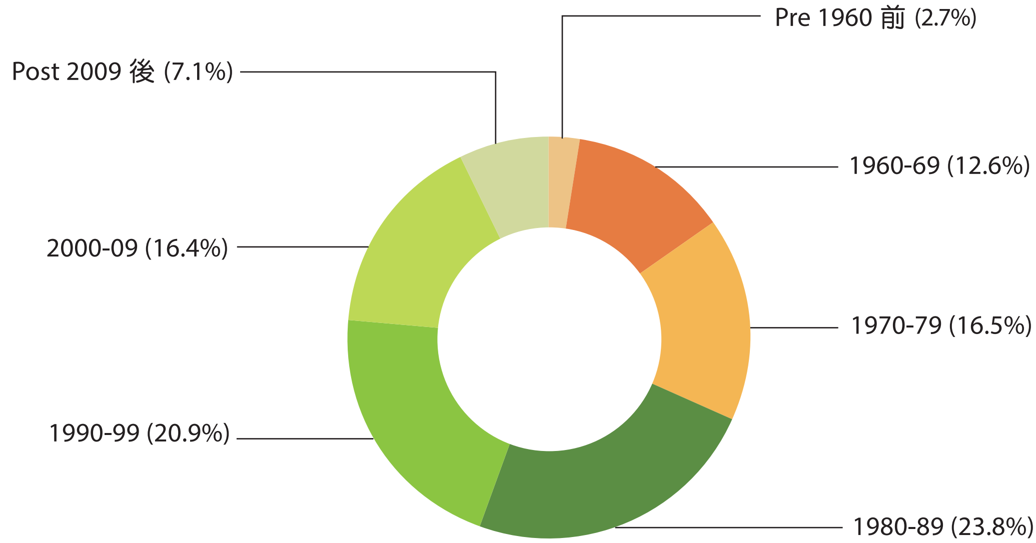
這類別包括設有專用煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍（包括教育院校的學生宿舍）、醫院管理局轄下的宿舍，以及酒店和旅舍。2016年年底的整體總存量為1 158 765個單位。圖表顯示按樓齡分類的總存量。

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 2016, the overall stock was 1 158 765 units. The chart shows the stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2016年私人住宅落成量回升至14 595個單位，較前一年增加29%。按區域劃分，63%落成單位位於新界，22%位於九龍和15%位於港島。按地區計，西貢供應的新單位佔整體落成量的26%，比例最高，其次為離島和元朗，各佔整體落成量的16%。

Completions in 2016 rebounded to 14 595 units, up by 29% from the previous year. By region, 63% of the completions was in the New Territories, 22% in Kowloon and 15% on Hong Kong Island. On district basis, Sai Kung contributed the largest share of new units, at 26% of the overall completions, and then followed by Islands and Yuen Long each accounting 16%.

2016年的入住量為11 881個單位，較前一年增加13%。年底空置量上升至43 657個單位，相當於總存量的3.8%，其中7 333個空置單位於佔用許可證發出後仍未獲發滿意紙或轉讓同意書。

Take-up in 2016 was 11 881 units, an increase of 13% from the preceding year. Vacancy at the year-end was driven up to 43 657 units, equivalent to 3.8% of the total stock. 7 333 of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.

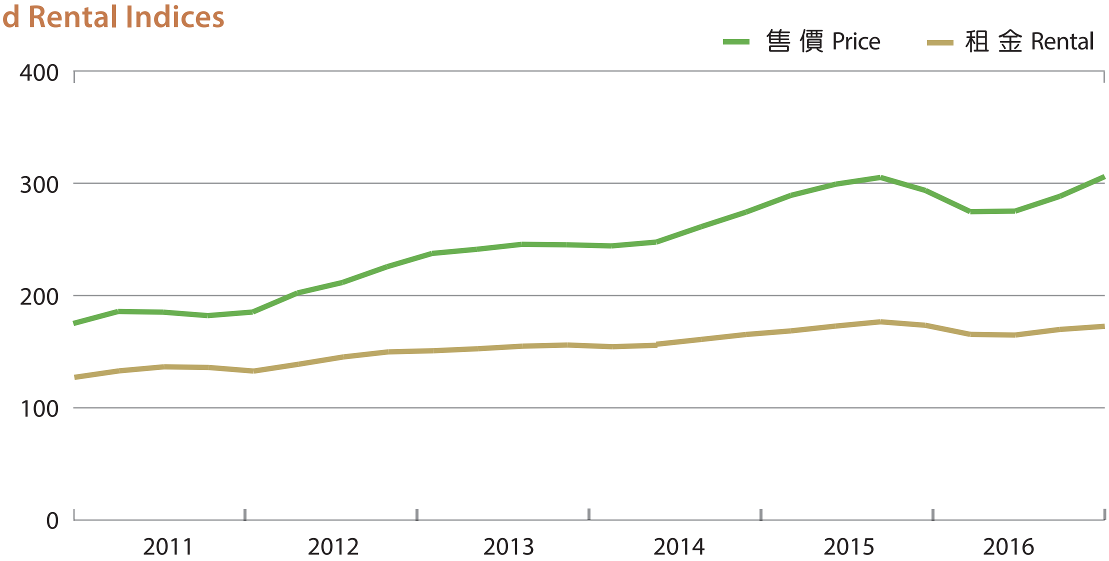
預測落成量在2017年上升至17 122個單位，在2018年再增至19 526個單位。在2017年，新界的新供應佔60%，其餘27%來自九龍和13%來自港島。按地區計，元朗和九龍城分別提供26%和22%的新落成單位。在2018年，新界所佔的供應比例將略為減少至43%，而九龍城、深水埗和西貢將合共提供落成量的51%。

Completions are expected to rise to 17 122 units in 2017 and increase further to 19 526 units in 2018. In 2017, 60% of the new supply will come from the New Territories, and the remainder will be from Kowloon at 27% and Hong Kong Island at 13%. On district basis, Yuen Long and Kowloon City will contribute 26% and 22% of the new units respectively. In 2018, the New Territories will contribute a smaller portion of 43% of the new supply. Kowloon City, Sham Shui Po and Sai Kung altogether will provide 51% of the completions.

在市場憂慮美國加息和英國公投支持脫離歐洲聯盟（英國「脫歐」）觸發的連鎖效應下，二手市場物業售價在第一季持續下跌並於第二季轉趨亢奮。受強勁的私人住宅需求帶動下，售價於下半年重拾上升動力，並超逾2015年第三季的頂峯。政府其後於2016年11月推出新一輪需求管理措施，將適用於非首次置業的買家的從價印花稅率劃一調高至15%，以冷卻樓市。儘管如此，第四季的整體售價仍較去年同期高出4.2%。租金自下半年起錄得滯後升幅，第四季租金較去年同期下跌0.5%。

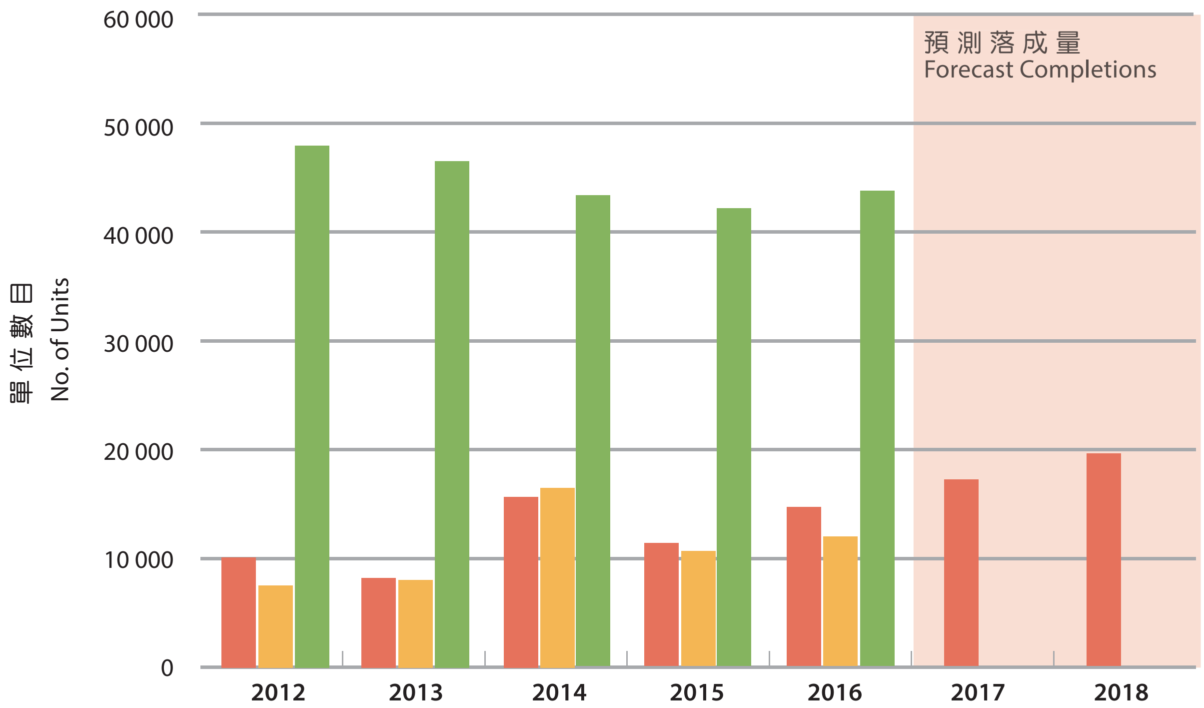
Prices in the secondary market continued to fall in the first quarter and turned exuberant from the second quarter, amid the concerns over US interest rate hike and contagious effects of the UK's referendum in favour of leaving the European Union (Brexit). Buoyed by the strong demand of private flats, prices regained momentum in the second half of the year and surpassed the peak in the third quarter of 2015. To cool down the market, the Government introduced a 15% standardised stamp duty on non first-time home buyers in November 2016. Despite so, overall prices in the fourth quarter were still 4.2% higher than the same period in previous year. Rents recorded a lagged increase since the second half of the year, with the fourth quarter exhibiting a 0.5% decrease over the same period of last year.

售價及租金指數
Price and Rental Indices



私人住宅（整體） Private Domestic (Overall)

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



單位數目
No. of Units

	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	10 149	8 254	15 719	11 280	14 595	17 122#	19 526#
入住量 Take-up	7 552	8 056	16 523	10 533	11 881		
空置量 Vacancy	47 997	46 567	43 263	42 035	43 657		
%+	4.3	4.1	3.8	3.7	3.8		

\+ 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