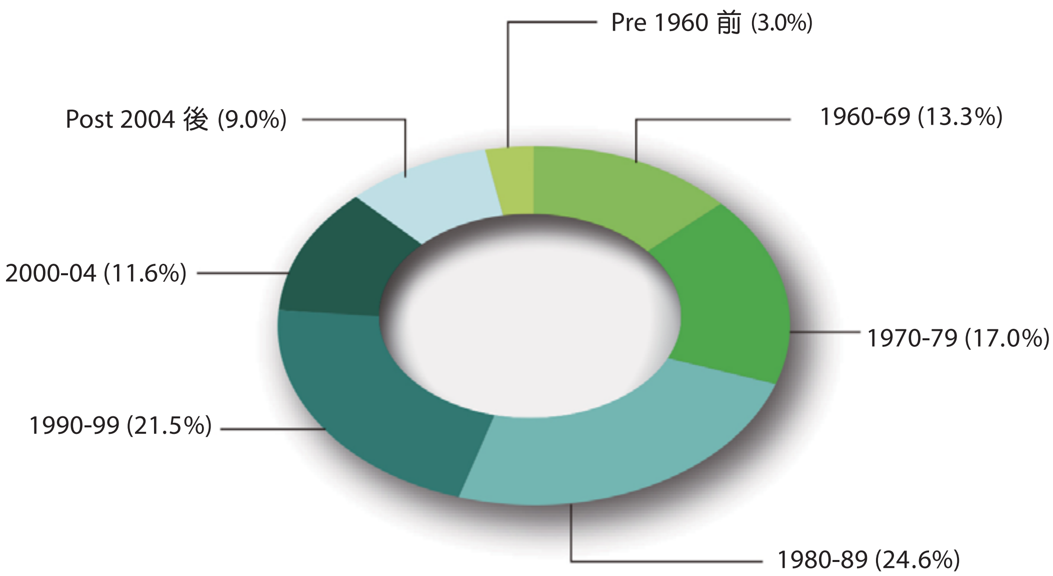
這類別包括設有煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍(包括教育院校的學生宿舍)、醫院管理局轄下的宿舍，以及酒店和旅舍。2013年底的整體總存量為1 123 600個單位。圖表顯示按樓齡分類的總存量。

This sector comprises independent domestic units with an exclusive cooking area, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. At the end of 2013, the overall stock was 1 123 600 units. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2013年私人住宅落成量遽降至8 250個單位，較前一年的水平下降19%。新界佔落成量約82%，九龍佔12%，港島則佔6%。在這8 250個單位當中，元朗的新單位落成量最多，佔整體落成量的43%，其次為將軍澳和沙田，分別佔22%和11%。

Completions in 2013 plunged to 8 250 units, down by 19% from the previous year. The New Territories contributed 82% of these new units, while Kowloon and Hong Kong Island contributed 12% and 6% respectively. Out of these 8 250 units, Yuen Long contributed the largest share of new units, at 43% of overall completions, followed by Tseung Kwan O at 22% and Sha Tin at 11%.

2013 年的入住量增加7%至8 060個單位，相當於年內落成量的98%，年底的空置量因而下降至46 570個單位，相當於總存量的4.1%，在這46 570個空置單位當中，約1 410個單位於佔用許可證發出後，因尚未獲發滿意紙或轉讓同意書而空置。

Take-up in 2013 increased by 7% to 8 060 units, equivalent to 98% of the completions in the year. As a result, vacancy at the year-end reduced to 46 570 units, or 4.1% of the total stock. Amongst these 46 570 units, about 1 410 units were vacant because they were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.

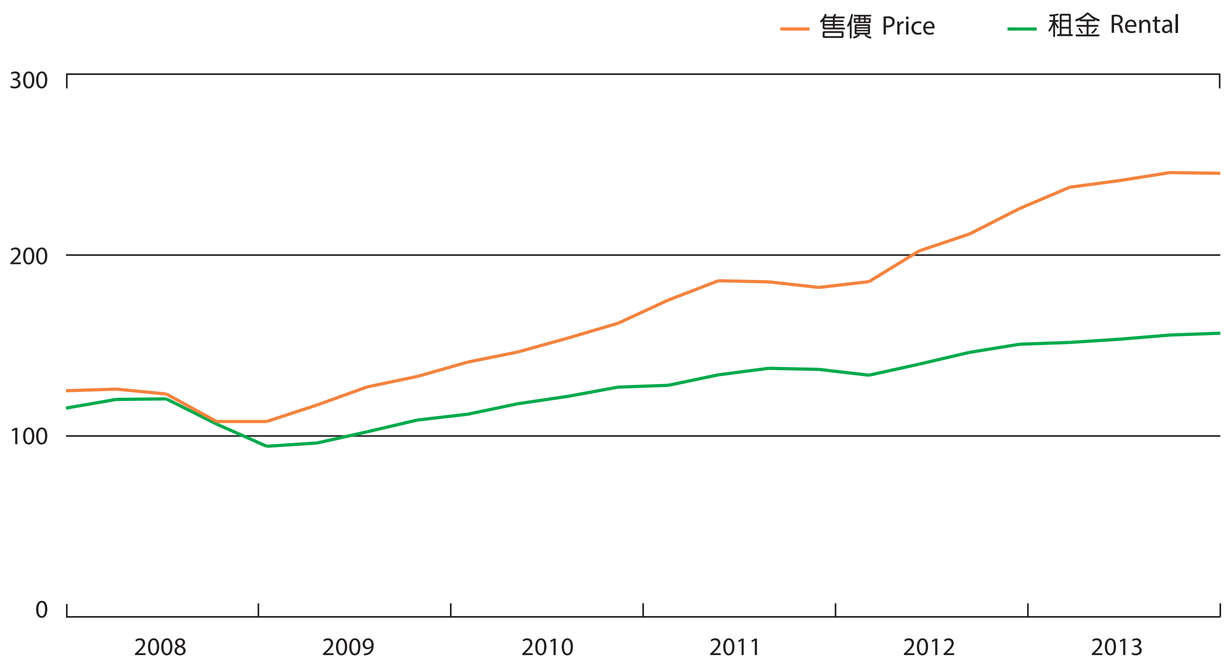
預計2014和2015年的落成量分別升至17 610和12 660個單位，2014年的新供應量約61%來自新界，其餘21%位於九龍，18%位於港島。將軍澳佔新單位供應量的14%，其次為荃灣和元朗，各佔預計落成量的12%。2015年新供應仍集中在新界，將軍澳則供應最多單位，佔新供應量的17%，其次為九龍城和離島，各佔15%和13%。

Completions in 2014 and 2015 are expected to rise to 17 610 units and 12 660 units respectively. In 2014, about 61% of the new supply will come from the New Territories, and the remainder came from Kowloon at 21% and Hong Kong Island at 18%. Tseung Kwan O will account for 14% of the new units, followed by Tsuen Wan and Yuen Long each contributing 12% of the estimated completions. New supply in 2015 will still be concentrated in the New Territories with Tseung Kwan O will contribute the largest share at 17% of new units, followed by Kowloon City at 15% and Islands at 13%.

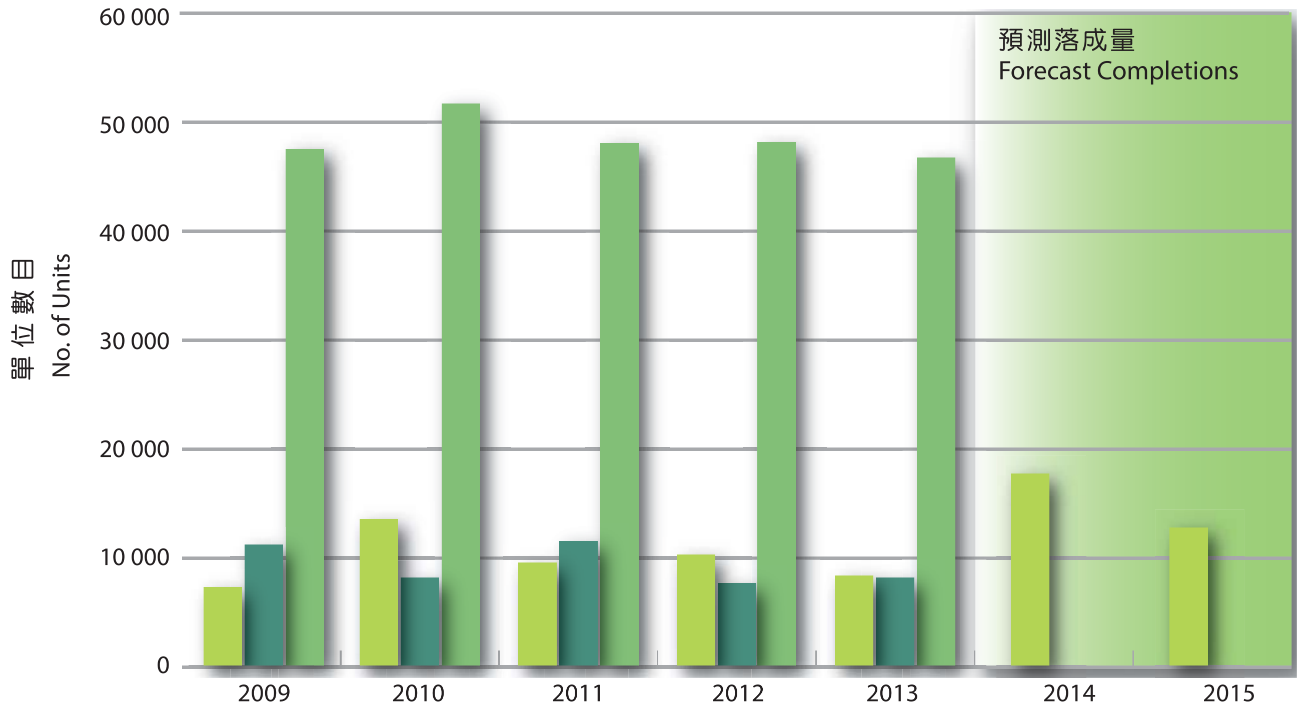
二手樓宇市場的售價於2013年第一季繼續急升。自新一輪需求管理措施推出後，售價的升幅自第二季起減慢，並在最後一季整固，整體售價在最後一季按年錄得9%增長。年內租金亦錄得滯後升幅，最後一季租金指數較去年同季上升4%。

Prices in the secondary market continued to surge in the first quarter of 2013. Against the latest round of demand-side management measures, the rise in prices decelerated since the second quarter and consolidated in the last quarter. Overall prices still registered a year-on-year growth of 9% in the last quarter. Rents, also saw a lagged increase in the year, with the rental index in the last quarter registering a 4% growth over the corresponding quarter in last year.

售價及租金指數
Price and rental Indices



落成量、入住量及空置量
Completions, Take-up and Vacancy



單位數目
No. of Units

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	7 160	13 410	9 450	10 150	8 250	17 610#	12 660#
入住量 Take-up	11 090	8 030	11 400	7 550	8 060		
空置量 Vacancy	47 350	51 530	47 920	48 000	46 570		
%+	4.3	4.7	4.3	4.3	4.1		

\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures