148.6*

1st quarter 第一季

86 91 96

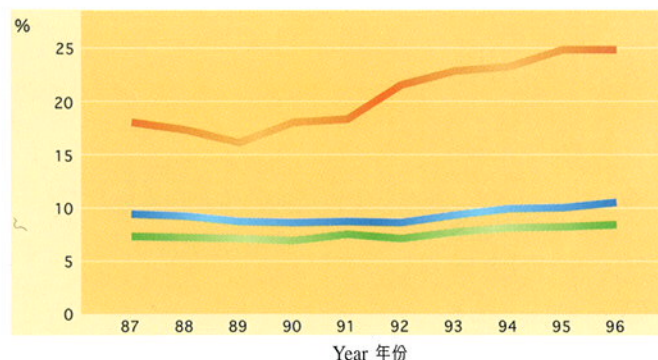
Median rent to income ratio ¹⁵

租金與入息比例中位數 ¹⁵

All permanent housing	所有永久房屋	9.6	8.9	10.7
Public permanent housing	公營永久房屋	6.9	7.4	8.6
Private permanent housing	私人永久房屋	19.3	18.5	25.0

Median rent to income ratio of households in permanent housing (1st quarter)

永久房屋住戶的租金與入息比例中位數 (第一季)



Living space occupied by households in HA rental flats

房委會租住單位住戶的居住面積

Median occupation density (internal floor area per person)

居住密度中位數 (每人所佔室內樓面面積)

As at end March 三月底的情況

86 91 96

Sq.m. per person 每人所佔平方米

N.A. 7.2 8.3

As at end March 三月底的情況

86 91 96

Proportion of overcrowded households ¹⁶

擠迫戶所佔比例 ¹⁶

13.9 5.1 2.0

%

HOS/PSPS applications

居屋 / 私人參建居屋申請情況

			85/86	90/91	95/96
Applications for HOS/ PSPS flats ¹⁷					No. 數目
居屋 / 私人參建居屋單位申請情況 ¹⁷	Green form applicants	綠表申請人	18 261	59 529	41 347
	White form applicants	白表申請人	49 164	85 534	90 322
Over-subscription rates 超額申請比率					No. of times 倍數
	Green form applicants	綠表申請人	3.4	5.0	4.7
	White form applicants	白表申請人	9.1	14.7	20.8

Price of permanent residential flats ¹⁸

永久住宅單位價格 ¹⁸

			85	90	95
HOS/PSPS flats (average price per sq.m. of saleable floor area) 居屋 / 私人參建居屋單位 (每平方米實用樓面面積的平均價格)			HK\$/sq.m. 港元 / 平方米		
	Hong Kong Island	港島	5 920	14 100	24 630
	Kowloon	九龍	—	—	—
	New Kowloon	新九龍	6 330	10 680	23 640
	New Territories	新界	4 250	9 860	20 530
Private flats (average price per sq. m. of saleable floor area) 私人單位 (每平方米實用樓面面積的平均價格)					
	Hong Kong Island	港島	8 420	20 910	54 030*
	Kowloon	九龍	7 270	17 910	40 350*
	New Kowloon	新九龍	7 260	17 320	44 010*
	New Territories	新界	6 770	15 780	39 230*

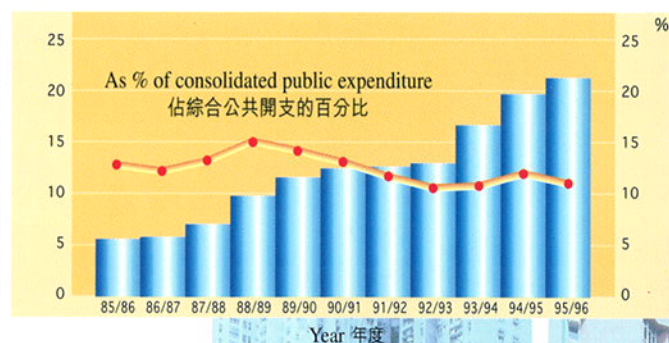
Expenditure on housing ¹⁹

房屋開支 ¹⁹

	85/86	90/91	95/96#
Public expenditure on housing 房屋方面的公共開支	5 517	12 416	21 260
As % of consolidated public expenditure 佔綜合公共開支的百分比	12.7	13.0	10.9

Public expenditure on housing
房屋方面的公共開支

Public expenditure on housing (HK\$ billion)
房屋方面的公共開支 (以十億港元計)



Notes: Figures may not add up to the total due to rounding.
由於進位原因，數字相加結果可能不等於所列總數。

HA Housing Authority
香港房屋委員會
HS Housing Society
香港房屋協會
HOS Home Ownership Scheme
居者有其屋計劃
PSPS Private Sector Participation Scheme
私人機構參建居屋計劃

N.A. Not available
沒有數字
Nil 無
Provisional figures
暫時數字
Revised estimate
修訂預算

1. The land population estimates are supplied by Census & Statistics Department (C&SD). They include local residents present in Hong Kong, those residents who were temporarily away to China/Macau, and transients and military personnel staying in Hong Kong as at 31 March 1996. Vietnamese migrants and marine population are excluded. As regards the figures on the percentage distribution of population by type of housing, they are estimated from the results of the General Household Survey (GHS) conducted by C&SD which covers the land-based civilian non-institutional population of Hong Kong.
2. The proportion of population in public permanent housing includes those in (i) public rental flats provided by the Housing Authority (HA) and Housing Society (HS), and (ii) the subsidized sale flats provided by HA under the Home Ownership Scheme (HOS), Private Sector Participation Scheme (PSPS) and Middle Income Housing Scheme (MIHS). By nature, HS's subsidized sale flats under the Flat-For-Sale Scheme (FFSS) and Sandwich Class Housing Scheme (SCHS) may be treated as public housing but they are grouped with the flats under HS's Urban Improvement Scheme (UIS) in the C&SD's GHS system. Thus, all the HS's sale flats are included under private permanent housing for this estimate.
3. The proportion of population in private permanent housing includes those in (i) private flats built mainly for residential purposes, (ii) HS's UIS, FFSS and SCHS flats, (iii) Hong Kong Settlers' Corporation's rental flats, (iv) staff quarters purposely built/provided by government, hospitals, private companies, etc., (v) villas, bungalows/modern village houses, and (vi) simple stone structures.
4. The proportion of population in public temporary housing includes those in HA cottages, temporary housing areas while the proportion in private temporary housing includes those in roof-top structures, contractor's matsheds, nissen huts, huts and places not intended for residential purposes.
5. The land domestic household figures are supplied by C&SD. The classification of public permanent housing follows that in Note 2 while the classification of private permanent housing follows that in Note 3.
6. The figures refer to the proportion of occupied living quarters which are owner-occupied by type of housing. These estimates are based on the administrative statistics of HA and HS and the statistics available in C&SD on the private sector living quarters. For this estimate, the classification between public permanent housing and private permanent housing is the same as that for housing stock shown in Notes 7 & 8.
7. The stock figures on public housing are based on the HA's and HS's administrative records. They include (i) public rental flats provided by the HA and HS, (ii) the subsidized sale flats provided by HA under the HOS, PSPS and MIHS, and (iii) HS's subsidized sale flats under the FFSS and SCHS.
8. The stock figures on private housing are based on the Register of Quarters maintained by the C&SD. They include (i) private flats built mainly for residential purposes, (ii) HS's UIS flats, (iii) Hong Kong Settlers' Corporation's rental flats, (iv) staff quarters purposely built/provided by government, hospitals, private companies, etc., (v) villas, bungalows/modern village houses, and (vi) simple stone structures. Non-domestic housing such as barracks, hospitals, commercial/industrial buildings that are mainly used for non-residential purposes are not included.
9. Internal floor area refers to the total area inside the flat measured to the internal face of external and/or party walls. Saleable floor area refers to the total area inside the flat measured to the outside of the external walls and to the centre lines of party walls.
10. Figures on HA's rental and HOS flats refer to new flats certified as substantially completed by the Housing Department. In the case of private flats, HA's PSPS flats and HS's rental and subsidized sale flats, the figures are based on the occupation permits issued by the Buildings Department during the financial years concerned. Please refer to Note 8 for the coverage of private flats.
11. Based on the Public Housing Development Programme prepared by the Housing Department with position as at 31.3.96.
12. Figures for 1991/92 - 1995/96 refer to the number of households rehoused by operation. Figures for 1996/97 - 2000/01 are based on the Public Housing Development Programme as at March 1996.
13. Include flats allocated under the rehousing categories of 'emergency', 'compassionate', 'junior civil servants and pensioners', 'major repairs' and 'transfer and relief of overcrowding'.
14. Figures on private residential flats in this part exclude HS's UIS flats. The rent data are supplied by the Rating and Valuation Department and refer to the market rent of fresh lettings. Only residential flats with saleable floor area less than 70 sq.m. are included.
15. Based on data of renters in permanent housing (excluding the renters in subsidized sale flats provided by HA and HS) obtained from GHS by C&SD for the years concerned. Rent-free and nil-income households are excluded.
16. Refer to households with occupation density of less than 4.5 sq.m. of internal floor area per person in 1996 or 3.25 sq.m. of net living area per person in 1986 and 1991.
17. Green form applicants consist of tenants of HA and HS rental estates, and the HA's prospective tenants - families on the waiting list, people displaced by clearances and the HA's redevelopment programmes, and junior civil servants. White form applicants comprise households from the private sector and non-tenancy holders in public housing. To be eligible, applicants must not own any domestic property and are subject to a limit on household income.
18. All price figures are annual averages. Figures on private flats exclude HS's UIS flats and are supplied by the Rating and Valuation Department on the basis of transactions which took place during the reference periods and scrutinized by the Department for stamp duty purposes. Only residential flats with saleable floor area less than 70 sq.m. are included.
19. Figures are supplied by the Finance Branch, Government Secretariat.
1. 陸上人口估計數字由政府統計處提供。這些數字包括在港的本地居民、暫時離港前往中國或澳門的居民和於一九九六年三月三十一日停留在港的旅客及軍人。越南船民及水上人口則不包括在內。至於按房屋類別列出的人口分布數字，則根據政府統計處進行的綜合住戶統計調查所得的結果估計，並祇涵蓋本港陸上非住院平民人口。
2. 公營永久房屋的人口比例包括居住於下列房屋的人口：(i) 房屋委員會（房委會）及房屋協會（房協）的公營租住單位，以及 (ii) 房委會居有其屋計劃（居屋）、私人機構參建居屋計劃（私人參建居屋）與中等入息家庭房屋計劃下的補助出售單位。以性質而言，房協住宅發售計劃及夾心階層住屋計劃下的補助出售單位應納入公營房屋類別，但在政府統計處的綜合住戶統計調查系統中，此兩類單位與房協的市區改善計劃出售單位歸納為同一類。因此，是次按房屋類別列出的人口數字估計而言，房協所有出售單位均撥歸私人永久房屋類別。
3. 私人永久房屋的人口比例包括居住於下列房屋的人口：(i) 以住宅用途為主的私人單位；(ii) 房協的市區改善計劃、住宅發售計劃及夾心階層住屋計劃下的出售單位；(iii) 香港平民屋宇有限公司的租住單位；(iv) 政府、醫院、私人公司等特別興建/提供的職員宿舍；(v) 別墅、平房/新屋村屋；以及 (vi) 簡單磚石蓋搭的建築物。
4. 公營臨時房屋的人口比例包括居住於房委會平房區及臨時房屋區的人口，而私人臨時房屋的人口比例則包括居住於天台建築物、建築地盤的棚屋、半圓形活動營房、木屋及非住宅用途的地方。
5. 陸上家庭住戶的數字由政府統計處提供。公營永久房屋的分類與註 2 相同，而私人永久房屋的分類則與註 3 相同。
6. 有關數字是指按房屋類別列出由業主自住的住宅單位佔有人居住的住宅單位的百分比。這些估計數字是以房委會及房協的行政統計資料及政府統計處的私人房屋住戶統計資料為根據。以這些估計而言，公營永久房屋及私人永久房屋的分類，與註 7 和 8 的住宅單位分類相同。
7. 公營房屋的單位數目，是以房委會及房協的行政紀錄為根據。這些單位包括 (i) 房委會及房協提供的租住單位；(ii) 房委會居屋、私人參建居屋與中等入息家庭房屋計劃下的補助出售單位，以及 (iii) 房協住宅發售計劃與夾心階層住屋計劃下的補助出售單位。
8. 私人房屋單位數目，是以政府統計處的屋宇單位檔案庫為根據。這些單位包括 (i) 以住宅用途為主的私人單位；(ii) 房協的市區改善計劃下的出售單位；(iii) 香港平民屋宇有限公司的租住單位；(iv) 由政府、醫院、私人公司等為員工興建/提供的宿舍；(v) 別墅、平房/新屋村屋，以及 (vi) 簡單磚石蓋搭建築物。以非住宅用途為主的房屋，例如：軍營、醫院、工商業大廈均不包括在內。
9. 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，實用樓面面積則指單位內計至外牆向外一面及間隔牆中間的總面積。
10. 有關房委會租住及居屋單位的數字，是指經由房屋署證明大致上已竣工的新單位數量。至於私人單位、房委會的私人參建居屋單位，以及房協的租住和補助出售單位，數字則根據屋宇署在有關財政年度簽發的入伙紙數目計算出來。私人單位的涵蓋範圍請參註 8。
11. 以房屋署公營房屋發展計劃 1996 年 3 月 31 日的情況為根據。
12. 1991/92 至 1995/96 年度的數字，是指因重建行動而獲安置的住戶數目。1996/97 至 2000/01 年度的數字，則以公營房屋發展計劃 1996 年 3 月的情況為根據。
13. 包括按「緊急安置」、「體恤安置」、「初級公務員及領取退休金人員」、「大型修葺工程」及「調遷及舒緩擠逼」等安置類別而編配的單位。
14. 本部分的私人住宅單位數字，並不包括房協市區改善計劃下的出售單位。有關租金數字由差餉物業估價署提供，並指按市價新訂租金的單位。但只包括實用樓面面積不足 70 平方米的住宅單位。
15. 以政府統計處有關年份的按季綜合住戶統計調查內的永久房屋（不包括房委會與房協提供的補助出售單位）租用者的資料為根據。無須繳租及無入息的家庭不包括在內。
16. 指 1996 年居住密度為每人室內樓面面積低於 4.5 平方米的住戶，以及在 1986 及 1991 年每人淨居住面積低於 3.25 平方米的住戶。
17. 綠表申請人包括房委會及房協租住屋宇的住戶，房委會的準住戶（例如公屋輪候冊申請人、因清拆或房委會屋宇重建計劃而須搬遷的居民），以及初級公務員。白表申請人則包括私人房屋的住戶，以及公屋的非住戶租客。申請人不得擁有任何住宅物業，家庭總入息亦不得超過限額。
18. 所列樓價全部均為該年度的平均樓價。私人單位的數字並不包括房協市區改善計劃下的出售單位。樓價資料由差餉物業估價署提供，該署按有關年度經其處理以釐定印花稅的樓宇交易的資料為依據，但只包括實用樓面面積不足 70 平方米的住宅單位。
19. 數字由布政司署財政科提供。