

香港統計年刊

Hong Kong Annual Digest of Statistics

節錄
Extract

第 8 節 房屋及物業
Section 8 Housing and Property

2017 年版
2017 Edition



香港特別行政區 政府統計處
Census and Statistics Department
Hong Kong Special Administrative Region



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第 8 節 房屋及物業 Section 8 Housing and Property

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緒言

《香港統計年刊》和《香港統計月刊》是政府統計處編製的綜合性統計刊物。這兩本綜合性刊物輯錄的統計數據，主題範圍十分廣泛，涵蓋香港社會、經濟和工商業。

《香港統計月刊》收錄本港各項最新社會及經濟統計數列，並在可行的情況下將備妥的最近15個月份的按月或按季統計數字，連同最近3個完整年份的按年統計數字一起刊載。

本刊，即《香港統計年刊》，旨在提供有關香港社會及經濟發展各範疇的詳細按年統計數列。大部分發表的數列涵蓋最近 10 年間的情況，有助讀者比較近期的發展。

本刊所載數字為2017年10月中旬已公布的統計數字。如要獲取有關香港的最新統計資料，請瀏覽政府統計處網站「香港統計資料」一節 (www.censtatd.gov.hk/hkstat/index_tc.jsp)。

本年刊內統計數據的範圍和性質說明，以及各用語的定義，均載列於每章的「概念及定義」內。

統計數據是由政府統計處及其他政府部門和機構編製，政府統計處非常感謝有關部門和機構提供資料。資料來源會在統計表下加以說明。

除非另有註明外，每章的「其他有關刊物」所述的刊物是由政府統計處編製。本刊末載有政府統計處刊物一覽表。

本年刊旨在刊載一些使用者經常檢索的統計數列。如本刊未能提供所需數據，歡迎向政府統計處查詢（電話：(852) 2582 4733；圖文傳真：(852) 2827 1708；電郵：gen-enquiry@censtatd.gov.hk）。

Introduction

The *Hong Kong Annual Digest of Statistics* and *Hong Kong Monthly Digest of Statistics* are the general statistical digests compiled by the Census and Statistics Department (C&SD). These two digests bring together statistical data which cover a wide range of topics relating to the society, economy and businesses of Hong Kong.

The *Hong Kong Monthly Digest of Statistics* is a collection of up-to-date statistical series on various aspects of the social and economic situation of Hong Kong. Statistical data are presented wherever possible in the form of monthly or quarterly figures for the latest 15 months for which data are available, together with annual figures for the latest 3 complete years.

This publication, i.e. *Hong Kong Annual Digest of Statistics*, aims to provide detailed annual statistical series on various aspects of the social and economic developments of Hong Kong. Most of the data series presented reflect the latest situation covering a time span of the recent 10 years, enabling readers to compare the developments in recent time periods.

Figures presented in this *Digest* refer to those already released up to mid-October 2017. Readers may visit the “Hong Kong Statistics” section of the department’s website (www.censtatd.gov.hk/hkstat/index.jsp) for current statistical information on Hong Kong.

Descriptions of the scope and nature of the statistical data and definitions of the terms used in this *Digest* are provided in the “Concepts and definitions” in each chapter.

The statistical data are compiled by C&SD and other government departments and organisations. C&SD gratefully acknowledges such contributions. Data sources are given under each table.

Unless otherwise specified, the publications in “Further references” part of each chapter are produced by C&SD. List of publications of C&SD is available at the end of this publication.

This *Digest* aims to include statistical series which are frequently sought by users. Users are welcome to contact C&SD (Tel. : (852) 2582 4733; Fax : (852) 2827 1708; E-mail : gen-enquiry@censtatd.gov.hk) in case the statistics they require are not available from this publication.

代號

年刊內各代號的含意如下：

#	臨時數字
@	數字將於日後修訂
*	修訂數字
-	不適用
N.A.	暫時沒有數字
§	數字少於單位的一半
***	為使個別機構單位所提供的資料得以保密，數據不予公布

計量單位

1 太焦耳	=	2.778 x 10 ⁵	千瓦小時
	=	9.478 x 10 ³	撒姆
1 公噸	=	2 204.623	磅
	=	0.984	噸
1 公斤	=	2.205	磅
	=	1.653	斤
1 平方米	=	10.764	平方呎
1 立方米	=	219.969	英加侖
1 百帕斯卡	=	1	毫巴
每小時 1 公里	=	0.540	浬

財政年度

除非另有註明外，跨年的統計數據是指有關的財政年度的數字。例如「2016-17年」是指由2016年4月1日至2017年3月31日的財政年度。

貨幣數字

本刊內所有引述的貨幣數字，除特別註明外，均以港元為單位。港元是香港特別行政區的法定貨幣。

匯率

自1983年10月17日起，政府透過一項有關發行紙幣的措施，將港元與美元聯繫，由發鈔銀行以7.8 港元兌 1.0 美元的固定匯率發行紙幣。自此，港元兌美元的匯率在外匯市場僅有窄幅變動。有關匯率的統計數字載於第9章。

數字的進位

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。

Symbols

The following symbols are used throughout the *Digest* :

#	Provisional figures
@	Figures are subject to revision later on
*	Revised figures
-	Not applicable
N.A.	Not yet available
§	Magnitude less than half of the unit employed
***	Data are not released in order to safeguard confidentiality of information provided by individual establishments

Units of measurement

1 terajoule (TJ)	=	2.778 x 10 ⁵	kilowatt hours
	=	9.478 x 10 ³	therms
1 tonne (t)	=	2 204.623	pounds
	=	0.984	ton
1 kilogram (kg)	=	2.205	pounds
	=	1.653	catties
1 square metre (sq.m.)	=	10.764	square feet
1 cubic metre (cu.m.)	=	219.969	imperial gallons
1 hectopascal	=	1	millibar
1 km/h	=	0.540	knot

Financial year

Unless otherwise specified, the symbol “-” represents financial year. For instance, “2016-17” means the financial year starting on 1 April 2016 and ending on 31 March 2017.

Monetary figures

All monetary figures quoted are in Hong Kong dollars unless otherwise specified. Hong Kong dollar is the legal tender in the Hong Kong Special Administrative Region.

Exchange rate

As from 17 October 1983, the Hong Kong dollar has been linked to the US dollar through an arrangement in the note issuing mechanism permitting note issuing banks to issue Hong Kong dollar notes at a fixed rate of HK\$7.8 = US\$1.0. Since then, the exchange rate of Hong Kong dollar against the US dollar in the foreign exchange market has moved only within a narrow range. Statistics on exchange rates are presented in Chapter 9.

Rounding of figures

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

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8 房屋及物業 Housing and Property

概念及定義

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

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。

香港房屋協會（房協）樓宇或私人樓宇獲屋宇署簽發「佔用許可證」（亦稱入伙紙）後，才算「落成」。

就香港房屋委員會（房委會）租住單位和居者有其屋計劃（居屋）居住單位而言，**獲批准可動工興建** 指房委會批出建築合約予承建商。

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（包括房協的計劃）。

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。

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

樓宇完成後的「樓面總面積」 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。

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。

Concepts and definitions

Non-residential buildings include industrial buildings, commercial buildings, hotels, educational buildings without dormitory, health buildings and other buildings not intended for residential use.

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.

A building is said to be “completed” upon the issuance of an “Occupation Permit” by the Buildings Department (BD) in the case of a Hong Kong Housing Society (HKHS) building or a private building.

Consents to commence work for Hong Kong Housing Authority (HKHA) rental flats and Home Ownership Scheme (HOS) residential flats refers to the award of contracts to contractor(s) by HKHA.

Buildings with consents to commence work refer to buildings with “consents” to commence building works issued by BD. Such “consents” are issued to private development projects (including HKHS’s projects).

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.

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 = Beginning of the reporting period; Subscript 2 = The end of the reporting period

The gross floor area of buildings 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.

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.

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。

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。

用作特別低價房屋計劃、居屋，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。

通過拍賣或公開投標而取得的 **已徵收地價** 即為該幅土地的拍賣／投標價。

永久性居住屋宇單位

永久性居住屋宇單位總數 根據「屋宇單位框」的資料編製，包括所有住宅屋宇單位及非住宅樓宇（例如商業大廈及工業大廈）內已知作居用途的屋宇單位，但不包括非住宅用途、酒店及院舍內供住院或在囚人士居住的屋宇單位。

永久性居住屋宇單位絕大部分為家庭住戶所佔用，但小部分單位為非香港居民所佔用，或並非用作常住居所。因此，有關永久性居住屋宇單位數目的統計數字不應該與從人口普查／中期人口統計或綜合住戶統計調查所得的家庭住戶數目的統計數字作直接比較，以評估本港住宅單位的空置情況，主要原因是成員只有非香港居民或流動居民的住戶並不會被界定為家庭住戶。至於有關住宅單位空置情況的統計數字，差餉物業估價署定期就私人住宅單位編製空置率，並刊載於《香港物業報告》(www.rvd.gov.hk/tc/publications/hkpr.html)。

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。

Internal floor area refers to the total area inside the flat measured to the internal face of external and/or party walls.

First submission refers to plans for a building project which are first 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.

Land for special low cost housing projects and HOS 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.

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

Permanent living quarters

The **stock of permanent living quarters** is compiled based on the information of the “Frame of Quarters”, and includes all quarters used for residential purpose as well as quarters known to be used for residential purpose in non-residential buildings (such as commercial buildings and industrial buildings). Quarters known to be used for non-residential purpose and those in hotels and accommodation used for inmates of institutions are excluded.

While the vast majority of permanent living quarters are occupied by domestic households, a small proportion of the quarters are occupied by non-Hong Kong residents, or are not used as usual accommodation. Accordingly, statistics on the number of permanent living quarters should not be directly compared to statistics on the number of domestic households derived from the population censuses/by-censuses or the General Household Survey for assessing the vacancy situation of housing units in Hong Kong. The main reason is that households comprising only non-Hong Kong residents or Mobile Residents are not classified as domestic households. As regards statistics related to vacancy situation of housing units, the Rating and Valuation Department compiles vacancy rate of private domestic units regularly and publishes the statistics in the *Hong Kong Property Review* (www.rvd.gov.hk/en/publications/hkpr.html).

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) **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

公共租住單位包括房委會及房協轄下的租住單位。另外，房協轄下亦有以「長期租約」形式推出的「長者安居樂住屋計劃」單位。

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 1994 年的增補協議加以修訂），政府承諾資助房委會，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屋下興建的樓宇，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。

實用面積 指由單位外牆外部計至兩個單位之間的間隔牆中間的總面積，即是單位內每一部分都包括在內（例如廚房、浴室、露台等），但不包括樓宇內任何公用地方。

房委會的租住房屋建屋量包括公共租住房屋（公屋）、中轉房屋單位和那些由居屋轉作公屋項目的單位。那些由公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。

- (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 the 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 HKHA and HKHS. HKHS also has Senior Citizen Residences Scheme units, which are disposed of under a "long lease" arrangement.

HKHA 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, HKHA 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 HKHA estate block and 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 HD and HKHS.

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.

Production of HKHA rental flats includes public rental housing (PRH) flats, interim housing (IH) flats and flats of projects transferred from HOS to PRH. Flats under projects built as rental housing but subsequently transferred to the Buy or Rent Option Scheme/Mortgage Subsidy Scheme (BRO/MSS) housing are not included.

房委會的資助出售單位建屋量包括居屋、私人機構參建居屋計劃（私人參建居屋）、可租可買計劃／重建置業計劃和綠表置居先導計劃（綠置居）的單位。就那些於2002年至2004年期間落成，並於2007年起才分批發售的居屋／私人參建居屋的單位而言，落成的年份為其首次推售時間。

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參建居屋的商業樓宇面積。

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，並按樓面面積分類如下：

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；及

E 類單位：實用面積為 160 平方米或以上。

所有公營房屋發展計劃，包括私人參建居屋興建的資助出售住宅單位，以及居屋、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、住宅發售計劃及資助出售房屋項目興建的全部單位，並不包括在私人樓宇的統計數字內。此外，房委會與房協興建的出租屋邨、房協轄下的優質長者房屋項目單位、租者置其屋計劃下售出的單位，以及政府所擁有的宿舍，亦不包括在內。

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參建居屋興建的商業樓宇面積。

住宅單位 的樓面面積是以「實用面積」來計算。「實用面積」是指個別單位獨立使用的樓面面積，包括露台、陽台、工作平台及其他類似設施，但不包括公用地方，如樓梯、升降機槽、入牆暗渠、大堂及公用洗手間。「實用面積」是量度至外牆的表面或共用牆的中線所包括的面積。窗台、平台、天台、梯屋、閣樓、花園、前庭、天井、冷氣機房、冷氣機平台、花槽及車位並不包括在內。

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及／或與毗連單位的共用牆向內的一面所圍繞的全部面積。

Production of HKHA subsidised sale flats includes the flats under HOS, Private Sector Participation Scheme (PSPS), BRO/MSS and Green Form Subsidised Home Ownership Pilot Scheme (GSH). For those HOS/PSPS flats completed during 2002 to 2004 and subsequently put up for sale by phase as from 2007, the first time when they were put up for sale was taken as the time of production.

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 PSPS.

Private domestic units are defined as independent dwellings with separate cooking facilities and bathroom (and/or lavatory). They are classified 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; and

Class E : Saleable area of 160 m² or above.

Public sector developments, including domestic units built under PSPS for subsidised sale, and all units built under HOS, BRO, MSS, Sandwich Class Housing Scheme, Urban Improvement Scheme, Flat-for-Sale Scheme and Subsidised Sale Flats Projects are not included in statistics for the private sector. Besides, rental estates built by HKHA and HKHS, units under the Quality Elderly Housing Project of HKHS, units sold under the Tenants Purchase Scheme and Government-owned quarters are also excluded.

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 PSPS.

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, verandahs, utility platforms and other similar features but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured to the exterior face of the external walls and walls onto common parts or the centre of party walls. Bay windows, flat roofs, top roofs, stairhoods, cocklofts, gardens, terraces, yards, air-conditioning plant rooms, air-conditioning platforms, planters/flower boxes and car parking spaces are excluded.

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 and/or party walls.

私人非住宅樓宇 包括工業樓宇、商業樓宇、酒店、作教育用途不連宿舍的樓宇、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，亦不包括車位。房委會和房協所持有的商業樓宇並不包括在內。自房委會於2005年年底把旗下部分商業樓宇分拆出售予領展房地產投資信託基金（領展）後，這些分拆出售的物業已歸入私人物業類別。

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：

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；普遍有泊車設施。

乙級：設計一般但裝修質素良好；間隔具彈性；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；不一定有泊車設施。

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；並無泊車設施。

寫字樓的所在地點並不影響等級。屬香港特別行政區政府所有並由政府產業署管理的寫字樓並不包括在內。

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 包括設計或獲證明作工貿用途的物業。

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。

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. Car parking space is excluded. Commercial premises owned by HKHA and HKHS are excluded. Following the divestment of selected commercial HKHA premises to the Link Real Estate Investment Trust (Link REIT) at the end of 2005, these divested properties are classified as private sector properties.

Private office premises comprise premises situated in buildings designed for commercial/business purposes, but excluding non-domestic floors in composite buildings. Offices are graded as follows :

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. Offices owned by the Government of the Hong Kong Special Administrative Region and managed by the Government Property Agency are excluded.

Private flatted factories comprise premises designed for general manufacturing processes and uses (including offices) directly related to such processes. *Private specialised factories*, as described below, are excluded. Similar premises built by HKHA are not included.

Private industrial/office premises comprise premises 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 included.

非住宅樓宇的 *空置量* 是在年底就該等樓宇進行普查後計算出來的。空置物業數據是向大廈管理處、業主和佔用人搜集，或派員視察而獲得的。

樓宇 平均售價 是根據經差餉物業估價署審查以釐定印花稅的樓宇交易資料並加以分析後所得。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 2 至 3 周。

平均租金 是根據差餉物業估價署記錄年內生效的新訂租約之租金資料並加以分析後所得。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 2006 年年中起，零售業樓宇的租金資料包括由領展所持有的物業。

租金和售價的統計數字，包括政府資助房屋單位在業權轉讓限制期屆滿及向有關機構繳付補價後，在公開市場的租賃和買賣。

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 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。

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 of premises are based on an analysis of transactions scrutinised by the Rating and Valuation Department (RVD) 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 Sale and Purchase. It should be borne in mind that provisional agreement is generally reached 2 to 3 weeks earlier than an Agreement for Sale and Purchase.

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

Rental and price statistics include open market lettings and sales of Government-subsidised housing units upon expiry of the restriction period and payment of the premium to the relevant bodies.

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 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.

樓宇轉讓契約 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 指償還貸款後解除物業抵押的文件，包括收回按揭樓宇的地契，和還清債款證明書。

租約 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 I 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 I 部已於 1998 年 12 月 31 日期滿失效。

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

綜合住戶統計調查按季統計報告

服務業統計摘要（年刊）

房屋統計數字一覽，香港房屋委員會編製

香港物業報告，差餉物業估價署編製

資料月報，刊載於屋宇署的網站
(www.bd.gov.hk)

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 I 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

Key Statistics on Business Performance and Operating Characteristics of the Building, Construction and Real Estate Sectors

Quarterly Report on General Household Survey

Statistical Digest of the Services Sector (annual)

Housing in Figures, published by the Hong Kong Housing Authority

Hong Kong Property Review, published by the Rating and Valuation Department

Monthly Digest, published on the website of the Buildings Department (www.bd.gov.hk)

8.1 2015年按樓宇用途劃分的私人地產發展計劃統計數字

Statistics on private real estate development projects by end-use of buildings, 2015

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	付予承建商 的費用 Payments to contractors	在填報年度內發展計劃的支出 Project expenses incurred during reporting period			
				建築合約價 值外另行供 應的建築材 料及裝置 Building materials & fittings supplied outside the contract sum	建築設計及 技術顧問費用 Architectural design & technical consultancy fees	利息支付 Interest payments	發展計劃內 其他支出 Other project expenses
住宅樓宇 ⁽¹⁾ Private residential premises ⁽¹⁾	203	53,833	42,951	545	2,409	3,905	4,023
寫字樓 Office buildings	21	5,927	4,870	0	444	374	239
酒店及旅舍 Hotels and boarding houses	36	4,464	3,860	52	280	102	169
綜合式商業大廈 Multi-purpose commercial premises	31	9,060	7,119	0	558	1,056	327
多層工廠大廈及貨倉 Flatted factory blocks and warehouses	9	1,917	1,652	0	145	16	105
總計 Total	300	75,202	60,452	597	3,837	5,453	4,863

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⁾	76,837	1 646	5 609
寫字樓 Office buildings	11,319	115	779
酒店及旅舍 Hotels and boarding houses	5,673	145	443
綜合式商業大廈 Multi-purpose commercial premises	20,162	94	840
多層工廠大廈及貨倉 Flatted factory blocks and warehouses	2,001	57	363
總計 Total	115,991	2 057	8 033

註釋： (1) 數字包括作純住宅用途及商住兩用的樓宇。

Note: (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

Source: Construction and Miscellaneous Services Statistics Section, Census and Statistics Department

8.2 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	2006	2011	2012	2013	2014	2015	2016
住宅樓宇	Residential							
建築樓盤數目	Number of building projects	42	32	38	24	38	39	44
建築成本總計（百萬元）	Total cost of construction (\$ million)	8,671	8,649	13,244	10,198	17,166	19,008	22,721
實用樓面面積成本 （元／每平方米計） ⁽¹⁾⁽²⁾	Cost of usable floor area (\$/sq. m.) ⁽¹⁾⁽²⁾	19,851	22,572	47,204	49,724	40,609	62,015	68,770
非住宅樓宇	Non-residential							
建築樓盤數目	Number of building projects	155	130	132	105	132	140	155
建築成本總計（百萬元）	Total cost of construction (\$ million)	11,646	11,414	26,226	13,989	14,960	17,078	26,468
實用樓面面積成本 （元／每平方米計） ⁽¹⁾	Cost of usable floor area (\$/sq. m.) ⁽¹⁾	17,255	22,149	29,948	28,296	31,664	35,714	45,630
綜合用途樓宇	Composite buildings							
建築樓盤數目	Number of building projects	15	15	15	11	30	25	31
建築成本總計（百萬元）	Total cost of construction (\$ million)	5,480	4,414	11,839	7,217	10,871	14,283	22,920
實用樓面面積成本 （元／每平方米計） ⁽¹⁾	Cost of usable floor area (\$/sq. m.) ⁽¹⁾	17,776	41,105	42,890	48,295	45,481	44,345	65,180
合計	Overall							
建築樓盤數目	Number of building projects	212	177	185	140	200	204	230
建築成本總計（百萬元）	Total cost of construction (\$ million)	25,797	24,477	51,310	31,404	42,997	50,369	72,109
實用樓面面積成本 （元／每平方米計） ⁽¹⁾	Cost of usable floor area (\$/sq. m.) ⁽¹⁾	18,187	24,366	35,983	37,177	38,108	45,907	57,448

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) 計算過程中並未包括沒有提供樓面面積或建築成本的樓盤。

(2) 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。

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

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

資料來源：屋宇署

Source: Buildings Department

8.3 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	2006	2011	2012	2013	2014	2015	2016
住宅 ⁽¹⁾	Residential ⁽¹⁾							
香港島	Hong Kong Island	73	70	120	33	68	135	102
九龍	Kowloon	259	82	148	49	148	90	142
新界	New Territories	383	320	290	266	429	390	393
小計	Sub-total	715	472	558	348	645	616	637
非住宅	Non-residential							
香港島	Hong Kong Island	84	177	142	63	39	66	108
九龍	Kowloon	228	186	139	174	77	188	195
新界	New Territories	360	156	556	246	338	193	289
小計	Sub-total	673	519	837	483	454	448	592
總計	Total							
香港島	Hong Kong Island	157	247	262	96	107	202	210
九龍	Kowloon	487	269	286	224	225	279	337
新界	New Territories	744	476	846	512	767	583	682
合計	Grand total	1 388	991	1 394	831	1 099	1 064	1 229

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。

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.

資料來源： 屋宇署

Source : Buildings Department

8.4 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 (\$)	2006	2011	2012	2013	2014	2015	2016
200萬元以下	Under \$2 million							
建築樓盤數目	Number of building projects	22	21	15	14	33	37	34
建築成本總計 （百萬元）	Total cost of construction (\$ million)	22	17	10	12	25	29	22
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	44	30	21	20	18	34	43
建築成本總計 （百萬元）	Total cost of construction (\$ million)	230	161	103	117	87	160	201
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	30	19	10	11	17	12	8
建築成本總計 （百萬元）	Total cost of construction (\$ million)	432	269	141	139	267	178	109
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	41	25	35	20	26	27	21
建築成本總計 （百萬元）	Total cost of construction (\$ million)	1,238	835	1,141	677	845	879	608
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	24	28	21	17	24	14	23
建築成本總計 （百萬元）	Total cost of construction (\$ million)	1,631	2,035	1,419	1,308	1,805	1,002	1,713
1億元至5億元以下	\$100 million - below \$500 million							
建築樓盤數目	Number of building projects	37	44	54	43	63	55	59
建築成本總計 （百萬元）	Total cost of construction (\$ million)	8,921	10,810	12,932	10,336	15,883	13,605	12,153
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	10	7	16	9	7	10	21
建築成本總計 （百萬元）	Total cost of construction (\$ million)	7,690	4,357	11,068	6,300	4,131	6,822	15,861
10億元及以上	\$1,000 million and above							
建築樓盤數目	Number of building projects	4	3	13	6	12	15	21
建築成本總計 （百萬元）	Total cost of construction (\$ million)	5,634	5,993	24,496	12,515	19,955	27,694	41,443

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

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

資料來源： 屋宇署

Source : Buildings Department

8.5 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⁾	2006-07	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
公共租住房屋單位	Public Rental Housing Flats							
東區	Eastern	0	0	0	0	475	0	0
南區	Southern	2 398	0	0	0	0	0	0
深水埗	Sham Shui Po	0	0	3 291	0	0	8 872	6 887
黃大仙	Wong Tai Sin	714	990	0	0	0	0	0
觀塘	Kwun Tong	13 386	443	17 069	0	1 352	518	1 397
葵青	Kwai Tsing	0	1 507	0	0	866	0	0
屯門	Tuen Mun	0	0	0	0	4 688	0	0
元朗	Yuen Long	2 365	0	4 905	1 641	0	0	0
北區	North	4 765	0	1 358	0	0	1 144	938
大埔	Tai Po	0	0	0	483	0	0	0
沙田	Sha Tin	1 958	3 039	8 084	0	0	3 024	4 846
西貢	Sai Kung	0	2 059	0	0	0	0	0
離島	Islands	0	0	0	3 580	0	3 866	0
總計	Total	25 586	8 038	34 707	5 704	7 381	17 424	14 068
居者有其屋計劃 居住單位 ⁽²⁾	Home Ownership Scheme residential flats ⁽²⁾							
深水埗	Sham Shui Po	0	0	0	0	0	2 522	811
九龍城	Kowloon City	0	0	0	0	603	683	0
黃大仙	Wong Tai Sin	0	0	0	0	857	0	0
觀塘	Kwun Tong	0	0	0	0	0	1 358	0
葵青	Kwai Tsing	0	0	0	0	0	0	494
荃灣	Tsuen Wan	0	0	0	0	962	0	0
元朗	Yuen Long	0	0	0	229	0	2 409	0
沙田	Sha Tin	0	0	0	0	752	0	0
離島	Islands	0	0	0	0	0	699	0
總計	Total	0	0	0	229	3 174	7 671	1 305

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。

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.

資料來源： 房屋署

Source: Housing Department

8.6 按單位類型劃分的獲批准可動工興建房屋委員會公共租住房屋單位 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	2006-07	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
A類型單位 (供一／二人居住)	Type A flat (for 1/2 persons)	5 555	1 691	6 663	945	1 178	2 767	1 986
B類型單位 (供二／三人居住)	Type B flat (for 2/3 persons)	5 183	1 684	7 685	1 458	1 982	3 848	4 240
C類型單位 (供三／四人居住)	Type C flat (for 3/4 persons)	8 624	3 580	14 700	2 491	2 025	5 544	4 855
D類型單位 (供四／五人居住)	Type D flat (for 4/5 persons)	5 744	1 083	5 659	810	2 196	5 265	2 975
E類型單位 (供五人或以上居住)	Type E flat (for 5 persons or more)	480	0	0	0	0	0	12
總計	Total	25 586	8 038	34 707	5 704	7 381	17 424	14 068

資料來源： 房屋署

Source : Housing Department

8.7 2011年至2016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, 2011 to 2016

單位數目
Number of units

區議會分區	District Council district	2011		2012		2013	
		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	462	0	1 096	127	555	341
灣仔	Wan Chai	1 359	6	459	0	693	0
東區	Eastern	353	92	1 370	0	346	0
南區	Southern	2	0	11	5	1	0
油尖旺	Yau Tsim Mong	0	0	1 613	0	124	0
深水埗	Sham Shui Po	89	21	854	175	1 131	1
九龍城	Kowloon City	24	248	1 172	1	2 228	0
黃大仙	Wong Tai Sin	11	0	0	0	0	0
觀塘	Kwun Tong	120	0	300	0	0	0
葵青	Kwai Tsing	0	0	0	0	0	0
荃灣	Tsuen Wan	1 720	34	402	0	0	5
屯門	Tuen Mun	1	191	0	0	4	0
元朗	Yuen Long	0	3 377	4 406	236	328	3 900
北區	North	728	0	144	0	0	0
大埔	Tai Po	2 560	0	1	0	0	0
沙田	Sha Tin	1	928	0	2 609	914	970
西貢	Sai Kung	1	1 777	791	0	2 735	1 641
離島	Islands	1	0	1 444	16	33	2 392
總計	Total	7 432	6 674	14 063	3 169	9 092	9 250

區議會分區	District Council district	2014		2015		2016	
		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	722	78	1 016	0	294	278
灣仔	Wan Chai	233	0	298	0	86	0
東區	Eastern	638	0	1 612	188	260	447
南區	Southern	237	150	120	0	57	0
油尖旺	Yau Tsim Mong	1 128	0	191	0	568	0
深水埗	Sham Shui Po	3 609	0	0	3 571	509	0
九龍城	Kowloon City	1 742	2	3 169	326	3 173	1 008
黃大仙	Wong Tai Sin	0	2 058	0	0	45	0
觀塘	Kwun Tong	256	0	0	0	0	0
葵青	Kwai Tsing	0	0	0	0	136	0
荃灣	Tsuen Wan	0	0	1 932	2 410	198	0
屯門	Tuen Mun	1 121	0	1 392	0	22	357
元朗	Yuen Long	1 129	231	1 436	0	12	95
北區	North	0	0	0	0	263	296
大埔	Tai Po	0	0	1	0	1 496	673
沙田	Sha Tin	79	158	525	69	1 868	160
西貢	Sai Kung	929	690	2 478	1 729	4 259	3 784
離島	Islands	96	2	187	64	4	61
總計	Total	11 919	3 369	14 357	8 357	13 250	7 159

註釋：私人居住單位亦包括香港房屋協會的市區改善計劃及市區重建項目所建造的居住單位。

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

資料來源：屋宇署；
香港房屋協會

Sources: Buildings Department;
Hong Kong Housing Society

8.8 2011年至2016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, 2011 to 2016

		單位數目 Number of units					
		2011		2012		2013	
樓面面積（平方米） Floor area (sq. m.)		初次呈交圖則 First submission	重大修改 Major revision	初次呈交圖則 First submission	重大修改 Major revision	初次呈交圖則 First submission	重大修改 Major revision
少於40	Less than 40	4 131	5 200	7 898	1 988	6 594	5 942
40至69.9	40 - 69.9	2 685	1 093	4 831	725	1 422	2 251
70至99.9	70 - 99.9	361	229	958	355	536	368
100至159.9	100 - 159.9	209	125	325	41	435	516
160或以上	160 or above	46	27	51	60	105	173
總計	Total	7 432	6 674	14 063	3 169	9 092	9 250

		2014		2015		2016	
樓面面積（平方米） Floor area (sq. m.)		初次呈交圖則 First submission	重大修改 Major revision	初次呈交圖則 First submission	重大修改 Major revision	初次呈交圖則 First submission	重大修改 Major revision
少於40	Less than 40	8 948	2 342	10 063	5 944	11 336	6 142
40至69.9	40 - 69.9	1 588	287	2 923	1 491	1 397	534
70至99.9	70 - 99.9	816	311	745	831	237	328
100至159.9	100 - 159.9	431	381	464	91	150	131
160或以上	160 or above	136	48	162	0	130	24
總計	Total	11 919	3 369	14 357	8 357	13 250	7 159

註釋：	私人居住單位亦包括香港房屋協會的市區改善計劃及市區重建項目所建造的居住單位。	Note :	Private residential flats also include residential flats built under the Urban Improvement Scheme and the urban renewal projects of the Hong Kong Housing Society.
資料來源：	屋宇署； 香港房屋協會	Sources :	Buildings Department; Hong Kong Housing Society

8.9 政府土地拍賣及批租 Disposals of government land

(A) 市區 Urban areas

		2006	2011	2012	2013	2014	2015	2016
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	43 726	2 579	15 996	9 240	10 638	15 924
已徵收的地價 （百萬元）	Realised premium (\$ million)	0	13,964	1,818	9,760	9,459	8,899	9,916
商業／住宅	Commercial/Residential							
面積（平方米）	Area (sq. m.)	0	7 887	23 400	0	0	0	0
已徵收的地價 （百萬元）	Realised premium (\$ million)	0	6,267	6,910	0	0	0	0
住宅	Residential							
面積（平方米）	Area (sq. m.)	13 441	33 734	17 910	48 355	50 763	31 043	117 952
已徵收的地價 （百萬元）	Realised premium (\$ million)	3,740	20,071	10,400	20,197	17,250	9,410	48,280
其他用途	Other uses							
面積（平方米）	Area (sq. m.)	0	1 724	0	27 500	2 123	0	1 512
已徵收的地價 （百萬元）	Realised premium (\$ million)	0	241	0	1,688	523	0	369
總計	Total							
面積（平方米）	Area (sq. m.)	13 441	87 071	43 889	91 851	62 126	41 681	135 388
已徵收的地價 （百萬元）	Realised premium (\$ million)	3,740	40,543	19,128	31,645	27,232	18,309	58,565
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.)	0	2 134	6 625	0	2 427	11 629	14 454
公用事業／團體用途	Public utilities/ Institutional uses							
面積（平方米）	Area (sq. m.)	2 478	16 995	4 283	14 351	1 749	19 522	6 430
其他用途	Other uses							
面積（平方米）	Area (sq. m.)	544	10 509	0	0	0	0	68 555
總計	Total							
面積（平方米）	Area (sq. m.)	3 022	29 638	10 908	14 351	4 176	31 151	89 439

8.9 (續) 政府土地拍賣及批租 (cont'd) Disposals of government land

(B) 新界 New Territories

		2006	2011	2012	2013	2014	2015	2016
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	1 265	3 707
已徵收的地價 （百萬元）	Realised premium (\$ million)	0	0	0	0	0	449	834
商業	Commercial							
面積（平方米）	Area (sq. m.)	0	34 136	6 500	15 116	12 902	13 727	1 775
已徵收的地價 （百萬元）	Realised premium (\$ million)	0	2,282	411	2,990	1,830	3,053	1,109
商業／住宅	Commercial/Residential							
面積（平方米）	Area (sq. m.)	0	2 260	5 200	0	14 160	0	0
已徵收的地價 （百萬元）	Realised premium (\$ million)	0	55	81	0	3,940	0	0
住宅	Residential							
面積（平方米）	Area (sq. m.)	20 756	134 030	212 817	243 861	278 610	149 132	222 549
已徵收的地價 （百萬元）	Realised premium (\$ million)	3,324	16,657	23,841	27,918	18,552	22,636	23,933
其他用途	Other uses							
面積（平方米）	Area (sq. m.)	0	1 487	28 215	33 237	1 070	3 426	2 640
已徵收的地價 （百萬元）	Realised premium (\$ million)	0	233	1,609	2,438	137	435	314
總計	Total							
面積（平方米）	Area (sq. m.)	20 756	171 913	252 732	292 214	306 742	167 550	230 671
已徵收的地價 （百萬元）	Realised premium (\$ million)	3,324	19,227	25,942	33,346	24,459	26,573	26,190
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.)	318 362	0	0	0	0	0	0
住宅	Residential							
面積（平方米）	Area (sq. m.)	218 750	0	23 250	10 321	131 735	166 839	35 332
公用事業／團體用途	Public utilities/ Institutional uses							
面積（平方米）	Area (sq. m.)	7 116	17 970	5 290	15 087	2 084	2 835	20 375
其他用途	Other uses							
面積（平方米）	Area (sq. m.)	0	0	4 001	0	0	0	682 889
總計	Total							
面積（平方米）	Area (sq. m.)	544 228	17 970	32 541	25 408	133 819	169 674	738 596

資料來源：地政總署

Source : Lands Department

8.10 按區域及類型劃分的永久性居住屋宇單位總數

Stock of permanent living quarters by area and type

		千個 Thousands						
區域／永久性居住屋宇單位類型	Area/Type of permanent living quarters	2006	2011	2012	2013	2014	2015	2016
香港島	Hong Kong Island							
公營租住房屋	Public rental housing	73.8	73.2	73.1	72.9	72.0	71.7	71.5
房屋委員會租住單位	Housing Authority rental flats	64.1	62.6	62.6	62.4	62.1	61.8	61.6
房屋協會租住單位	Housing Society rental flats	9.7	10.5	10.5	10.5	9.9	9.9	9.9
資助出售單位	Subsidised sale flats	46.1	45.2	45.1	45.1	45.3	45.5	45.5
房屋委員會資助出售單位	Housing Authority subsidised sale flats	44.1	43.5	43.4	43.5	43.6	43.8	43.9
房屋協會資助出售單位	Housing Society subsidised sale flats	1.9	1.7	1.7	1.7	1.6	1.6	1.6
私人房屋	Private housing	352.5	355.3	356.0	357.6	357.0	358.5	363.5
私人住宅單位	Private residential flats	333.0	337.1	338.0	338.3	337.7	339.2	344.0
別墅／平房／新型村屋	Villas/Bungalows/Modern village houses	4.0	4.1	4.2	4.1	4.1	4.2	4.2
簡單磚石蓋搭建築物／傳統村屋	Simple stone structures/Traditional village houses	1.1	1.2	1.2	1.2	1.2	1.2	1.2
員工宿舍	Staff quarters	8.3	7.1	6.9	6.9	6.7	6.7	6.7
非住宅用屋宇單位	Non-domestic quarters	6.0	5.8	5.8	7.2	7.2	7.2	7.4
小計	Sub-total	472.3	473.7	474.2	475.6	474.2	475.7	480.5
九龍	Kowloon							
公營租住房屋	Public rental housing	251.3	272.2	291.3	293.8	302.1	302.3	302.0
房屋委員會租住單位	Housing Authority rental flats	239.0	259.9	279.0	281.5	289.8	289.9	289.7
房屋協會租住單位	Housing Society rental flats	12.3	12.3	12.3	12.3	12.3	12.3	12.3
資助出售單位	Subsidised sale flats	93.8	92.4	92.3	92.4	92.8	93.1	93.6
房屋委員會資助出售單位	Housing Authority subsidised sale flats	89.6	88.5	88.5	88.6	89.0	89.4	89.8
房屋協會資助出售單位	Housing Society subsidised sale flats	4.2	3.9	3.9	3.8	3.8	3.8	3.8
私人房屋	Private housing	388.8	413.4	418.0	421.4	421.7	424.9	437.3
私人住宅單位	Private residential flats	366.1	392.4	396.6	400.1	400.8	403.7	415.6
別墅／平房／新型村屋	Villas/Bungalows/Modern village houses	1.9	1.9	1.9	1.9	1.9	1.9	2.0
簡單磚石蓋搭建築物／傳統村屋	Simple stone structures/Traditional village houses	1.1	1.0	1.0	1.0	1.0	1.0	1.0
員工宿舍	Staff quarters	12.9	11.3	11.4	11.1	10.8	10.8	10.8
非住宅用屋宇單位	Non-domestic quarters	6.9	6.7	7.1	7.3	7.3	7.5	8.0
小計	Sub-total	734.0	777.9	801.6	807.6	816.6	820.3	832.9

8.10 (續) 按區域及類型劃分的永久性居住屋宇單位總數 (cont'd) Stock of permanent living quarters by area and type

		千個 Thousands						
區域／永久性居住屋宇單位類型	Area/Type of permanent living quarters	2006	2011	2012	2013	2014	2015	2016
新界	New Territories							
公營租住房屋	Public rental housing	391.8	401.7	403.8	405.4	407.4	409.3	413.2
房屋委員會租住單位	Housing Authority rental flats	380.9	390.8	392.8	394.4	396.5	398.4	402.3
房屋協會租住單位	Housing Society rental flats	10.9	10.9	10.9	10.9	10.9	10.9	10.9
資助出售單位	Subsidised sale flats	251.8	253.6	253.5	254.1	255.8	257.4	259.8
房屋委員會資助出售單位	Housing Authority subsidised sale flats	239.9	242.8	242.8	243.6	245.4	247.1	248.7
房屋協會資助出售單位	Housing Society subsidised sale flats	11.9	10.8	10.6	10.5	10.4	10.3	11.2
私人房屋	Private housing	627.3	686.3	696.6	704.9	717.8	733.0	747.1
私人住宅單位	Private residential flats	421.8	463.7	473.1	477.9	486.9	496.2	507.0
別墅／平房／新型村屋	Villas/Bungalows/Modern village houses	139.6	159.4	159.6	162.2	165.4	171.3	174.3
簡單磚石蓋搭建築物／傳統村屋	Simple stone structures/Traditional village houses	40.5	40.1	40.2	40.1	40.1	40.1	40.0
員工宿舍	Staff quarters	16.0	13.5	13.4	13.2	13.2	13.1	12.6
非住宅用屋宇單位	Non-domestic quarters	9.3	9.6	10.2	11.4	12.2	12.3	13.1
小計	Sub-total	1 270.9	1 341.6	1 353.8	1 364.4	1 381.1	1 399.7	1 420.1
所有區域	All areas							
公營租住房屋	Public rental housing	716.9	747.1	768.1	772.1	781.5	783.2	786.7
房屋委員會租住單位	Housing Authority rental flats	684.0	713.3	734.3	738.3	748.4	750.1	753.6
房屋協會租住單位	Housing Society rental flats	32.9	33.8	33.8	33.8	33.1	33.1	33.1
資助出售單位	Subsidised sale flats	391.7	391.2	390.9	391.6	393.9	396.0	398.9
房屋委員會資助出售單位	Housing Authority subsidised sale flats	373.6	374.8	374.7	375.7	378.1	380.3	382.4
房屋協會資助出售單位	Housing Society subsidised sale flats	18.1	16.4	16.2	15.9	15.8	15.6	16.5
私人房屋	Private housing	1 368.6	1 454.9	1 470.6	1 484.0	1 496.5	1 516.4	1 547.9
私人住宅單位	Private residential flats	1 120.9	1 193.2	1 207.7	1 216.3	1 225.4	1 239.1	1 266.5
別墅／平房／新型村屋	Villas/Bungalows/Modern village houses	145.6	165.4	165.7	168.2	171.4	177.4	180.5
簡單磚石蓋搭建築物／傳統村屋	Simple stone structures/Traditional village houses	42.7	42.4	42.4	42.4	42.4	42.3	42.3
員工宿舍	Staff quarters	37.3	31.9	31.7	31.2	30.7	30.6	30.1
非住宅用屋宇單位	Non-domestic quarters	22.2	22.1	23.1	25.9	26.6	27.0	28.5
總計	Total	2 477.2	2 593.2	2 629.6	2 647.7	2 671.9	2 695.6	2 733.5

註釋： 數字為該年3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

Source : Census Planning Section,
Census and Statistics Department

8.11 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	2006	2011	2012	2013	2014	2015	2016
公營租住房屋	Public rental housing	674.6	708.7	729.1	734.1	741.2	759.6	764.4
資助自置居所房屋 ⁽¹⁾	Subsidised home ownership housing ⁽¹⁾	362.8	372.2	373.0	371.1	375.1	375.0	374.0
私人永久性房屋 ⁽²⁾	Private permanent housing ⁽²⁾	1 164.7	1 259.7	1 267.2	1 286.4	1 299.2	1 321.5	1 343.0
臨時房屋 ⁽³⁾	Temporary housing ⁽³⁾	18.7	18.7	16.9	15.8	16.9	15.0	17.6
總計	Total	2 220.9	2 359.3	2 386.2	2 407.3	2 432.4	2 471.1	2 498.9

註釋： 在2016年6月至8月期間進行的2016年中期人口統計提供一個基準，用作修訂自2011年人口普查以來編製的人口數字。上表由2012年至2015年與人口有關的數字已作出相應修訂。

(1) 資助自置居所房屋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。它亦包括香港房屋協會的住宅發售計劃、夾心階層住屋計劃及資助出售房屋項目下興建的屋宇單位；以及市區重建局資助出售房屋計劃的屋宇單位。可在公開市場買賣的資助出售單位，則不包括在內。

(2) 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、簡單磚石蓋搭建建築物及非住宅樓宇內的屋宇單位。可在公開市場買賣的資助出售單位亦包括在內。

(3) 臨時房屋包括公營臨時房屋及私營臨時房屋。

Notes : The 2016 Population By-census conducted from June to August 2016 provides a benchmark for revising the population figures compiled since the 2011 Population Census. In the above table, population-related figures from 2012 to 2015 have been revised accordingly.

(1) Subsidised home ownership housing includes 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. It also includes flats built under the Flat-for-Sale Scheme, Sandwich Class Housing Scheme and Subsidised Sale Flats Projects of the Hong Kong Housing Society; and flats in Urban Renewal Authority Subsidised Sale Flats Scheme. Subsidised sale flats that can be traded in open market are excluded.

(2) 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 quarters in non-residential buildings. Subsidised sale flats that can be traded in open market are also put under this category.

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

資料來源： 政府統計處社會分析及研究組

Source : Social Analysis and Research Section, Census and Statistics Department

8.12 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	2006	2011	2012	2013	2014	2015	2016
自置居所住戶	Owner-occupiers	1 187.4	1 256.3	1 240.8	1 230.3	1 238.7	1 243.4	1 258.3
全租戶	Sole tenants	899.9	999.6	1 035.1	1 064.4	1 078.0	1 117.7	1 126.7
合租戶	Co-tenants	32.9	10.3	11.6	11.6	12.0	7.7	12.5
二房東	Main tenants	1.4	0.5	0.3	0.5	0.5	0.3	0.5
三房客	Sub-tenants	6.0	3.9	2.5	2.6	3.1	2.0	1.8
免租	Rent free	41.7	47.9	50.7	53.2	56.1	54.5	54.0
居所由僱主提供	Provided by employers	51.6	40.9	45.2	44.9	44.0	45.4	45.0
總計	Total	2 220.9	2 359.3	2 386.2	2 407.3	2 432.4	2 471.1	2 498.9

註釋：在2016年6月至8月期間進行的2016年中期人口統計提供一個基準，用作修訂自2011年人口普查以來編製的人口數字。上表由2012年至2015年與人口有關的數字已作出相應修訂。

Note: The 2016 Population By-census conducted from June to August 2016 provides a benchmark for revising the population figures compiled since the 2011 Population Census. In the above table, population-related figures from 2012 to 2015 have been revised accordingly.

資料來源：政府統計處社會分析及研究組

Source: Social Analysis and Research Section, Census and Statistics Department

8.13 按區議會分區劃分的新落成房屋委員會公共租住房屋單位 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	2006-07	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
東區	Eastern	0	0	0	0	0	0	187
南區	Southern	2 398	0	0	0	0	0	0
深水埗	Sham Shui Po	0	5 540	1 390	1 488	0	2 917	0
九龍城	Kowloon City	0	780	5 204	8 164	0	0	0
黃大仙	Wong Tai Sin	0	1 333	0	0	990	0	0
觀塘	Kwun Tong	799	3 533	2 707	0	0	6 092	5 782
葵青	Kwai Tsing	1 598	0	0	2 346	0	0	0
屯門	Tuen Mun	0	0	990	0	0	0	0
元朗	Yuen Long	0	0	0	0	3 195	2 148	1 203
北區	North	2 397	0	0	0	1 358	0	0
大埔	Tai Po	0	0	0	0	0	483	0
沙田	Sha Tin	0	0	2 823	0	4 395	2 624	4 104
西貢	Sai Kung	0	0	0	2 059	0	0	0
總計	Total	7 192	11 186	13 114	14 057	9 938	14 264	11 276

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共租住房屋單位的區議會分區。

Note: 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.

資料來源：房屋署

Source: Housing Department

8.14 按單位類型劃分的新落成房屋委員會公共租住房屋單位

Housing Authority newly completed public rental housing flats by flat type

單位類型	Flat type	單位數目 Number of flats						
		2006-07	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
A類型單位 (供一／二人居住)	Type A flat (for 1/2 persons)	1 272	2 598	3 031	3 088	2 247	2 543	2 314
B類型單位 (供二／三人居住)	Type B flat (for 2/3 persons)	1 280	3 356	4 512	4 500	2 126	4 276	1 771
C類型單位 (供三／四人居住)	Type C flat (for 3/4 persons)	1 920	4 144	4 392	4 970	4 271	5 718	5 891
D類型單位 (供四／五人居住)	Type D flat (for 4/5 persons)	2 240	1 088	1 179	1 499	1 294	1 727	1 300
E類型單位 (供五人或以上居住)	Type E flat (for 5 persons or more)	480	0	0	0	0	0	0
總計	Total	7 192	11 186	13 114	14 057	9 938	14 264	11 276

資料來源： 房屋署

Source : Housing Department

8.15 按區議會分區劃分的公共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			2006-07	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
房屋委員會	Housing Authority									
中西區	Central and Western	單位	Flats	638	636	636	636	636	636	636
		人數	Population	2 214	2 114	2 123	2 121	2 105	2 094	2 098
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	33 120	35 318	35 275	35 160	35 111	35 040	35 207
		人數	Population	102 448	101 748	101 069	100 537	99 813	99 259	98 963
南區	Southern	單位	Flats	32 952	26 930	26 743	26 588	26 281	26 155	25 992
		人數	Population	79 706	77 076	76 124	75 568	74 454	73 708	72 888
油尖旺	Yau Tsim Mong	單位	Flats	2 820	2 820	2 820	2 820	2 820	2 820	2 820
		人數	Population	8 694	8 385	8 303	8 242	8 180	8 169	8 072
深水埗	Sham Shui Po	單位	Flats	48 883	49 309	52 281	55 020	53 982	53 853	56 707
		人數	Population	132 619	126 702	134 181	138 969	138 499	137 501	143 453
九龍城	Kowloon City	單位	Flats	14 299	16 240	16 240	29 608	29 609	29 609	29 609
		人數	Population	42 999	44 449	44 883	70 933	75 397	75 808	75 475
黃大仙	Wong Tai Sin	單位	Flats	74 566	76 260	76 350	76 001	76 640	76 331	76 065
		人數	Population	219 259	211 863	211 710	210 457	210 873	209 768	207 635
觀塘	Kwun Tong	單位	Flats	99 301	124 619	128 624	128 319	128 044	128 328	137 917
		人數	Population	280 086	332 130	341 111	340 324	338 638	338 477	360 946
葵青	Kwai Tsing	單位	Flats	95 728	100 008	99 759	100 258	101 510	101 259	101 095
		人數	Population	284 540	283 323	281 805	281 243	284 121	282 627	280 949
荃灣	Tsuen Wan	單位	Flats	21 755	21 736	21 734	21 733	21 730	21 729	21 729
		人數	Population	63 149	60 366	59 964	59 522	59 166	58 906	58 538
屯門	Tuen Mun	單位	Flats	58 061	58 061	57 293	57 594	56 409	55 622	54 934
		人數	Population	154 351	149 146	146 325	146 254	143 780	141 156	139 350
元朗	Yuen Long	單位	Flats	59 014	63 580	63 394	63 083	62 699	67 291	68 650
		人數	Population	192 987	197 077	195 605	193 800	191 870	200 049	203 510
北區	North	單位	Flats	19 517	23 395	23 077	22 688	23 645	23 278	23 041
		人數	Population	60 440	67 516	66 230	64 723	63 116	65 059	64 174
大埔	Tai Po	單位	Flats	19 530	18 796	18 497	17 978	17 657	17 203	17 513
		人數	Population	60 415	53 441	52 161	50 152	49 002	47 225	47 494
沙田	Sha Tin	單位	Flats	53 996	59 927	60 822	62 007	61 646	65 670	72 200
		人數	Population	163 668	168 408	167 364	170 945	169 549	177 954	193 190
西貢	Sai Kung	單位	Flats	27 835	28 963	28 644	28 415	30 035	29 772	29 555
		人數	Population	89 083	86 460	85 211	84 306	87 262	86 776	85 540
離島	Islands	單位	Flats	15 789	15 770	15 769	15 769	15 683	15 684	15 682
		人數	Population	51 202	52 305	52 748	52 784	52 671	52 577	52 198
小計	Sub-total	單位	Flats	677 804	722 368	727 958	743 677	744 137	750 280	769 352
		人數	Population	1 987 860	2 022 509	2 026 917	2 050 880	2 048 496	2 057 113	2 094 473

8.15 (續) 按區議會分區劃分的公共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			2006-07	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
房屋協會 ⁽¹⁾	Housing Society ⁽¹⁾									
中西區	Central and Western	單位	Flats	1 456	2 335	2 335	2 337	2 337	2 334	2 334
		人數	Population	3 407	4 610	5 318	6 184	6 391	6 405	6 363
灣仔 ⁽²⁾	Wan Chai ⁽²⁾	單位	Flats	0	0	0	0	0	2 675	2 675
		人數	Population	0	0	0	0	0	6 965	6 901
東區	Eastern	單位	Flats	7 037	7 035	7 033	6 380	6 380	3 705	3 705
		人數	Population	18 452	16 806	16 663	16 367	16 042	8 837	8 627
南區	Southern	單位	Flats	1 175	1 143	1 143	1 144	1 144	1 144	1 144
		人數	Population	3 386	2 741	2 651	2 577	2 522	2 455	2 381
油尖旺	Yau Tsim Mong	單位	Flats	668	668	668	667	667	665	665
		人數	Population	1 651	1 645	1 633	1 634	1 613	1 612	1 604
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	6 377	6 377	6 377
		人數	Population	18 594	17 315	17 108	16 888	16 647	16 434	16 205
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	4 923	4 921	4 921	4 921
		人數	Population	14 422	13 410	13 274	13 177	13 093	13 051	12 913
葵青	Kwai Tsing	單位	Flats	2 980	2 980	2 980	2 980	2 980	2 980	2 981
		人數	Population	9 792	9 300	9 183	9 034	8 900	8 711	8 501
荃灣	Tsuen Wan	單位	Flats	1 768	1 768	1 768	1 768	1 768	1 768	1 767
		人數	Population	4 843	4 719	4 710	4 627	4 557	4 494	4 422
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	802
		人數	Population	3 130	3 041	3 038	3 002	2 967	2 947	2 961
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	3 738	3 738	3 746	3 747
		人數	Population	11 687	11 058	10 920	10 858	10 685	10 563	10 446
西貢	Sai Kung	單位	Flats	1 507	1 507	1 507	1 507	1 507	1 507	1 507
		人數	Population	3 572	3 457	3 449	3 375	3 361	3 342	3 281
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	32 288	33 133	33 131	32 485	32 481	32 484	32 625
		人數	Population	92 936	88 102	87 947	87 723	86 778	85 816	84 605

8.15 (續) 按區議會分區劃分的公共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			2006-07	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
合計	Overall									
中西區	Central and Western	單位	Flats	2 094	2 971	2 971	2 973	2 973	2 970	2 970
		人數	Population	5 621	6 724	7 441	8 305	8 496	8 499	8 461
灣仔	Wan Chai	單位	Flats	0	0	0	0	0	2 675	2 675
		人數	Population	0	0	0	0	0	6 965	6 901
東區	Eastern	單位	Flats	40 157	42 353	42 308	41 540	41 491	38 745	38 912
		人數	Population	120 900	118 554	117 732	116 904	115 855	108 096	107 590
南區	Southern	單位	Flats	34 127	28 073	27 886	27 732	27 425	27 299	27 136
		人數	Population	83 092	79 817	78 775	78 145	76 976	76 163	75 269
油尖旺	Yau Tsim Mong	單位	Flats	3 488	3 488	3 488	3 487	3 487	3 485	3 485
		人數	Population	10 345	10 030	9 936	9 876	9 793	9 781	9 676
深水埗	Sham Shui Po	單位	Flats	48 883	49 309	52 281	55 020	53 982	53 853	56 707
		人數	Population	132 619	126 702	134 181	138 969	138 499	137 501	143 453
九龍城	Kowloon City	單位	Flats	20 678	22 619	22 619	35 987	35 986	35 986	35 986
		人數	Population	61 593	61 764	61 991	87 821	92 044	92 242	91 680
黃大仙	Wong Tai Sin	單位	Flats	74 566	76 260	76 350	76 001	76 640	76 331	76 065
		人數	Population	219 259	211 863	211 710	210 457	210 873	209 768	207 635
觀塘	Kwun Tong	單位	Flats	104 227	129 545	133 550	133 242	132 965	133 249	142 838
		人數	Population	294 508	345 540	354 385	353 501	351 731	351 528	373 859
葵青	Kwai Tsing	單位	Flats	98 708	102 988	102 739	103 238	104 490	104 239	104 076
		人數	Population	294 332	292 623	290 988	290 277	293 021	291 338	289 450
荃灣	Tsuen Wan	單位	Flats	23 523	23 504	23 502	23 501	23 498	23 497	23 496
		人數	Population	67 992	65 085	64 674	64 149	63 723	63 400	62 960
屯門	Tuen Mun	單位	Flats	58 061	58 061	57 293	57 594	56 409	55 622	54 934
		人數	Population	154 351	149 146	146 325	146 254	143 780	141 156	139 350
元朗	Yuen Long	單位	Flats	59 014	63 580	63 394	63 083	62 699	67 291	68 650
		人數	Population	192 987	197 077	195 605	193 800	191 870	200 049	203 510
北區	North	單位	Flats	20 179	24 057	23 739	23 350	24 307	23 940	23 843
		人數	Population	63 570	70 557	69 268	67 725	66 083	68 006	67 135
大埔	Tai Po	單位	Flats	19 530	18 796	18 497	17 978	17 657	17 203	17 513
		人數	Population	60 415	53 441	52 161	50 152	49 002	47 225	47 494
沙田	Sha Tin	單位	Flats	57 726	63 657	64 552	65 745	65 384	69 416	75 947
		人數	Population	175 355	179 466	178 284	181 803	180 234	188 517	203 636
西貢	Sai Kung	單位	Flats	29 342	30 470	30 151	29 922	31 542	31 279	31 062
		人數	Population	92 655	89 917	88 660	87 681	90 623	90 118	88 821
離島	Islands	單位	Flats	15 789	15 770	15 769	15 769	15 683	15 684	15 682
		人數	Population	51 202	52 305	52 748	52 784	52 671	52 577	52 198
總計	Total	單位	Flats	710 092	755 501	761 089	776 162	776 618	782 764	801 977
		人數	Population	2 080 796	2 110 611	2 114 864	2 138 603	2 135 274	2 142 929	2 179 078

註釋： 於財政年度終結時的數字。

Notes : Figures are as at end of the financial year.

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。

Figures do not include the rental flats in Interim Housing and the flats sold under the Tenants Purchase Scheme.

(1) 不包括「長者安居樂」住屋計劃。

(1) Project under Senior Citizen Residences Scheme are excluded.

(2) 自2016年1月1日起勵德邨已分類為灣仔區議會分區。

(2) Lai Tak Tsuen was categorized under Wan Chai District from 1 January 2016.

資料來源： 房屋署；
香港房屋協會

Sources : Housing Department;
Hong Kong Housing Society

8.16 按編配類別劃分的房屋委員會租住單位編配數字及獲編配人數

Housing Authority rental flats allocated and persons rehoused by category

編配類別	Category			2006-07	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
緊急安置	Emergency rehousing	單位	Flats	14	4	0	1	1	0	1
		人數	Persons	37	12	0	1	4	0	1
體恤安置	Compassionate rehousing	單位	Flats	1 618	2 673	2 213	2 093	1 664	1 458	1 273
		人數	Persons	3 446	5 949	5 041	4 792	3 876	3 495	3 082
清拆	Clearance	單位	Flats	171	162	140	211	308	227	140
		人數	Persons	397	417	320	433	645	523	325
屋邨清拆和大型維修	Estate clearance and major repairs	單位	Flats	1 537	80	2 527	85	4	7	0
		人數	Persons	3 704	104	6 748	203	6	15	0
公屋申請者	Public Rental Housing (PRH) applicants	單位	Flats	18 700	19 789	15 551	23 307	13 391	14 282	26 518
		人數	Persons	43 432	45 281	34 237	52 564	31 732	33 612	63 669
各類調遷	Transfers	單位	Flats	6 319	7 779	5 751	6 645	5 491	5 643	4 572
		人數	Persons	18 919	20 970	15 587	18 017	14 001	15 770	13 134
初級公務員和退休公務員	Junior civil servants and pensioners	單位	Flats	472	846	828	906	869	779	1 252
		人數	Persons	1 396	2 472	2 329	2 539	2 450	2 265	3 740
總計	Total	單位	Flats	28 831	31 333	27 010	33 248	21 728	22 396	33 756
		人數	Persons	71 331	75 205	64 262	78 549	52 714	55 680	83 951

註釋：數字不包括參與「長者租金津貼計劃」及「可租可買計劃」的公屋申請者及體恤安置申請人。

Note: Figures exclude PRH applicants and Compassionate rehousing applicants joining the "Rent Allowance for Elderly Scheme" and "The Buy or Rent Option".

資料來源：房屋署

Source: Housing Department

8.17 2016年及2017年房屋委員會屋邨的單位面積及租金

Size and rent of flats in Housing Authority estates, 2016 and 2017

類型	Type	落成年份	Year of completion	選取單位的面積	每月平均租金 (元)		元 (每平方米每月計)	
				(以平方米計)	Average monthly rents (\$)		\$ / m ² per month	
				Size of selected flats (in m ²)	2016	2017	2016	2017
前屋宇建設 委員會屋邨	Former Housing Authority estates	1958至65年	1958 - 65	24.1	1,164	1,280	48.3	53.1
				30.6	1,477	1,624	48.3	53.1
				41.2	1,989	2,187	48.3	53.1
		1966至73年	1966 - 73	28.3	1,265	1,391	44.7	49.2
				30.6	1,483	1,631	48.5	53.3
				33.1	1,602	1,762	48.4	53.3
				36.5	1,654	1,819	45.4	49.9
房屋委員會 屋邨	New Housing Authority estates	1973年以後 (市區) (1)	Post 1973 (Urban)(1)	16.3	1,163	1,279	71.2	78.3
				23.5	1,119	1,230	47.6	52.3
				34.4	2,439	2,682	70.8	77.9
				43.3	3,066	3,372	70.9	77.9
				53.6	4,175	4,592	77.9	85.7
		1973年以後 (擴展市區) (2)	Post 1973 (Extended Urban)(2)	14.1	960	1,056	68.3	75.2
				22.0	1,498	1,647	68.2	75.0
				34.4	2,361	2,597	68.6	75.4
				43.3	2,965	3,261	68.5	75.4
				51.8	2,853	3,138	55.1	60.6
		1973年以後 (新界) (3)	Post 1973 (The New Territories)(3)	17.1	770	847	45.0	49.5
				24.9	927	1,019	37.2	40.9
				34.4	1,621	1,783	47.1	51.8
				43.3	2,047	2,251	47.3	52.0
				51.8	2,686	2,954	51.9	57.0

註釋：載於此表的居住單位，其面積為2017年每一類型單位中所屬面積範圍內為數最多者。

數字為該年3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: In compiling this table, the dominant size of each type of flat in 2017 was selected.

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

Source: Housing Department

8.18 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	2006-07	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
葵青 ⁽¹⁾	Kwai Tsing ⁽¹⁾	2 700	1 500	1 500	1 300	1 200	1 100	1 000
屯門	Tuen Mun	4 300	2 100	2 100	2 400	3 000	3 500	3 900
元朗	Yuen Long	1 000	900	900	800	400	‡	—
總計	Total	7 900	4 500	4 500	4 500	4 600	4 600	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。

⁽¹⁾ 數字不包括居於石籬（二）中轉房屋大廈中用作臨時居所單位的人口。

‡ 數字少於50。

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.

⁽¹⁾ Figures exclude persons living in those flats used as temporary accommodation in Shek Lei (II) IH blocks.

‡ Figures are less than 50.

資料來源： 房屋署

Source: Housing Department

8.19 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	2006-07	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
黃大仙	Wong Tai Sin							
40 平方米以下	Under 40 sq. m.	0 *	0	0	0	0	0	613
40 - 69.9 平方米	40 - 69.9 sq. m.	0 *	0	0	0	0	0	244
小計	Sub-total	0 *	0	0	0	0	0	857
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.	0	0	0	0	0	0	465
小計	Sub-total	0	0	0	0	0	0	465
荃灣	Tsuen Wan							
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.	0	0	0	0	0	0	962
小計	Sub-total	0	0	0	0	0	0	962
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.	0	0	0	0	0	0	229
小計	Sub-total	0	0	0	0	0	0	229
沙田	Sha Tin							
40 平方米以下	Under 40 sq. m.	0	0	0	0	0	0	73
40 - 69.9 平方米	40 - 69.9 sq. m.	0	0	0	0	0	0	431
小計	Sub-total	0	0	0	0	0	0	504
所有地區	All areas							
40 平方米以下	Under 40 sq. m.	0 *	0	0	0	0	0	686
40 - 69.9 平方米	40 - 69.9 sq. m.	0 *	0	0	0	0	0	2 331
總計	Total	0 *	0	0	0	0	0	3 017

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（居屋）計劃居住單位的區議會分區。

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

資料來源：房屋署

Source : Housing Department

8.20 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

		2006-07	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17 #
收入	Income	16,234	14,145	14,912	17,701	19,130	19,430	19,887
租金	Rental							
住宅樓宇	Rental Housing	10,866	10,572	10,358	11,862	13,688	14,307	14,411
商業樓宇	Commercial	1,261	1,568	1,803	2,021	2,217	2,375	2,615
自置居所計劃收入	Home Ownership Scheme income	4,015	1,895	2,604	3,667	3,007	2,520	2,693
其他收入	Other income	92	110	147	151	218	228	168
開支	Expenditure	15,406	12,671	13,309	14,814	15,817	16,370	16,892
經常開支	Recurrent expenditure	13,513	12,532	13,095	13,613	15,473	16,163	16,003
薪俸	Personal emoluments	2,349	2,938	3,120	3,218	3,321	3,398	3,688
政府租金及差餉	Government rent and rates	1,317	205	209	236	1,257	1,323	405
維修及改善工程	Maintenance and improvements	3,342	2,602	2,638	2,728	3,067	3,092	3,279
其他開支	Other expenditure	3,229	4,031	4,201	4,333	4,573	4,862	5,004
折舊及攤銷	Depreciation and amortisation	3,276	2,756	2,927	3,098	3,255	3,488	3,627
自置居所計劃開支	Home Ownership Scheme expenditure	1,893	139	214	1,201	344	207	889
未計算非運作收入／ （開支）淨額的盈餘	Surplus before net non-operating income/ (expenditure)	828	1,474	1,603	2,887	3,313	3,060	2,995
加：非運作收入／ （開支）淨額	Add : Net non-operating income/ (expenditure)	(5)	(137)	(98)	(80)	26	56	15
已計算非運作收入／ （開支）淨額的盈餘	Surplus after net non-operating income/ (expenditure)	823	1,337	1,505	2,807	3,339	3,116	3,010
加：資金管理帳目盈餘	Add : Funds Management Account Surplus	3,068	3,077	4,277	3,547	3,512	1,022	2,319
加：代管服務盈餘	Add : Agency Account Surplus	51	6	40	19	15	9	(12)
扣除分配前的盈餘	Surplus before distribution	3,942	4,420	5,822	6,373	6,866	4,147	5,317
減：分配	Less : Distribution	307	299	370	457	500	543	633
政府借貸資本利息	Interest on government's loan capital	128	—	—	—	—	—	—
應付予政府的紅利	Dividend payable to government	179	299	370	457	500	543	633
扣除分配後的盈餘	Surplus after distribution	3,635	4,121	5,452	5,916	6,366	3,604	4,684

註釋： 2016-17年度的帳目為初步結算所得，有待2016-17年度周年帳目最終結算，可能須要按最終年結和審計結果作調整。

Note : Accounts for 2016-17 are provisional figures which may be subject to year-end and audit adjustments upon finalisation of the 2016-17 annual accounts.

資料來源： 房屋署

Source : Housing Department

8.21 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						
		2006-07	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17 #
新建公共租住屋邨	New public rental housing estates	2,527	4,778	7,435	6,481	8,813	11,633	10,319
重建現有屋邨	Redevelopment of existing estates	1,272	2,522	958	1,720	2,092	2,154	1,998
中轉房屋	Interim housing	—	—	—	—	—	—	—
自置居所計劃下的住宅單位	Home Ownership Scheme domestic flats	-171	7	237	691	1,018	3,465	4,270
自置居所計劃下的商業設施	Home Ownership Scheme commercial facilities	—	-16	8	19	24	159	182
房屋委員會總辦事處	Housing Authority Headquarters	6	—	1	—	-2	—	—
電腦器材／汽車	Computer equipment/motor vehicles	111	192	189	153	134	129	105
改善工程	Improvement works	107	666	682	657	646	812	657
總計	Total	3,852	8,149	9,510	9,721	12,725	18,352	17,531

註釋： 2016-17年度的帳目為初步結算所得，有待2016-17年度周年帳目最終結算，可能須要按最終年結和審計結果作調整。

2011-12至2015-16年度的數字包括就一些已拍賣或轉作其他用途的土地的開發成本在收益表內作出的調整，以及在該年度為一些工程項目重新分類作出之調整。

Notes: Accounts for 2016-17 are provisional figures which may be subject to year-end and audit adjustments upon finalisation of the 2016-17 annual accounts.

Figures for 2011-12 to 2015-16 include adjustments for expensing the development costs arising from aborting the development of the sites already auctioned or turned into other uses, and reclassification among project types during the year.

資料來源： 房屋署

Source: Housing Department

8.22 房屋委員會代政府執行的工作

Agency functions undertaken by the Housing Authority on behalf of the government

		百萬元 \$ million						
		2006-07	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17 #
收入	Receipt							
政府應付款項	Receipt from government	92	147	178	204	233	254	267
支出	Payment	41	156	185	209	242	258	266
轉撥予付款項帳目的盈餘／（赤字）	Surplus/(Deficit) transferred to appropriation account	51	(9)	(7)	(5)	(9)	(4)	1

註釋： 2016-17年度的帳目為初步結算所得，有待2016-17年度周年帳目最終結算，可能須要按最終年結和審計結果作調整。

由2006年4月1日至2007年3月31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。

自2008年4月1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。

Notes: Accounts for 2016-17 are provisional figures which may be subject to year-end and audit adjustments upon finalisation of the 2016-17 annual accounts.

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.

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

Source: Housing Department

8.23 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

		單位數目 Number of units						
區域／地區	Area/District Council district	2006	2011	2012	2013	2014	2015	2016
港島	Hong Kong							
中西區	Central and Western	813	376	577	230	750	438	1 424
灣仔	Wan Chai	866	337	586	9	672	1 418	443
東區	Eastern	0	317	108	288	483	595	0
南區	Southern	8	39	481	5	12	8	382
小計	Sub-total	1 687	1 069	1 752	532	1 917	2 459	2 249
九龍	Kowloon							
油尖旺	Yau Tsim Mong	2 294	1 087	1 495	0	1 614	114	646
深水埗	Sham Shui Po	1 352	0	296	614	795	592	892
九龍城	Kowloon City	1 896	510	648	267	639	1 178	1 377
黃大仙	Wong Tai Sin	212	0	968	0	0	0	0
觀塘	Kwun Tong	210	0	0	124	299	0	256
小計	Sub-total	5 964	1 597	3 407	1 005	3 347	1 884	3 171
新界	New Territories							
葵青	Kwai Tsing	0	0	0	0	0	0	0
荃灣	Tsuen Wan	1 652	0	0	17	2 152	0	0
屯門	Tuen Mun	0	459	1 211	0	990	7	32
元朗	Yuen Long	381	907	388	3 596	2 070	1 381	2 325
北區	North	1 116	0	0	253	872	0	0
大埔	Tai Po	30	0	1 223	128	1 071	1 370	0
沙田	Sha Tin	425	2 700	981	928	865	2 085	651
西貢	Sai Kung	3 150	2 447	1 168	1 778	2 435	596	3 761
離島	Islands	2 174	270	19	17	0	1 498	2 406
小計	Sub-total	8 928	6 783	4 990	6 717	10 455	6 937	9 175
總計	Total	16 579	9 449	10 149	8 254	15 719	11 280	14 595
年底總存量	Stock as at end of the year	1 068 898	1 110 561	1 117 932	1 123 633	1 136 430	1 145 454	1 158 765

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

Source : Rating and Valuation Department

8.24 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	2006	2011	2012	2013	2014	2015	2016
港島	Hong Kong							
少於40 平方米	Less than 40 sq. m.	175	168	443	126	698	669	848
40 - 69.9 平方米	40 - 69.9 sq. m.	922	447	423	129	1 025	1 115	793
70 - 99.9 平方米	70 - 99.9 sq. m.	306	83	189	105	95	316	262
100 - 159.9 平方米	100 - 159.9 sq. m.	217	285	513	119	60	257	126
160 平方米或以上	160 sq. m. or above	67	86	184	53	39	102	220
小計	Sub-total	1 687	1 069	1 752	532	1 917	2 459	2 249
九龍	Kowloon							
少於40 平方米	Less than 40 sq. m.	864	468	987	103	901	646	1 386
40 - 69.9 平方米	40 - 69.9 sq. m.	3 235	323	1 517	503	1 256	587	797
70 - 99.9 平方米	70 - 99.9 sq. m.	1 073	446	527	278	777	232	206
100 - 159.9 平方米	100 - 159.9 sq. m.	658	344	335	89	331	358	551
160 平方米或以上	160 sq. m. or above	134	16	41	32	82	61	231
小計	Sub-total	5 964	1 597	3 407	1 005	3 347	1 884	3 171
新界	New Territories							
少於40 平方米	Less than 40 sq. m.	562	0	81	1 194	561	820	1 703
40 - 69.9 平方米	40 - 69.9 sq. m.	6 507	3 816	2 556	4 056	6 165	3 329	5 572
70 - 99.9 平方米	70 - 99.9 sq. m.	1 488	2 572	1 004	824	3 335	1 642	945
100 - 159.9 平方米	100 - 159.9 sq. m.	197	290	979	365	275	856	648
160 平方米或以上	160 sq. m. or above	174	105	370	278	119	290	307
小計	Sub-total	8 928	6 783	4 990	6 717	10 455	6 937	9 175
所有區域	All areas							
少於40 平方米	Less than 40 sq. m.	1 601	636	1 511	1 423	2 160	2 135	3 937
40 - 69.9 平方米	40 - 69.9 sq. m.	10 664	4 586	4 496	4 688	8 446	5 031	7 162
70 - 99.9 平方米	70 - 99.9 sq. m.	2 867	3 101	1 720	1 207	4 207	2 190	1 413
100 - 159.9 平方米	100 - 159.9 sq. m.	1 072	919	1 827	573	666	1 471	1 325
160 平方米或以上	160 sq. m. or above	375	207	595	363	240	453	758
總計	Total	16 579	9 449	10 149	8 254	15 719	11 280	14 595

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

Source : Rating and Valuation Department

8.25 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	2006	2011	2012	2013	2014	2015	2016
商業樓宇	Commercial							
年底總存量 ⁽¹⁾	Stock as at end of year ⁽¹⁾	10 396	10 792	10 862	10 883	10 917	10 992	11 133
年內落成量	Completions during the year	183	42	90	38	57	68	123
年底空置量 ⁽¹⁾	Amount vacant as at end of year ⁽¹⁾	1 023	859	752	782	795	847	998
寫字樓	Office							
年底總存量	Stock as at end of year	9 813	10 782	10 891	10 983	11 061	11 283	11 530
年內落成量	Completions during the year	108	155	136	123	104	165	153
年底空置量	Amount vacant as at end of year	753	700	652	764	693	899	946
分層工廠大廈	Flatted factories							
年底總存量	Stock as at end of year	17 397	17 183	17 137	17 160	17 021	16 851	16 729
年內落成量	Completions during the year	0	32	46	85	36	30	5
年底空置量	Amount vacant as at end of year	1 250	1 036	864	989	959	843	978
特殊廠房	Specialised factories							
年底總存量	Stock as at end of year	3 136	2 914	2 942	2 997	3 018	3 072	3 101
年內落成量	Completions during the year	16	31	48	52	63	61	48
貨倉	Storage							
年底總存量	Stock as at end of year	3 430	3 473	3 574	3 562	3 647	3 645	3 733
年內落成量	Completions during the year	27	73	124	0	80	0	73
年底空置量	Amount vacant as at end of year	101	131	160	164	215	153	162
工貿大廈	Industrial/Office							
年底總存量	Stock as at end of year	613	591	592	593	593	582	582
年內落成量	Completions during the year	0	0	0	0	0	0	0
年底空置量	Amount vacant as at end of year	42	49	40	40	45	40	52

註釋： (1) 從2006年開始，數字包括領展房地產投資信託基金擁有的物業。

Note : (1) Figures from 2006 onwards include properties owned by Link Real Estate Investment Trust.

資料來源：差餉物業估價署

Source : Rating and Valuation Department

8.26 按落成年份劃分的私人樓宇總存量（以2016年年底點算） Stock of private premises by year of completion (as at end of 2016)

千平方米(另有註明除外)
Thousand sq. m. (unless otherwise specified)

類別	Type	落成年份 Year of completion							總計 Total
		1960年前 Pre-1960	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2009年後 Post-2009	
私人住宅 (單位數目)	Private domestic (Number of units)								
中／小型單位 ⁽¹⁾	Small/medium units ⁽¹⁾	27 153	135 991	177 399	255 714	226 290	173 300	71 775	1 067 622
大型單位 ⁽²⁾	Large units ⁽²⁾	4 031	10 470	13 471	20 165	15 346	16 692	10 968	91 143
總計	Total	31 184	146 461	190 870	275 879	241 636	189 992	82 743	1 158 765
私人寫字樓	Private offices								
甲級	Grade A	0	31	327	1 695	2 922	1 603	813	7 391
乙級	Grade B	25	212	407	748	931	187	154	2 664
丙級	Grade C	13	119	431	493	392	22	5	1 475
總計	Total	38	361	1 165	2 936	4 245	1 812	972	11 530
私人商業樓宇	Private commercial	401	1 406	2 143	3 162	2 387	1 148	487	11 133
私人分層工廠大廈	Private flatted factories	44	1 142	5 337	7 197	2 685	91	234	16 729

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，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 table 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.

資料來源： 差餉物業估價署

Source: Rating and Valuation Department

8.27 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

(1999年 = 100)
(Year 1999 = 100)

類別	Type	2006	2011	2012	2013	2014	2015	2016
私人住宅	Private domestic							
少於40 平方米	Less than 40 sq. m.	86.6	187.3	217.6	260.3	278.7	326.7	314.8
40 - 69.9 平方米	40 - 69.9 sq. m.	91.6	173.8	195.7	230.1	243.2	282.8	272.9
70 - 99.9 平方米	70 - 99.9 sq. m.	108.0	193.8	208.4	233.5	238.2	265.4	258.8
100 - 159.9 平方米	100 - 159.9 sq. m.	121.0	213.3	226.0	244.9	247.8	269.4	264.5
160 平方米或以上	160 sq. m. or above	137.6	241.7	260.9	267.4	264.7	283.4	275.1
合計	Overall	92.7	182.1	206.2	242.4	256.9	296.8	286.1
私人零售業樓宇	Private retail	153.5	327.4	420.5	506.8	521.2	559.2	526.9
私人寫字樓（甲級、乙級及丙級）	Private offices (Grades A, B and C)	139.3	297.9	334.7	409.8	423.0	448.9	426.9
私人分層工廠大廈（上層單位）	Private flatted factories (upper floor units)	158.5	385.0	489.8	655.4	668.0	723.9	692.7

註釋： 住宅樓宇的首次買賣並不會用作分析。

Note: Primary sales of domestic premises are excluded from the analysis.

資料來源： 差餉物業估價署

Source: Rating and Valuation Department

8.28 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	2006	2011	2012	2013	2014	2015	2016
私人住宅 ⁽¹⁾	Private domestic ⁽¹⁾							
少於40 平方米	Less than 40 sq. m.							
港島	Hong Kong	42,849	93,497	108,326	123,304	128,912	146,515	137,558
九龍	Kowloon	30,068	67,594	79,928	94,808	104,403	117,955	112,486
新界	New Territories	28,929	58,093	67,828	83,132	91,436	107,763	102,680
40 - 69.9 平方米	40 - 69.9 sq. m.							
港島	Hong Kong	52,213	101,779	112,158	126,642	129,629	147,969	140,103
九龍	Kowloon	38,090	81,941	92,997	103,401	108,820	120,994	115,792
新界	New Territories	31,185	56,305	65,319	75,449	81,476	94,297	91,942
70 - 99.9 平方米	70 - 99.9 sq. m.							
港島	Hong Kong	69,332	135,355	142,070	159,480	153,720	171,848	162,731
九龍	Kowloon	57,104	123,511	128,259	138,823	138,586	148,980	149,335
新界	New Territories	41,549	68,022	75,416	85,640	89,607	101,364	97,811
100 - 159.9 平方米	100 - 159.9 sq. m.							
港島	Hong Kong	85,781	167,939	177,673	184,830	183,962	198,709	197,622
九龍	Kowloon	75,419	154,327	158,106	157,700	160,259	166,958	167,980
新界	New Territories	48,590	73,228	76,953	79,818	85,479	96,962	94,692
160 平方米或以上	160 sq. m. or above							
港島	Hong Kong	120,308	234,951	259,380	255,215	249,984	238,707	238,737
九龍	Kowloon	99,282	214,806	185,727	194,285	235,620	206,485	231,700
新界	New Territories	56,098	80,178	87,598	78,664	73,677	88,734	82,547
私人零售業樓宇	Private retail							
港島	Hong Kong	164,077	410,697	496,519	522,310	447,041	560,318	469,391
九龍	Kowloon	182,475	354,557	448,250	432,934	420,271	403,499	411,195
新界	New Territories	112,215	253,835	310,223	356,174	386,792	368,610	401,118
私人寫字樓	Private offices							
甲級	Grade A							
上環	Sheung Wan	80,219	163,877	171,034	(189,940)	(171,027)	(162,989)	221,386
中區	Central	130,825	299,642	330,708	356,517	353,514	354,300	401,674
灣仔／銅鑼灣	Wan Chai/Causeway Bay	94,952	180,338	196,326	203,598	(264,596)	292,141	262,387
北角／鰂魚涌	North Point/Quarry Bay	61,070	115,148	153,619	(154,809)	(163,290)	—	—
尖沙咀	Tsim Sha Tsui	99,357	161,264	164,271	180,841	194,712	196,338	195,282
油麻地／旺角	Yau Ma Tei/Mong Kok	(143,376)	—	—	—	—	—	—
九龍灣／觀塘 ⁽²⁾	Kowloon Bay/Kwun Tong ⁽²⁾	—	—	—	128,348	123,051	141,364	135,339
乙級	Grade B							
上環	Sheung Wan	41,554	104,904	116,778	144,557	150,484	179,341	171,000
中區	Central	89,656	209,256	220,314	284,008	242,180	306,904	(253,163)
灣仔／銅鑼灣	Wan Chai/Causeway Bay	64,391	146,048	166,174	198,180	203,551	211,178	215,050
北角／鰂魚涌	North Point/Quarry Bay	41,529	82,105	96,218	120,525	130,263	132,400	(123,836)
尖沙咀	Tsim Sha Tsui	66,856	122,215	132,209	159,501	174,196	183,862	166,129
油麻地／旺角	Yau Ma Tei/Mong Kok	46,440	90,824	114,970	140,064	144,847	148,677	141,069
九龍灣／觀塘 ⁽²⁾	Kowloon Bay/Kwun Tong ⁽²⁾	—	—	—	—	151,153	(132,890)	—
丙級	Grade C							
上環	Sheung Wan	35,379	94,560	117,984	144,054	144,425	162,955	152,156
中區	Central	59,484	173,019	209,802	191,149	203,810	249,848	199,522
灣仔／銅鑼灣	Wan Chai/Causeway Bay	48,552	116,263	143,172	161,154	167,733	184,743	184,737
北角／鰂魚涌	North Point/Quarry Bay	39,378	97,528	120,107	141,897	144,823	153,436	158,194
尖沙咀	Tsim Sha Tsui	42,490	95,904	121,150	144,234	154,445	155,350	143,648
油麻地／旺角	Yau Ma Tei/Mong Kok	34,996	91,194	115,243	139,871	147,914	157,972	149,229
九龍灣／觀塘 ⁽²⁾	Kowloon Bay/Kwun Tong ⁽²⁾	—	—	—	—	—	—	—
私人分層工廠大廈 (上層單位)	Private flatted factories (upper floor units)							
港島	Hong Kong	14,236	40,071	51,695	68,193	71,931	80,632	74,398
九龍	Kowloon	17,405	41,820	55,419	69,571	70,363	75,916	70,929
新界	New Territories	8,446	22,672	30,539	43,250	42,071	47,552	46,381

註釋： 括弧內的數字由少於5宗的交易計算出來。

Notes: Figures in brackets are derived from less than 5 transactions.

(1) 住宅樓宇的首次買賣並不會用作分析。

(1) Primary sales of domestic premises are excluded from the analysis.

(2) 九龍灣／觀塘的分界與18區區議會選區中的觀塘區相同。數字由2013年2月起提供。

(2) The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council districts. Data are available since February 2013.

資料來源： 差餉物業估價署

Source: Rating and Valuation Department

8.29 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	2006	2011	2012	2013	2014	2015	2016
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	216	331	325	377	397	435	415
九龍	Kowloon	154	241	237	293	311	345	329
新界	New Territories	113	184	193	240	253	272	266
40 - 69.9 平方米	40 - 69.9 sq. m.							
港島	Hong Kong	207	314	304	347	358	392	372
九龍	Kowloon	155	240	232	278	300	324	302
新界	New Territories	107	168	175	205	218	238	226
70 - 99.9 平方米	70 - 99.9 sq. m.							
港島	Hong Kong	258	359	346	383	391	421	395
九龍	Kowloon	198	288	281	306	321	355	329
新界	New Territories	124	190	190	225	227	249	233
100 - 159.9 平方米	100 - 159.9 sq. m.							
港島	Hong Kong	298	399	391	419	412	438	422
九龍	Kowloon	220	299	269	310	322	349	326
新界	New Territories	171	242	249	244	250	256	247
160 平方米或以上	160 sq. m. or above							
港島	Hong Kong	355	469	465	477	466	466	433
九龍	Kowloon	197	294	293	341	329	342	349
新界	New Territories	189	253	287	256	247	256	235
租金指數（1999年 = 100）	Rental indices (Year 1999 = 100)							
少於40 平方米	Less than 40 sq. m.	90.1	137.1	149.6	163.6	171.8	187.4	184.8
40 - 69.9 平方米	40 - 69.9 sq. m.	89.1	132.0	140.5	153.8	158.9	172.7	165.8
70 - 99.9 平方米	70 - 99.9 sq. m.	93.9	128.0	132.0	141.0	143.3	154.0	148.4
100 - 159.9 平方米	100 - 159.9 sq. m.	100.5	135.9	137.9	142.0	142.3	150.5	146.3
160 平方米或以上	160 sq. m. or above	106.4	145.6	148.1	143.8	141.9	145.7	141.9
合計	Overall	91.6	134.0	142.6	154.5	159.5	172.8	168.2

資料來源：差餉物業估價署

Source : Rating and Valuation Department

8.30 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	2006	2011	2012	2013	2014	2015	2016
平均租金（元／每平方米每月計）	Average rents (\$/sq. m. per month)							
私人零售業樓宇 ⁽¹⁾	Private retail ⁽¹⁾							
港島	Hong Kong	1,001	1,296	1,465	1,549	1,628	1,612	1,499
九龍	Kowloon	999	1,243	1,443	1,482	1,534	1,519	1,338
新界	New Territories	778	1,038	1,161	1,176	1,250	1,284	1,300
私人寫字樓	Private offices							
甲級	Grade A							
上環	Sheung Wan	418	695	833	811	750	892	976
中區	Central	557	996	1,057	1,012	1,013	1,033	1,114
灣仔／銅鑼灣	Wan Chai/Causeway Bay	373	571	661	709	689	717	746
北角／鰂魚涌	North Point/Quarry Bay	244	382	407	462	475	469	506
尖沙咀	Tsim Sha Tsui	338	431	460	505	530	538	552
油麻地／旺角	Yau Ma Tei/Mong Kok	364	542	546	589	661	693	703
九龍灣／觀塘 ⁽²⁾	Kowloon Bay/Kwun Tong ⁽²⁾	—	—	—	329	345	370	372
乙級	Grade B							
上環	Sheung Wan	197	311	352	382	437	476	476
中區	Central	359	611	643	681	686	741	747
灣仔／銅鑼灣	Wan Chai/Causeway Bay	249	394	427	465	492	522	528
北角／鰂魚涌	North Point/Quarry Bay	177	283	314	345	378	381	380
尖沙咀	Tsim Sha Tsui	275	344	382	414	434	461	475
油麻地／旺角	Yau Ma Tei/Mong Kok	253	328	384	412	434	463	471
九龍灣／觀塘 ⁽²⁾	Kowloon Bay/Kwun Tong ⁽²⁾	—	—	—	315	347	358	382
丙級	Grade C							
上環	Sheung Wan	162	268	303	344	367	415	415
中區	Central	279	438	503	526	556	592	616
灣仔／銅鑼灣	Wan Chai/Causeway Bay	233	364	397	428	450	477	479
北角／鰂魚涌	North Point/Quarry Bay	203	308	345	377	405	421	427
尖沙咀	Tsim Sha Tsui	262	359	396	419	449	475	474
油麻地／旺角	Yau Ma Tei/Mong Kok	204	286	312	354	374	408	409
九龍灣／觀塘 ⁽²⁾	Kowloon Bay/Kwun Tong ⁽²⁾	—	—	—	265	296	268	(289)
私人分層工廠大廈 （上層單位）	Private flatted factories (upper floor units)							
港島	Hong Kong	83	115	128	141	155	169	175
九龍	Kowloon	97	124	135	153	164	179	181
新界	New Territories	64	82	90	102	113	124	128
租金指數（1999年 = 100）	Rental indices (Year 1999 = 100)							
私人零售業樓宇 ⁽¹⁾	Private retail ⁽¹⁾	104.3	134.3	151.3	165.5	173.1	182.5	178.6
私人寫字樓 （甲級、乙級及丙級）	Private offices (Grades A, B and C)	117.4	169.9	188.3	204.1	213.7	226.7	232.3
私人分層工廠大廈 （上層單位）	Private flatted factories (upper floor units)	91.0	118.6	131.9	147.3	160.1	174.4	181.4

註釋： 括弧內的數字由少於5宗的交易計算出來。

Notes: Figure in bracket is derived from less than 5 transactions.

(1) 由2006年年中起，數字包括領展房地產投資信託基金擁有的物業。

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

(2) 九龍灣／觀塘的分界與18區區議會選區中的觀塘區相同。數字由2013年2月起提供。

(2) The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council districts. Data are available since February 2013.

資料來源： 差餉物業估價署

Source: Rating and Valuation Department

8.31 (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	2006	2011	2012	2013	2014	2015	2016
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	99 087	108 814	115 533	70 503	81 489	76 159	73 004
住宅	Residential	82 472	84 462	81 333	50 676	63 807	55 982	54 701
非住宅	Non-residential	16 615	24 352	34 200	19 827	17 682	20 177	18 303
地段買賣合約	Agreements for sale and purchase of land	2 086	2 756	2 478	2 147	2 480	3 292	2 588
物業轉讓契約	Assignments of properties							
樓宇轉讓契約	Assignments of building units	125 983	149 215	118 184	98 928	92 025	96 636	77 374
地段轉讓契約	Assignments of land	5 804	7 720	7 725	7 223	6 733	6 758	5 211
按揭／抵押	Mortgages/Legal charges							
建築按揭／抵押	Building mortgages/building legal charges	117	143	139	89	103	65	56
樓宇按揭／抵押	Other mortgages/legal charges	101 222	133 660	97 345	87 123	90 262	95 626	81 923
撤銷按揭／抵押	Receipts/Discharges/Releases	127 234	148 430	108 458	97 236	90 912	99 651	84 644
租約	Leases/Tenancy agreements	5 816	4 999	4 885	4 823	5 031	4 231	4 109
戰前樓宇重建豁免管制令	Exclusion orders	0	0	0	0	0	0	0
其他	Others	106 026	113 547	105 316	102 284	102 982	104 095	99 123
總計	Total	573 375	669 284	560 063	470 356	472 017	486 513	428 032

(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	2006	2011	2012	2013	2014	2015	2016
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	315,195	587,890	653,958	456,281	547,459	548,654	532,857
住宅	Residential	232,026	442,527	452,275	298,942	433,418	416,520	428,041
非住宅	Non-residential	83,169	145,363	201,683	157,339	114,041	132,134	104,816
地段買賣合約	Agreements for sale and purchase of land	29,773	27,855	28,011	29,940	19,849	43,272	34,425
物業轉讓契約	Assignments of properties							
樓宇轉讓契約	Assignments of building units	329,667	714,190	588,302	559,247	487,113	603,010	493,511
地段轉讓契約	Assignments of land	34,358	40,584	30,557	38,528	25,556	47,681	38,114

資料來源：土地註冊處

Source: The Land Registry

統計資料來源

Sources of statistical data

表 Table	資料來源 Data source	電話[1] Telephone[1]	電郵 E-mail	網址 Website
8.	房屋及物業 Housing and Property			
8.1	政府統計處建造及雜項服務統計組 Construction and Miscellaneous Services Statistics Section, Census and Statistics Department	3903 6964	building@censtatd.gov.hk	www.censtatd.gov.hk
8.2 - 8.4	屋宇署 Buildings Department	[2]	[2]	www.bd.gov.hk
8.5 - 8.6, 8.13 - 8.14 & 8.16 - 8.22	房屋署 Housing Department			
	• 獲批准可動工興建單位及新落成單位 Residential flat with consents to commence work and newly completed resident flat	2761 5703	hkha@housingauthority.gov.hk	www.housingauthority.gov.hk
	• 租住單位編配 Rental flat allocated	2761 5465	hkha@housingauthority.gov.hk	www.housingauthority.gov.hk
	• 每月租金 Monthly rent	2761 5585	hkha@housingauthority.gov.hk	www.housingauthority.gov.hk
	• 中轉房屋認可居民人數 Authorised population in interim housing	2761 5663	hkha@housingauthority.gov.hk	www.housingauthority.gov.hk
	• 帳目 Accounts	2712 2712	hkha@housingauthority.gov.hk	www.housingauthority.gov.hk
8.7 - 8.8	屋宇署 Buildings Department	[2]	[2]	www.bd.gov.hk
	香港房屋協會 Hong Kong Housing Society	2839 7888	enquiry@hkhs.com	www.hkhs.com
8.9	地政總署 Lands Department	2525 6694	landsd@landsd.gov.hk	www.landsd.gov.hk
8.10	政府統計處普查策劃組 Census Planning Section, Census and Statistics Department	3903 6958	cp1@censtatd.gov.hk	www.censtatd.gov.hk
8.11 - 8.12	政府統計處社會分析及研究組 Social Analysis and Research Section, Census and Statistics Department	2887 5508	ghs@censtatd.gov.hk	www.censtatd.gov.hk
8.15	房屋署 Housing Department	2761 5669	hkha@housingauthority.gov.hk	www.housingauthority.gov.hk
	香港房屋協會 Hong Kong Housing Society	2839 7888	enquiry@hkhs.com	www.hkhs.com
8.23 - 8.30	差餉物業估價署 Rating and Valuation Department	2150 8903 / 2150 8901	enquiries@rvd.gov.hk	www.rvd.gov.hk
8.31	土地註冊處 The Land Registry	2867 4838	csa@landreg.gov.hk	www.landreg.gov.hk

註釋： [1] 如果在香港以外地方致電的話，請在電話號碼之前加撥地區號碼「852」。

Notes： [1] For those calling from places outside Hong Kong, please dial the area code “852” before the telephone number.

[2] 電話：2582 4738
電郵：gen-enquiry@censtatd.gov.hk

[2] Telephone number: 2582 4738
E-mail: gen-enquiry@censtatd.gov.hk