



香港人口概況

Snapshot of the Hong Kong Population



居於分間樓宇單位人士的特徵

重點

- 全港約有 92 700 個分間樓宇單位，為 209 700 人提供居所
- 約 6 成分間樓宇單位位於九龍，並集中於油尖旺區及深水埗區
- 在居於分間樓宇單位的人士中，有較多兒童和青中年人士
- 約 10% 非華裔人士居於分間樓宇單位，較全港人口的相應比例（3%）為高
- 居於分間樓宇單位住戶的居所樓面面積中位數為 10.0 平方米，而每月租金中位數為 4,500 元
- 居於分間樓宇單位住戶的每月收入中位數為 13,500 元

Characteristics of Persons Living in Subdivided Units

Highlights

- There were some 92 700 subdivided units (SDUs) in Hong Kong, accommodating some 209 700 persons
- About 60% SDUs were located in Kowloon, concentrating in the Yau Tsim Mong district and the Sham Shui Po district
- Among persons living in SDUs, there were more children and young to middle-aged persons
- About 10% of non-Chinese were living in SDUs, higher than the corresponding proportion of the whole population (3%)
- The median floor area of accommodation of households living in SDUs was 10.0 square metres, and the median monthly rental payment was \$4,500
- The median monthly household income of households living in SDUs was \$13,500



全港約有 92 700 個分間樓宇單位，為 209 700 人提供居所

1. 根據 2016 年中期人口統計的結果，全港約有 27 100 個屋宇單位有分間樓宇單位。位於這些屋宇單位的分間樓宇單位總數估計約有 92 700 個，即每個屋宇單位平均被分間成 3.4 個分間樓宇單位。這些分間樓宇單位合共為約 91 800 個住戶及 209 700 名人士提供居所。住戶平均人數為 2.3 人。

約 6 成分間樓宇單位位於九龍，並集中於油尖旺區及深水埗區

2. 按地區分析，在 2016 年，約 52 700 個（56.9%）分間樓宇單位位於九龍，21 900 個（23.6%）位於新界及 18 100 個（19.5%）位於香港島。分間樓宇單位數目較多的區議會分區包括油尖旺區（21 500 個）、深水埗區（15 400 個）、九龍城區（9 000 個）、東區（8 400 個）及荃灣區（6 600 個）。

（圖 1 及表 1）

There were some 92 700 subdivided units (SDUs) in Hong Kong, accommodating some 209 700 persons

1. According to the results of the 2016 Population By-census, there were some 27 100 quarters with SDUs in Hong Kong. The total number of SDUs in these quarters was estimated to be some 92 700. In other words, each of these quarters was subdivided into 3.4 SDUs on average. These SDUs accommodated some 91 800 households and 209 700 persons. The average household size was 2.3 persons.

About 60% SDUs were located in Kowloon, concentrating in the Yau Tsim Mong district and the Sham Shui Po district

2. Analysed by region, in 2016, some 52 700 (56.9%) SDUs were located in Kowloon, 21 900 (23.6%) in the New Territories and 18 100 (19.5%) on Hong Kong Island. District Council districts with a larger number of SDUs included the Yau Tsim Mong (21 500), Sham Shui Po (15 400), Kowloon City (9 000), Eastern (8 400) and Tsuen Wan (6 600) districts. (Chart 1 and Table 1)

圖 1 2016 年按地區劃分的分間樓宇單位的百分比分布
Chart 1 Percentage distribution of subdivided units by region, 2016

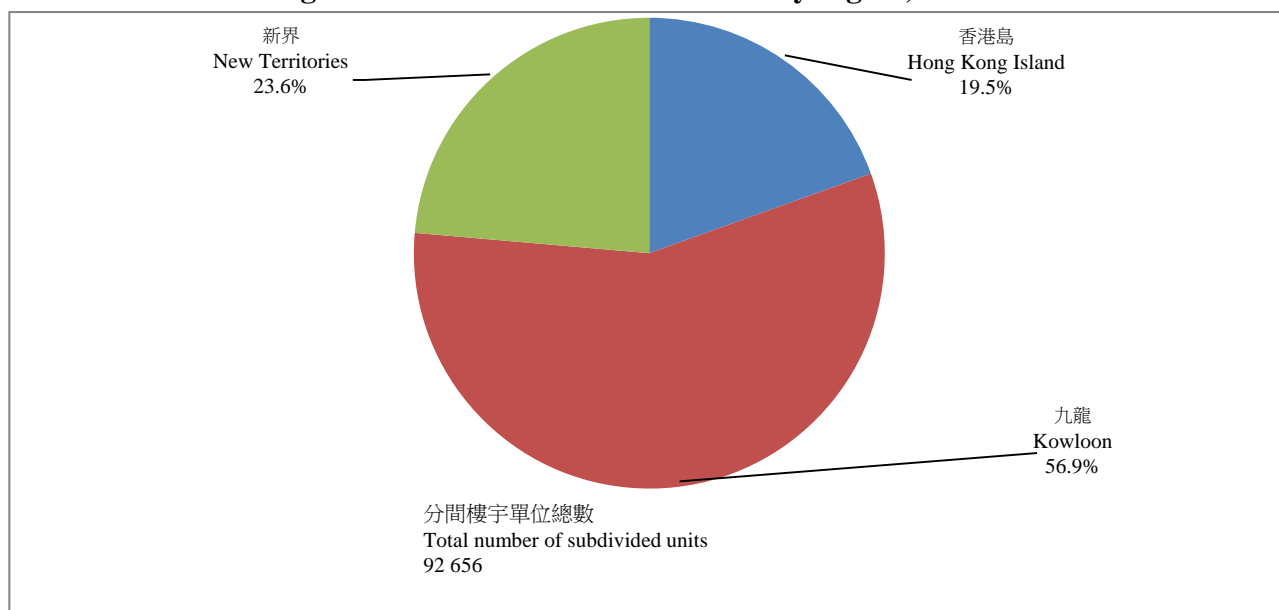


表 1 2016 年按地區及區議會分區劃分的有分間樓宇單位的屋宇單位及分間樓宇單位數目

Table 1 Quarters with subdivided units and subdivided units by region and District Council district, 2016

地區及區議會分區 Region and District Council district	有分間樓宇單位的屋宇單位 Quarters with subdivided units		分間樓宇單位 Subdivided units	
	單位數目 No. of quarters	百分比 %	單位數目 No. of units	百分比 %
香港島 Hong Kong Island	5 906	21.8	18 080	19.5
東區 <i>Eastern</i>	2 653	9.8	8 389	9.1
灣仔 <i>Wanchai</i>	1 651	6.1	4 887	5.3
中西區 <i>Central and Western</i>	1 354	5.0	3 918	4.2
南區 <i>Southern</i>	**	**	**	**
九龍 Kowloon	14 995	55.3	52 688	56.9
油尖旺 <i>Yau Tsim Mong</i>	5 973	22.0	21 485	23.2
深水埗 <i>Sham Shui Po</i>	4 290	15.8	15 449	16.7
九龍城 <i>Kowloon City</i>	2 620	9.7	9 030	9.7
觀塘 <i>Kwun Tong</i>	1 472	5.4	4 630	5.0
黃大仙 <i>Wong Tai Sin</i>	**	**	**	**
新界 New Territories	6 211	22.9	21 888	23.6
荃灣 <i>Tsuen Wan</i>	1 866	6.9	6 574	7.1
葵青 <i>Kwai Tsing</i>	1 100	4.1	3 740	4.0
大埔 <i>Tai Po</i>	987	3.6	3 408	3.7
元朗 <i>Yuen Long</i>	906	3.3	3 374	3.6
北區 <i>North</i>	905	3.3	3 257	3.5
屯門 <i>Tuen Mun</i>	**	**	**	**
沙田 <i>Sha Tin</i>	**	**	**	**
離島 <i>Islands</i>	**	**	**	**
西貢 <i>Sai Kung</i>	**	**	**	**
總計 Total	27 112	100.0	92 656	100.0

註釋： ** 基於精確度的考慮，數字不予公布。

Note : ** Figures are not released due to precision considerations.

在居於分間樓宇單位的人士中，有較多兒童和青中年人士

Among persons living in SDUs, there were more children and young to middle-aged persons

3. 按年齡組別分析，2016年，207 200名（不包括外籍家庭傭工）居於分間樓宇單位的人士當中，28.4%為25歲以下，39.4%為25 - 44歲，24.0%為45 - 64歲，而65歲及以上人士則佔8.2%。與全港人口比較，居於分間樓宇單位的兒童（即15歲以下）及青中年人士（即25 - 44歲）的比例明顯較高，而45歲及以上人士的情況則相反。（表2）

3. Analysed by age group, 28.4% of the 207 200 persons (excluding foreign domestic helpers) living in SDUs in 2016 were aged below 25, 39.4% aged 25 - 44, 24.0% aged 45 - 64, while those aged 65 and over accounted for 8.2%. Compared with the whole population, the proportions of children (i.e. those aged below 15) and young to middle-aged persons (i.e. those aged 25 - 44) living in SDUs were notably higher, and the opposite was observed for persons aged 45 and above. (Table 2)

表2 2016年按年齡組別劃分的居於分間樓宇單位人數（不包括外籍家庭傭工）
Table 2 Persons (excluding foreign domestic helpers) living in subdivided units by age group, 2016

年齡組別 Age group	居於分間樓宇單位人士 Persons living in subdivided units		全港人口 Whole population	
	人數 No. of persons	百分比 %	人數 No. of persons	百分比 %
< 15	37 487	18.1	830 455	11.8
15 - 24	21 359	10.3	776 709	11.1
25 - 44	81 646	39.4	1 969 836	28.1
45 - 64	49 655	24.0	2 275 323	32.4
≥ 65	17 086	8.2	1 162 467	16.6
總計 Total	207 233	100.0	7 014 790	100.0

約 10% 非華裔人士居於分間樓宇單位，較全港人口的相應比例（3%）為高

About 10% of non-Chinese were living in SDUs, higher than the corresponding proportion of the whole population (3%)

4. 按種族分析，在 2016 年，居於分間樓宇單位人士（不包括外籍家庭傭工）當中，87.1% 是華人，其次是南亞裔人士[#]（6.5%）及菲律賓人（2.1%）。全港人口的相應數字則分別是 96.2%、1.1% 及 0.3%。（表 3）

4. Analysed by ethnicity, 87.1% of those persons (excluding foreign domestic helpers) living in SDUs in 2016 were Chinese, followed by South Asians[#] (6.5%) and Filipinos (2.1%). As for the whole population, the corresponding figures were 96.2%, 1.1% and 0.3% respectively. (Table 3)

5. 10.2% 非華裔人士居於分間樓宇單位，較全港人口的相應比例（3.0%）為高。（表 3）

5. 10.2% of non-Chinese were living in SDUs, higher than the corresponding proportion of the whole population (3.0%). (Table 3)

表 3 2016 年按種族劃分的居於分間樓宇單位人數（不包括外籍家庭傭工）
Table 3 Persons (excluding foreign domestic helpers) living in subdivided units by ethnicity, 2016

種族 Ethnicity	居於分間樓宇單位人士 Persons living in subdivided units		全港人口 Whole population		居於分間樓宇 單位的比例（%） Proportion living in subdivided units (%)
	人數 No. of persons	百分比 %	人數 No. of persons	百分比 %	
華人 Chinese	180 427	87.1	6 751 197	96.2	2.7
非華人 Non-Chinese	26 806	12.9	263 593	3.8	10.2
南亞裔人士 [#] South Asian [#]	13 421	6.5	79 976	1.1	16.8
其中：Of which:					
尼泊爾人 Nepalese	7 704	3.7	25 044	0.4	30.8
印度人 Indian	3 009	1.5	32 935	0.5	9.1
巴基斯坦人 Pakistani	1 531	0.7	18 094	0.3	8.5
其他南亞裔人士 [^] Other South Asian [^]	1 177	0.6	3 903	0.1	30.2
菲律賓人 Filipino	4 304	2.1	20 527	0.3	21.0
印尼人 Indonesian	1 505	0.7	7 643	0.1	19.7
白人 White	1 434	0.7	58 209	0.8	2.5
其他亞洲人 Other Asian	3 617	1.7	32 701	0.5	11.1
其他 [*] Others [*]	2 525	1.2	64 537	0.9	3.9
總計 Total	207 233	100.0	7 014 790	100.0	3.0

註釋：[#] 根據聯合國秘書處統計司的地區分類，南亞經濟體包括印度、巴基斯坦、尼泊爾、孟加拉、斯里蘭卡、阿富汗、不丹、伊朗和馬爾代夫。由於數據的局限，本報告內「南亞裔人士」的數字只涵蓋前五個種族群。

[^] 「其他南亞裔人士」包括「孟加拉人」及「斯里蘭卡人」。

^{*} 數字包括「混血兒」、「黑人」、「拉丁美洲人」等。

Note：[#] According to the classification of territories prepared by the Statistics Division of the United Nations Secretariat, South Asian economies include India, Pakistan, Nepal, Bangladesh, Sri Lanka, Afghanistan, Bhutan, Iran and Maldives. Owing to limitations of data, figures related to "South Asians" in this report only include the first five ethnic groups.

[^] "Other South Asian" include "Bangladeshi" and "Sri-Lankan".

^{*} Figures include "Mixed", "Black", "Latin American", etc.

居於分間樓宇單位住戶的居所樓面面積中位數為 10.0 平方米，而每月租金中位數為 4,500 元

The median floor area of accommodation of households living in SDUs was 10.0 square metres, and the median monthly rental payment was \$4,500

6. 2016 年，在居於分間樓宇單位的住戶中，居所樓面面積中位數為 10.0 平方米（或 107.6 平方呎）。人均居所樓面面積中位數為 5.3 平方米（或 56.5 平方呎），低於全港家庭住戶的 15.0 平方米（或 161.5 平方呎）。（表 4）

6. The median floor area of accommodation of households living in SDUs was 10.0 square metres (or 107.6 square feet) in 2016. The median per capita floor area of accommodation was 5.3 square metres (or 56.5 square feet), lower than that of all domestic households at 15.0 square metres (or 161.5 square feet). (Table 4)

7. 撇除免租的住戶，居於分間樓宇單位的住戶每月租金中位數為 4,500 元。（表 5）

7. Excluding rent-free households, the median monthly rental payment of households living in SDUs was \$4,500. (Table 5)

表 4 2016 年按居所樓面面積[^]劃分的居於分間樓宇單位的住戶數目
Table 4 Households living in subdivided units by floor area of accommodation[^], 2016

居所樓面面積(平方米) [*] Floor area of accommodation (square metres) [*]	住戶數目 No. of households	百分比 %
< 7 [< 70]	11 028	12.0
7 - < 13 [70 - < 140]	61 383	66.9
13 - < 20 [140 - < 210]	15 458	16.8
≥ 20 [≥ 210]	3 918	4.3
總計 Total	91 787	100.0
	分間樓宇單位 Subdivided units	全港家庭住戶 All domestic households
居所樓面面積中位數(平方米) [*] Median floor area of accommodation (square metres) [*]	10.0 [107.6]	40.0 [430.6]
人均居所樓面面積中位數(平方米) [*] Median per capita floor area of accommodation (square metres) [*]	5.3 [56.5]	15.0 [161.5]

註釋：[^] 與其他住戶共同佔用的樓面面積不包括在內。

* 方括號內的數字指以平方呎計算的大約樓面面積。

Notes：[^] Floor area of common area shared among households is excluded.

* Figures in square brackets refer to the approximate floor area in square feet.

居於分間樓宇單位住戶的每月收入中位數為 13,500 元

The median monthly household income of households living in SDUs was \$13,500

8. 2016 年，居於分間樓宇單位的住戶每月收入中位數為 13,500 元，遠低於全港家庭住戶的 25,000 元。撇除免租的住戶及沒有收入的住戶，居於分間樓宇單位住戶的租金與收入比率中位數為 31.8%，與所有居於私人住宅單位的住戶的 30.7% 相若。（表 5）

8. In 2016, the median monthly household income of households living in SDUs was \$13,500, far lower than that of all domestic households (\$25,000). Excluding rent-free households and households without income, the median rent to income ratio for households living in SDUs was 31.8%, similar to that of all households living in private residential flats, at 30.7%. (Table 5)

表 5 2016 年居於分間樓宇單位的住戶的每月收入中位數、每月租金中位數*及租金與收入比率中位數[^]
Table 5 Median monthly domestic household income, median monthly domestic household rent* and median rent to income ratio[^] of households living in subdivided units, 2016

	居於分間樓宇單位的住戶 Households living in subdivided units	全港家庭住戶 All domestic households	
家庭住戶每月收入中位數(港元) Median monthly domestic household income (HK\$)	13,500	25,000	
	居於分間樓宇單位的住戶 Households living in subdivided units	居於私人住宅單位的住戶 Households living in private residential flats	全港家庭住戶 All domestic households
家庭住戶每月租金中位數(港元)* Median monthly domestic household rent (HK\$)*	4,500	10,000	2,180
租金與收入比率中位數(百分比) [^] Median rent to income ratio(%) [^]	31.8	30.7	13.6

註釋：* 數字是根據居於租住居所的家庭住戶編製。

Notes: * Figures are compiled based on domestic households renting the accommodation they occupy.

[^] 不包括收入金額及/或租金金額是 0 的住戶。

[^] Excluding households with zero income and/ or zero rent.

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》](#)
3. [《2016 年中期人口統計主題性報告：居於分間樓宇單位人士》](#)

Other references

1. [2016 Population By-census - Main Results](#)
2. [2016 Population By-census - Summary Results](#)
3. [2016 Population By-census – Thematic Report: Persons Living in Subdivided Units](#)