

永久住宅單位租金

Rent of Permanent Residential Flats

三月底的情況 As at end March 87 92 97

房委會租住單位 (每平方米室內樓面面積的平均月租)
HA rental flats (average monthly rent per sq.m. of internal floor area)

港元 / 平方米 HK\$/sq.m.			
港島 Hong Kong Island	14.7	23.5	40.4
九龍 Kowloon	16.3	23.5	38.5
新九龍 New Kowloon	13.7	22.7	39.7
新界 New Territories	15.6	23.6	36.9

第一季 1st quarter 87 92 97

私人單位 (每平方米實用樓面面積的平均月租)¹⁴
Private flats (average monthly rent per sq.m. of saleable floor area)¹⁴

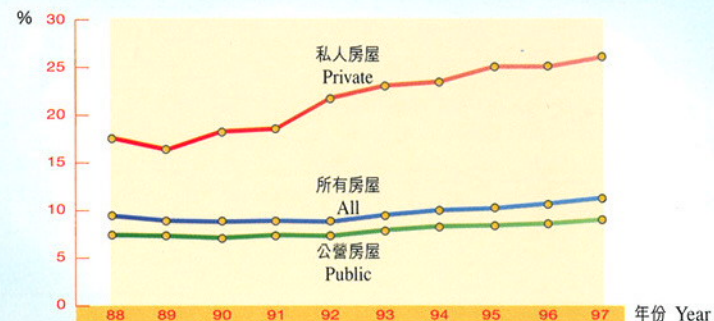
港元 / 平方米 HK\$/sq.m.			
港島 Hong Kong Island	74.8	187.2	241.1*
九龍 Kowloon	76.2	182.1	197.5*
新九龍 New Kowloon	72.2	137.3	192.9*
新界 New Territories	59.3	119.3	153.7*

第一季 1st quarter 87 92 97

租金與入息比例中位數¹⁵
Median rent to income ratio¹⁵

%			
所有永久房屋 All permanent housing	9.6	8.8	11.3
公營永久房屋 Public permanent housing	7.5	7.3	9.0
私人永久房屋 Private permanent housing	18.2	21.7	26.0

永久房屋住戶的租金與入息比例中位數 (第一季) Median rent to income ratio of households in permanent housing (1st quarter)



房委會租住單位住戶的居住面積 Living Space Occupied by Households in HA Rental Flats

三月底的情況 As at end March 87 92 97

居住密度中位數 (每人所佔室內樓面面積)
Median occupation density
(internal floor area per person)

擠迫戶所佔比例¹⁶
Proportion of overcrowded households¹⁶

平方米 Sq.m.			
N.A.	7.6	8.7	
%			
11.8	3.9	1.6	

居屋 / 私人參建居屋申請情況 HOS/PSPS Applications

		86/87	91/92	96/97
居屋 / 私人參建居屋單位申請情況 ¹⁷ Applications for HOS/PSPS flats ¹⁷		數目@ No.@		
綠表申請人	Green form applicants	91 600	74 000	73 300
白表申請人	White form applicants	152 300	131 700	117 600
認購率 Subscription rates		倍數 No. of times		
綠表申請人	Green form applicants	13.4	5.9	5.2
白表申請人	White form applicants	22.3	21.4	39.5

永久住宅單位價格¹⁸

Price of Permanent Residential Flats¹⁸

		86	91	96
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) HOS/PSPS flats (average price per sq.m. of saleable floor area)		港元 / 平方米 HK\$/sq.m.		
港島	Hong Kong Island	7 350	16 200	25 040
九龍	Kowloon	—	—	—
新九龍	New Kowloon	6 720	16 130	25 130
新界	New Territories	4 600	11 730	21 300
私人單位 (每平方米實用樓面面積的平均價格) Private flats (average price per sq. m. of saleable floor area)				
港島	Hong Kong Island	9 150	28 450	59 130*
九龍	Kowloon	7 960	23 580	43 340*
新九龍	New Kowloon	8 320	23 460	49 480*
新界	New Territories	7 280	22 770	42 730*

房屋開支¹⁹

Expenditure on Housing¹⁹

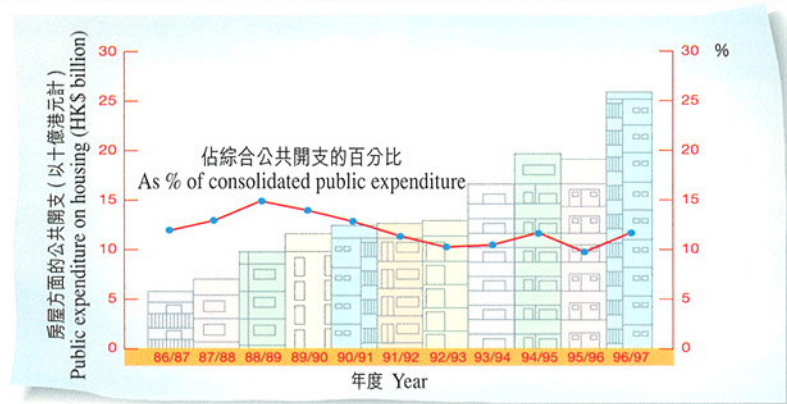
	86/87	91/92	96/97#
房屋方面的公共開支 Public expenditure on housing	5 785	12 577	25 845
佔綜合公共開支的百分比 As % of consolidated public expenditure	12.1	11.6	11.9

(根據 96/97 的修訂預算，24.6% 的綜合非經常公共開支和 7.3% 的綜合經常公共開支，皆分別撥作公共房屋的發展和維修之用。)

(Based on the Revised Estimate of 96/97, 24.6% of the Consolidated Public Capital Expenditure and 7.3% of the Consolidated Recurrent Public Expenditure are devoted to the development and maintenance of public housing.)

房屋方面的公共開支

Public expenditure on housing



註：由於進位原因，數字相加結果可能不等於所列總數。

Notes: Figures may not add up to the total due to rounding.

HA 香港房屋委員會
Housing Authority

N.A. 沒有數字
Not available

@ 計至最接近的百位整數
Rounded to nearest hundred

HS 香港房屋協會
Housing Society

— 無
Nil

HOS 居者有其屋計劃
Home Ownership Scheme

* 暫時數字
Provisional figures

PSPS 私人機構參建居屋計劃
Private Sector Participation Scheme

修訂預算
Revised estimate

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 end March of the years concerned. 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 permanent housing but are not separately identifiable as such since 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 in this context.
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) rental flats of Hong Kong Settlers Housing Corporation Limited, (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 cottage areas and 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 and cover the land-based civilian non-institutional population of Hong Kong. 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 compiled based on the administrative statistics of HA and HS and the statistics available in various government departments 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) rental flats of Hong Kong Settlers Housing Corporation Limited, (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 31.3.1997.
12. Figures for 1992/93 - 1996/97 refer to the number of households rehoused by operation. Figures for 1997/98 - 2000/01 are based on the Public Housing Development Programme as at 31.3.1997.
13. Include flats allocated under the rehousing categories of 'emergency', 'compassionate', 'junior civil servants and pensioners', and 'transfer and relief of overcrowding'.
14. The rent data are supplied by the Rating and Valuation Department and refer to the market rent of fresh lettings of private residential flats (excluding HS's UIS flats). 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) obtained from GHS by C&SD for the years concerned. Rent-free and nil-income households are excluded. Bonus/double pay as recorded in the GHS is included in compiling the rent to income ratio. The classification of public permanent housing follows that in Note 2 while the classification of private permanent housing follows that in Note 3.
16. Refer to households with occupation density of less than 4.5 sq.m. of internal floor area per person in 1997 or 3.25 sq.m. of net living area per person in 1987 and 1992.
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 Bureau, Government Secretariat.

1. 陸上人口估計數字由政府統計處提供。這些數字包括有關年份三月底時在港的本地居民、暫時離港前往中國或澳門的居民和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，並只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) 房委會居者有其屋計劃（居屋）、私人機構參建屋計劃（私人參建屋居）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永久房屋類別，但在政府統計處的綜合住戶統計調查系統中，此兩類單位與房協市區改善計劃的出售單位歸納為同一類，因而沒有關於此兩類單位的獨立數字。在這裏，房協所有出售單位均劃入私人永久房屋類別。
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 / 新型村屋；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、半圓形活動餐房、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，只涵蓋本港陸上非住院平民人口。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. 有關數字列出業主自住的住宅單位佔各類有人居住的住宅單位的比率。這些估計數字是根據房委會與房協的行政統計資料及各個政府部門有關私人住宅單位的統計資料編製的。就這些估計而言，公營永久房屋及私人永久房屋的分類，與註 7 和 8 的房屋單位分類相同。
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、私人參建屋居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 / 新型村屋，以及 (vi) 簡單磚石蓋搭建築物。主要作非住宅用途的房屋，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，以及房協的租住及補助出售單位，數字則根據屋宇署在有關財政年度發出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 1997 年 3 月 31 日的情況為根據。
12. 1992/93 至 1996/97 年度的數字，是指因重建行動而搬遷安置的住戶數目。1997/98 至 2000/01 年度的數字，則以公營房屋發展計劃 1997 年 3 月 31 日的情況為根據。
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」及「調遷及舒緩擠逼」等安置類別而編配的單位。
14. 有關租金數字由差餉物業估價署提供，是新成交私人住宅單位（不包括房協市區改善計劃下的出售單位）租賃個案的市值租金。這裏只包括實用樓面面積為 70 平方米以下的住宅單位。
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（不包括房委會提供的補助出售單位）租住者的資料為根據。毋須繳租及無入息的家庭均不包括在內。綜合住戶統計調查所記錄的花紅 / 雙糧金額亦會納入計算租金與收入比率。公營永久房屋的分類與註 2 相同，而私人永久房屋的分類與註 3 相同。
16. 指 1997 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 1987 及 1992 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，以及房委會的準住戶（例如公屋輪候申請人、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用途的住戶，以及公屋的非戶主住家。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為 70 平方米以下的住宅單位。
19. 數字由政府總部庫務局提供。