

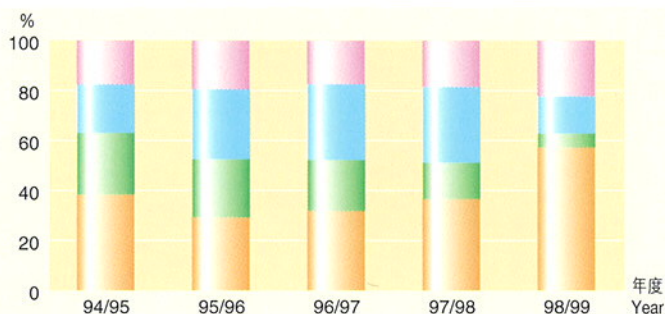
## 房委會租住單位的編配

### Allocation of HA Rental Flats

		1988/89	1993/94	1998/99
總數 Overall		34	40	36
以千計 Thousands				
按安置類別列出 By Rehousing Category				
公屋輪候冊	Waiting List	13	17	21
清拆	Clearance	5	6	2
重建	Redevelopment	9	13	5
其他類別 <sup>14</sup>	Other Categories <sup>14</sup>	7	4	8

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

公屋輪候冊  
Waiting list  
清拆  
Clearance  
重建  
Redevelopment  
其他類別  
Other categories



## 永久住宅單位租金

### Rent of Permanent Residential Flats

三月底的情況 As at end March		1989	1994	1999
房委會租住單位 (每平方米室內樓面面積的平均月租)			港元/平方米 HK\$ / sq.m.	
HA Rental Flats (average monthly rent per sq.m. of internal floor area)				
港島	Hong Kong Island	18.0	30.2	43.4
九龍	Kowloon	18.9	28.6	40.1
新九龍	New Kowloon	16.4	29.1	42.2
新界	New Territories	18.2	28.6	38.0

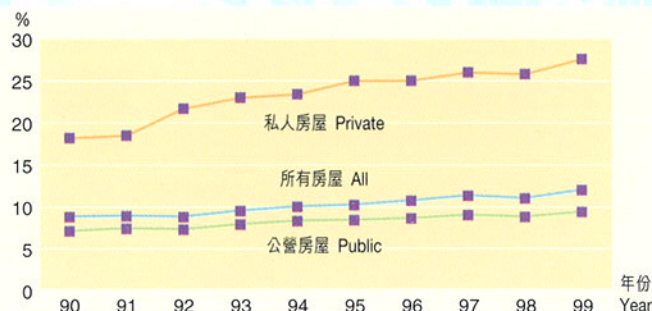
第一季 1st Quarter		1989	1994	1999*
私人單位 <sup>15</sup> (每平方米實用樓面面積的平均月租)			港元/平方米 HK\$ / sq.m.	
Private Flats <sup>15</sup> (average monthly rent per sq.m. of saleable floor area)				
港島	Hong Kong Island	120.5	216.3	198.4
九龍	Kowloon	111.7	195.7	169.1
新九龍	New Kowloon	114.2	166.9	162.0
新界	New Territories	98.0	136.7	126.8

\* 臨時數字 Provisional figures

### 租金與入息比例中位數<sup>16</sup> Median Rent to Income Ratio<sup>16</sup>

第一季 1st Quarter		1989	1994	1999
所有永久房屋	All Permanent Housing	8.9	10.0	12.0
公營永久房屋	Public Permanent Housing	7.3	8.3	9.4
私人永久房屋	Private Permanent Housing	16.3	23.4	27.6

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)





## 居屋 / 私人參建居屋申請情況 HOS / PSPS Applications

		1988/89	1993/94	1998/99
居屋 / 私人參建居屋單位申請情況 <sup>17</sup>				數目 No.®
Applications for HOS/PSPS Flats <sup>17</sup>				
綠表申請人	Green Form Applicants	93 000	63 700	30 100
白表申請人	White Form Applicants	116 500	157 600	40 400

### 認購率 Subscription Rates

		倍數 No. of times		
綠表申請人	Green Form Applicants	11.7	7.6	4.1
白表申請人	White Form Applicants	14.6	23.2	8.3

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

## 永久住宅單位價格<sup>18</sup>

### Price of Permanent Residential Flats<sup>18</sup>

		1988	1993	1998
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)				港元/平方米 HK\$ / sq.m.
HOS / PSPS Flats (average price per sq.m. of saleable floor area)				
港島	Hong Kong Island	-	22 290	29 330
九龍	Kowloon	-	-	-
新九龍	New Kowloon	8 800	22 080	27 190
新界	New Territories	6 740	16 330	21 430
- 不適用 Not applicable				

### 私人單位 (每平方米實用樓面面積的平均價格)

		1988	1993	1998*
Private Flats (average price per sq.m. of saleable floor area)				
港島	Hong Kong Island	13 920	46 530	55 100
九龍	Kowloon	12 320	37 030	41 370
新九龍	New Kowloon	12 590	38 540	45 680
新界	New Territories	11 790	36 640	40 830

\* 臨時數字 Provisional figures

## 樓宇及地段買賣合約<sup>19</sup>

### Agreements for Sale and Purchase of Building Units and Land<sup>19</sup>

		1988	1993	1998
				數目 No.
樓宇	Building Units	66 480	133 060	111 490
地段	Land	790	3 860	2 080
總計	Total	67 270	136 920	113 570

## 房屋開支<sup>20</sup>

### Expenditure on Housing<sup>20</sup>

		1988/89	1993/94	1998/99*
房屋方面的公共開支 Public Expenditure on Housing		9 755	16 607	40 843
佔綜合公共開支的百分比		15.1	10.7	14.8
As % of Consolidated Public Expenditure				

(根據 1998/99 的修訂預算，33.8% 的綜合非經常公共開支和 6.7% 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 1998/99, 33.8% of the Consolidated Public Capital Expenditure and 6.7% 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



# 修訂預算 Revised Estimate

註釋 : 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(房委會)

HS 香港房屋協會(房協)

Hong Kong Housing Authority

Hong Kong Housing Society

HOS

PSPS

TPS

居者有其屋計劃(居屋)

私人機構參建居屋計劃(私人參建居屋)

租者置其屋計劃(租賃計劃)

Home Ownership Scheme

Private Sector Participation Scheme

Tenants Purchase Scheme



1. 人口數字由政府統計處提供。這些數字包括有關年份年中時在香港的永久性及其非永久性居民和旅客，暫時離港前往中國內地及澳門的永久性居民、越南船民及水上人口亦包括在內。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) 香港房屋委員會(房委會)的公營租住單位及中轉房屋；(ii) 香港房屋協會(房協)的公營租住單位；(iii) 房委會租者置其屋計劃(租置計劃)下所售出的租住單位；(iv) 房委會居者有其屋計劃(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；以及(v) 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。房協市區改善計劃的單位則列為私人永久房屋(見註3)。不過，在1998年第一季之前，所有房協的出售單位，包括住宅發售計劃、夾心階層住屋計劃及市區改善計劃的單位，均列於私人永久房屋項下，因為按照政府統計處當時的綜合住戶統計調查系統，這三類單位納入同一類別，並無獨立分類數字。
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下的出售單位(見註2)；(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、半圓形活動鐵房、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(不包括房委會提供的中轉房屋)。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. 公營永久房屋的單位數目，是以房委會及房協的行政紀錄為根據。這些單位包括(i) 房委會的公營租住單位及中轉房屋；(ii) 房協的公營租住單位；(iii) 房委會租置計劃下所售出的租住單位；(iv) 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(v) 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. 私人永久房屋單位數目，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考註8。
11. 以房屋署公營房屋發展計劃1999年3月31日的情況為根據。
12. 1994/95至1998/99年度的數字，是指因重建行動而獲安置的住戶數目。1999/00至2003/04年度的數字，則以整體重建計劃1999年3月31日的情況為根據。
13. 指1994及1999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1989年每人淨居住面積低於3.25平方米的住戶。
14. 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。
15. 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。
16. 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中轉房屋及補助出售單位租住者)租住者的資料為根據。毋須繳租的家庭不包括在內。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。
17. 綠表申請人主要包括房委會及房協租住屋邨的住戶，以及房委會的準住戶(例如公屋候候冊申請人、因清拆或房委會屋邨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，以及公屋的非戶主住客。白表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。(由1998年9月11日開始白表申請人的家庭總資產淨值不得超過限額)
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. 1991年前的統計數字只限於達達區土地註冊處登記的土地文件，由1991年開始，統計數字亦包括達達八個新界土地註冊處登記的土地文件。
20. 數字由政府總部庫局提供。

1. The population figures are supplied by Census & Statistics Department (C&SD). They include permanent and non-permanent residents and transients in Hong Kong as at middle of the years concerned. Permanent residents temporarily away to the mainland of China and Macau, Vietnamese migrants and marine population are also included. 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 non-institutional population of Hong Kong.
2. The proportion of population in public permanent housing includes those in (i) public rental flats and interim housing provided by the Hong Kong Housing Authority (HA); (ii) public rental flats provided by the Hong Kong Housing Society (HS); (iii) HA rental flats sold under the Tenants Purchase Scheme (TPS); (iv) the subsidized sale flats provided by HA under the Home Ownership Scheme (HOS), Private Sector Participation Scheme (PSPS) and Middle Income Housing Scheme (MIHS); and (v) HS's subsidized sale flats under the Flat-For-Sale Scheme (FFSS) and Sandwich Class Housing Scheme (SCHS). HS's Urban Improvement Scheme (UIS) flats are classified as private permanent housing (see Note 3). However, prior to 1st Quarter 1998, all the HS's sale flats, including the FFSS, SCHS and UIS flats were included under private permanent housing, as they were grouped together under C&SD's GHS system and not separately identifiable.
3. The proportion of population in private permanent housing includes those in (i) private flats built mainly for residential purposes; (ii) HS's UIS flats (see Note 2); (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 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 (excluding interim housing provided by HA). 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 these estimates, 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 permanent housing are based on the HA's and HS's administrative records. They include (i) public rental flats and interim housing provided by the HA; (ii) public rental flats provided by the HS; (iii) HA rental flats sold under the TPS; (iv) HA's subsidized sale flats under the HOS, PSPS and MIHS; and (v) HS's subsidized sale flats under the FFSS and SCHS.
8. The stock figures on private permanent 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 31.3.1999.
12. Figures for 1994/95 - 1998/99 refer to the number of households rehoused by operation. Figures for 1999/00 - 2003/04 are based on the Comprehensive Redevelopment Programme as at 31.3.1999.
13. Refer to households with occupation density of less than 4.5 sq.m. of internal floor area per person in 1994 and 1999 or 3.25 sq.m. of net living area per person in 1989.
14. Include flats allocated under the rehousing categories of 'emergency', 'compassionate', 'junior civil servants and pensioners', and 'transfer and relief of overcrowding'.
15. The rent data are supplied by the Rating and Valuation Department and refer to the market rent of fresh lettings of private residential flats. Only residential flats with saleable floor area less than 70 sq.m. are included.
16. Based on data of renters in permanent housing (excluding the renters in interim housing and subsidized sale flats provided by HA) obtained from GHS by C&SD for the years concerned. Rent-free 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 households follows that in Note 2 while the classification of private permanent housing households follows that in Note 3.
17. Green form applicants mainly comprise 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 consist of households from the private sector and non-tenancy holders in public housing. To be eligible, white form applicants must not own any domestic property and are subject to a limit on household income. (A household net asset limit on white form applicants was implemented w.e.f. 11.9.1998)
18. All price figures are annual averages. Figures on private flats 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. Statistics prior to 1991 cover only land documents received for registration in the Urban Land Registry, while those from 1991 onwards cover also land documents received for registration in the eight New Territories Land Registries.
20. Figures are supplied by the Finance Bureau, Government Secretariat.