



香港人口概況

Snapshot of the Hong Kong Population



香港人口的房屋特徵

Housing Characteristics of Hong Kong Population

重點

Highlights

- 香港有人居住的屋宇單位數目在過去 10 年增加約共 30 萬個
- 超過一半的人口居住在私人永久性房屋
- 居住在自置物業內的家庭住戶比例下降
- 居於自置私人永久性房屋的住戶，每月按揭供款及借貸還款中位數在 2016 年為 10,500 元
- 私人永久性房屋租戶的每月租金中位數為 10,000 元
- Number of occupied quarters in Hong Kong increased by around 0.3 million over the past 10 years
- More than half of the population resided in private permanent housing
- Proportion of domestic households resided in the quarters they owned decreased
- Owner-occupiers in private permanent housing incurred a median monthly mortgage payment of \$10,500 in 2016
- Rental households in private permanent housing recorded a median monthly rent of \$10,000

有人居住的屋宇單位數目在過去 10 年增加約共 30 萬個

Number of occupied quarters increased by around 0.3 million over the past 10 years

1. 香港有人居住的屋宇單位總數由 2006 年的 223 萬個增至 2016 年的 253 萬個，增幅約 30 萬個。私人住宅單位的比例在 2016 年是 46.0%，而公營租住房屋的比例是 30.2%。（表 1）

1. In Hong Kong, the total number of occupied quarters increased by around 0.3 million from 2.23 million in 2006 to 2.53 million in 2016. Private residential flats constituted 46.0% of all occupied quarters in 2016, while the share of public rental housing units was 30.2%. (Table 1)



表 1 2006 年、2011 年及 2016 年按屋宇單位類型劃分的有人居住的屋宇單位數目
Table 1 Occupied quarters by type of quarters, 2006, 2011 and 2016

屋宇單位類型 Type of quarters	2006		2011		2016	
	數目 Number	百分比 %	數目 Number	百分比 %	數目 Number	百分比 %
永久性屋宇單位 Permanent quarters						
公營租住房屋單位 Public rental housing units	691 488	31.1	722 161	30.3	763 884	30.2
資助出售單位 Subsidised sale flats	362 910	16.3	379 002	15.9	384 849	15.2
私人住宅單位 Private residential flats	990 819	44.5	1 077 123	45.2	1 160 775	46.0
私人永久性房屋的其他屋宇單位 Other quarters in private permanent housing	152 417	6.8	169 834	7.1	176 098	7.0
非住宅用屋宇單位 Non-domestic quarters	10 723	0.5	14 425	0.6	19 234	0.8
臨時屋宇單位 ⁽¹⁾ Temporary quarters ⁽¹⁾	17 717	0.8	18 580	0.8	21 186	0.8
總計 Total	2 226 074	100.0	2 381 125	100.0	2 526 026	100.0

註釋：(1) 數字包括有人居住的船艇。

Note : (1) Figures include occupied board vessels.

超過一半的人口居住在私人永久性房屋

2. 在 2016 年，居住在私人永久性房屋的人口佔總人口的 53.2%，較 2006 年增加約 4 個百分點。而居住在公營租住房屋及資助自置居所房屋的人口佔 29.1% 及 15.8%，兩者均較 10 年前下跌約 2 個百分點。（表 2）

More than half of the population resided in private permanent housing

2. In 2016, 53.2% of the population lived in private permanent housing, which showed an increase of some 4 percentage points over that in 2006. The proportion of the population living in public rental housing and subsidised home ownership housing were 29.1% and 15.8% respectively, each representing a decrease of about 2 percentage points when compared to 10 years ago. (Table 2)

表 2 2006 年、2011 年及 2016 年按房屋類型劃分的人口⁽¹⁾
Table 2 Population⁽¹⁾ by type of housing, 2006, 2011 and 2016

房屋類型 Type of housing	2006		2011		2016	
	數目 Number	百分比 %	數目 Number	百分比 %	數目 Number	百分比 %
公營租住房屋 Public rental housing	2 129 252	31.0	2 092 638	29.6	2 131 553	29.1
資助自置居所房屋 Subsidised home ownership housing	1 221 221	17.8	1 205 391	17.0	1 161 166	15.8
私人永久性房屋 Private permanent housing	3 383 890	49.3	3 640 206	51.5	3 901 743	53.2
非住宅用房屋 Non-domestic housing	81 413	1.2	85 632	1.2	87 526	1.2
臨時房屋 ⁽²⁾ Temporary housing ⁽²⁾	48 570	0.7	47 709	0.7	54 597	0.7
總計 Total	6 864 346	100.0	7 071 576	100.0	7 336 585	100.0

註釋：(1) 數字包括非居住於家庭住戶的人士，例如居住於院舍的人士。當中，大部分是居住在非住宅用房屋內。

(2) 數字包括住在船艇上的人士。

Notes : (1) Figures include persons not living in domestic households (e.g. those living in institutions). Most of them are living in non-domestic housing.

(2) Figures include persons living on board vessels.

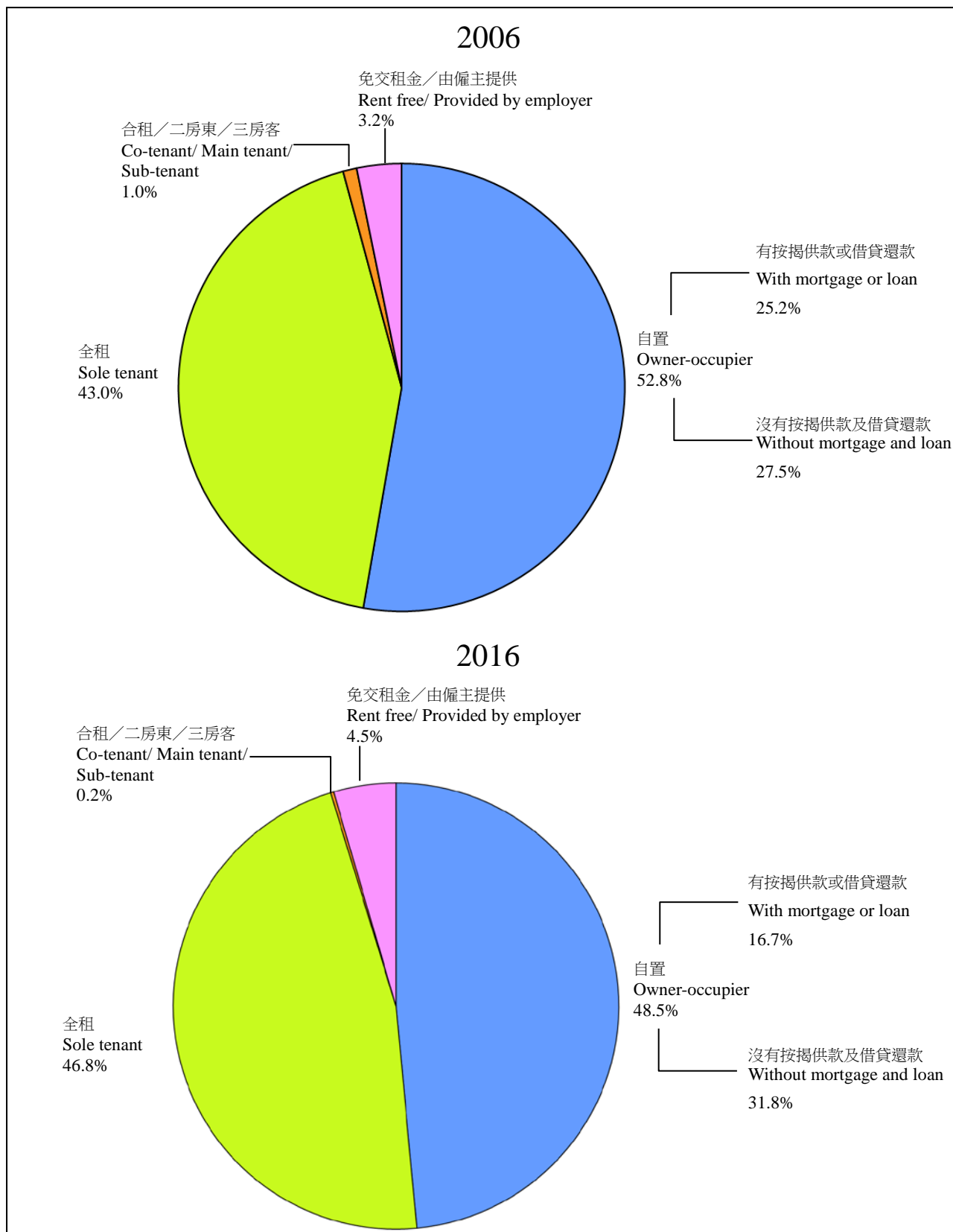
居住在自置物業內的家庭住戶比例下降

3. 在過去 10 年，家庭住戶居所租住權的分布有所改變。在 2016 年，48.5% 的家庭住戶居住在自置物業內，較 2006 年的比例（52.8%）為低。同期間，居住在全租單位內的家庭住戶比例由 43.0% 增至 46.8%。在過去 10 年，分租和合租的情況已較為少有，相應的比例由 2006 年的 1.0% 大幅下降至 2016 年的 0.2%。（圖 1）

Proportion of domestic households resided in the quarters they owned decreased

3. In the past 10 years, the distribution of the tenure of accommodation of domestic households had changed. 48.5% of domestic households owned the quarters they occupied in 2016, down from 52.8% in 2006. The proportion of sole tenants rose from 43.0% to 46.8% over the same period. Both subletting and co-letting became less common in the last decade, as reflected by a significant reduction in the corresponding proportion from 1.0% in 2006 to 0.2% in 2016. (Chart 1)

圖 1 2006 年及 2016 年按居所租住權劃分的家庭住戶⁽¹⁾比例
Chart 1 Proportion of domestic households⁽¹⁾ by tenure of accommodation, 2006 and 2016



註釋：(1) 數字不包括住在船艇上的家庭住戶。

Note: (1) Figures exclude domestic households living on board vessels.

4. 居所租住權與戶主年齡有直接關係。在單戶主住戶中，以年輕人（25歲以下）為戶主的住戶，其自置居所比例最低。該比例由 29.9% 上升至 50 至 54 歲的最高點 50.3%，然後逐步下跌至 65 歲及以上的 39.5%。（表 3）

5. 在 2016 年，有 8 234 戶的戶主是 25 歲以下（見表 3）。在理解這個數字時，必須注意戶主並不一定等同業主。在人口普查／中期人口統計中，戶主是指一個被該住戶的其他成員認定為戶主的人。再者，這些年輕戶主大部份（46%）是與父母同住（一些亦與配偶及／或子女同住）。

居於自置私人永久性房屋的住戶，每月按揭供款及借貸還款中位數在 2016 年為 10,500 元

6. 在 2016 年，住在自置私人永久性房屋而有按揭供款或借貸還款的住戶，其每月按揭供款及借貸還款中位數為 10,500 元。這些住戶的按揭供款及借貸還款與收入比率中位數為 19.0%。（表 4）

7. 在理解 19.0% 這個數字，必須注意這個數字是指所有有按揭供款及借貸還款的自置私人永久住宅樓宇單位的“中位數”。換句話說，一半居於這些單位的家庭住戶，其還款與收入比率高於這數字，而其餘一半低於這數字。

4. Tenure of accommodation was related to the age of the household head. Among households with single household head, those with younger person (aged below 25) as household heads had the lowest proportion of owner-occupiers. This proportion increased from 29.9% to a peak of 50.3% for those aged 50-54, then decreased gradually to 39.5% for those aged 65 and over. (Table 3)

5. In 2016, there were 8 234 households with household heads aged below 25 (as shown in Table 3). In interpreting the figure, it should be noted that a household head might not necessarily be the same as the owner of the quarters that the household was occupying. In population census/ by-census, household head refers to the person acknowledged as such by other member(s) of households. Furthermore, a significant proportion (46%) of these young household heads were in fact residing with their parents in the same households (some with spouse and/ or child(ren) as well).

Owner-occupiers in private permanent housing incurred a median monthly mortgage payment of \$10,500 in 2016

6. For domestic households living in owner-occupied private permanent housing and with mortgage payment or loan repayment, the median mortgage payment and loan repayment was \$10,500. The median mortgage payment and loan repayment to income ratio was 19.0%. (Table 4)

7. In interpreting the figure of 19.0%, it should be noted that the figure refers to “median” ratio of among all owner-occupied households in private permanent housing with mortgage payment and loan repayment. In other words, half of these households had repayment to income ratio more than that percentage, and the other half had less than that.

表 3 2016 年按家庭住戶戶主年齡組別及居所租住權劃分的家庭住戶⁽¹⁾數目
Table 3 Domestic households⁽¹⁾ by age of domestic household head and tenure of accommodation, 2016

家庭住戶 戶主 年齡組別 Age group of domestic household head	居所租住權 Tenure of accommodation											
	自置 Owner-occupier				租住 ⁽²⁾ Tenant ⁽²⁾		其他 ⁽³⁾ Others ⁽³⁾		總計 Total			
	有按揭供款或借 貸還款 With mortgage payment or loan repayment		沒有按揭供款及借 貸還款 Without mortgage payment and loan repayment		小計 Sub-total							
	數目 Number	百分比 ⁽⁴⁾ % ⁽⁴⁾	數目 Number	百分比 ⁽⁴⁾ % ⁽⁴⁾	數目 Number	百分比 %	數目 Number	百分比 %	數目 Number	百分比 %		
單戶住戶 Households with single household head												
< 20	965	41.0	1 387	59.0	2 352	35.1	3 844	57.3	513	7.6	6 709	100.0
20 – 24	1 714	29.1	4 168	70.9	5 882	28.2	13 583	65.1	1 385	6.6	20 850	100.0
25 – 29	12 271	47.1	13 803	52.9	26 074	38.3	37 968	55.7	4 121	6.0	68 163	100.0
30 – 34	36 825	63.9	20 832	36.1	57 657	45.5	61 856	48.8	7 216	5.7	126 729	100.0
35 – 39	51 820	66.8	25 774	33.2	77 594	47.5	75 332	46.1	10 502	6.4	163 428	100.0
40 – 44	57 980	59.8	39 042	40.2	97 022	46.4	99 966	47.8	12 271	5.9	209 259	100.0
45 – 49	53 925	49.8	54 427	50.2	108 352	47.5	108 993	47.7	10 962	4.8	228 307	100.0
50 – 54	52 242	37.5	87 200	62.5	139 442	50.3	125 807	45.4	12 038	4.3	277 287	100.0
55 – 59	37 592	26.6	103 740	73.4	141 332	50.2	131 864	46.8	8 480	3.0	281 676	100.0
60 – 64	19 076	17.7	88 453	82.3	107 529	47.5	113 457	50.1	5 610	2.5	226 596	100.0
65+	18 011	9.1	179 741	90.9	197 752	39.5	281 960	56.3	21 449	4.3	501 161	100.0
小計 Sub-total	342 421	35.6	618 567	64.4	960 988	45.5	1 054 630	50.0	94 547	4.5	2 110 165	100.0
多戶住戶 Households with more than one household head												
所有住戶 All households	417 974	34.3	799 029	65.7	1 217 003	48.5	1 178 999	47.0	113 335	4.5	2 509 337	100.0

註釋：(1) 數字不包括住在船艇上的家庭住戶。

Notes : (1) Figures exclude domestic households living on board vessels.

(2) 「租住」包括「全租」、「合租」、「二房東」及「三房客」等居所租住權。

(2) Tenant includes such tenure of accommodation as “sole tenant”, “co-tenant”, “main tenant” and “sub-tenant”.

(3) 「其他」包括「免交租金」及「由僱主提供」等居所租住權。

(3) Others include such tenure of accommodation as “rent free” and “provided by employer”.

(4) 數字顯示在自置居所的家庭住戶中所佔的百分比。

(4) Figures represent the percentages in respect of the total domestic households living in owner-occupier accommodation.

表 4 2016 年按家庭住戶每月按揭供款及借貸還款及房屋類型劃分的家庭住戶⁽¹⁾⁽²⁾數目
Table 4 Domestic households⁽¹⁾⁽²⁾ by monthly domestic household mortgage payment and loan repayment and type of housing, 2016

家庭住戶每月按揭供款及借貸還款 (港元) Monthly domestic household mortgage payment and loan repayment (HK\$)	房屋類型 Type of housing					
	資助自置居所房屋 Subsidised home ownership housing		私人永久性房屋 Private permanent housing		總計 Total	
	數目 Number	百分比 %	數目 Number	百分比 %	數目 Number	百分比 %
< 2,000	7 899	11.7	3 518	1.2	11 417	3.1
2,000 – 3,999	13 249	19.6	14 396	4.8	27 645	7.6
4,000 – 5,999	17 440	25.7	36 648	12.3	54 088	14.8
6,000 – 7,999	12 979	19.2	41 283	13.9	54 262	14.9
8,000 – 9,999	6 387	9.4	36 368	12.2	42 755	11.7
10,000 – 14,999	7 380	10.9	77 506	26.1	84 886	23.3
15,000 – 19,999	1 409	2.1	39 628	13.3	41 037	11.2
20,000 – 24,999	477	0.7	18 379	6.2	18 856	5.2
25,000 – 29,999	146	0.2	9 102	3.1	9 248	2.5
30,000 – 39,999	228	0.3	11 163	3.8	11 391	3.1
≥ 40,000	147	0.2	9 255	3.1	9 402	2.6
總計 Total	67 741	100.0	297 246	100.0	364 987	100.0

家庭住戶每月按揭供款及借貸還款中位數 (港元)

Median monthly domestic household mortgage payment and loan repayment (HK\$)

5,480

10,500

9,500

按揭供款及借貸還款與收入比率中位數 (百分比)

Median mortgage payment and loan repayment to income ratio (%)

15.5

19.0

18.4

註釋：(1) 數字不包括住在船艇上的家庭住戶。

Notes : (1) Figures exclude domestic households living on board vessels.

(2) 數字只包括居於自置屋宇單位及有按揭供款或借貸還款的家庭住戶。

(2) Figures only include domestic households owning the quarters they occupy with mortgage payment or loan repayment.

私人永久性房屋租戶的每月租金 中位數為 10,000 元

8. 在 2016 年，租住私人住宅單位的家庭住戶，每月租金的中位數為 10,000 元，較 10 年前增加近一倍。這些住戶的租金與收入比率中位數為 30.7%，高於 10 年前的 25%。居住在公營租住房屋單位的家庭住戶，所付月租的中位數在 2016 年為 1,500 元，而租金與收入比率中位數為 9.3%。（表 5）

Rental households in private permanent housing recorded a median monthly rent of \$10,000

8. In 2016, the median monthly domestic household rent of domestic households renting private residential flats was \$10,000, almost doubled the level 10 years ago. The median rent to income ratio was 30.7%, higher than the 25% 10 years ago. For domestic households in public rental housing units, the median rent was \$1,500 in 2016, while the median rent to income ratio was 9.3%. (Table 5)

表 5 2006 年、2011 年及 2016 年按屋宇單位類型劃分的家庭住戶每月租金中位數⁽¹⁾及租金與收入比率中位數⁽²⁾

Table 5 Median monthly domestic household rent⁽¹⁾ and median rent to income ratios⁽²⁾ by type of quarters, 2006, 2011 and 2016

屋宇單位類型 Type of quarters	家庭住戶每月租金中位數(港元) Median monthly domestic household rent (HK\$)			租金與收入比率中位數(百分比) Median rent to income ratio (%)		
	2006	2011	2016	2006	2011	2016
永久性屋宇單位 Permanent quarters						
公營租住房屋單位 Public rental housing units	1,390	1,210	1,500	13.5	10.6	9.3
私人住宅單位 Private residential flats	5,100	7,500	10,000	25.2	25.7	30.7
私人永久性房屋的其他屋宇單位 Other quarters in private permanent housing	3,000	3,800	6,000	15.7	15.8	20.6
其他房屋類型的永久性屋宇單位 ⁽³⁾ Permanent quarters in other types of housing ⁽³⁾	3,000	6,000	7,500	16.7	20.6	31.1
臨時屋宇單位 ⁽⁴⁾ Temporary quarters ⁽⁴⁾	1,200	1,500	3,500	12.5	19.4	23.4
合計 Overall	1,680	1,600	2,180	16.0	13.9	13.6

註釋：(1) 數字是根據居於租住居所的家庭住戶編製。

(2) 計算租金與收入比率中位數的涵蓋範圍與計算家庭住戶每月租金中位數的涵蓋範圍略有不同，詳情請參閱《2016 年中期人口統計主要結果》報告內的「中文詞彙釋義」。

(3) 數字包括租住在資助自置居所房屋及非住宅用房屋內的永久性屋宇單位的家庭住戶。

(4) 數字不包括住在船艇上的家庭住戶。

Notes : (1) Figures are compiled based on domestic households renting the accommodation they occupy.

(2) The coverage in calculating median rent to income ratio is slightly different from that in calculating median monthly domestic household rent. For details, please refer to "Definition of Terms in English" of the "2016 Population By-census Main Results" report.

(3) Figures include domestic households renting units of permanent quarters in subsidised home ownership housing and non-domestic housing.

(4) Figures exclude domestic households living on board vessels.

其他參考資料

1. [《2016年中期人口統計-主要結果》](#)
2. [《2016年中期人口統計-簡要報告》](#)

Other references

1. [2016 Population By-census - Main Results](#)
2. [2016 Population By-census - Summary Results](#)