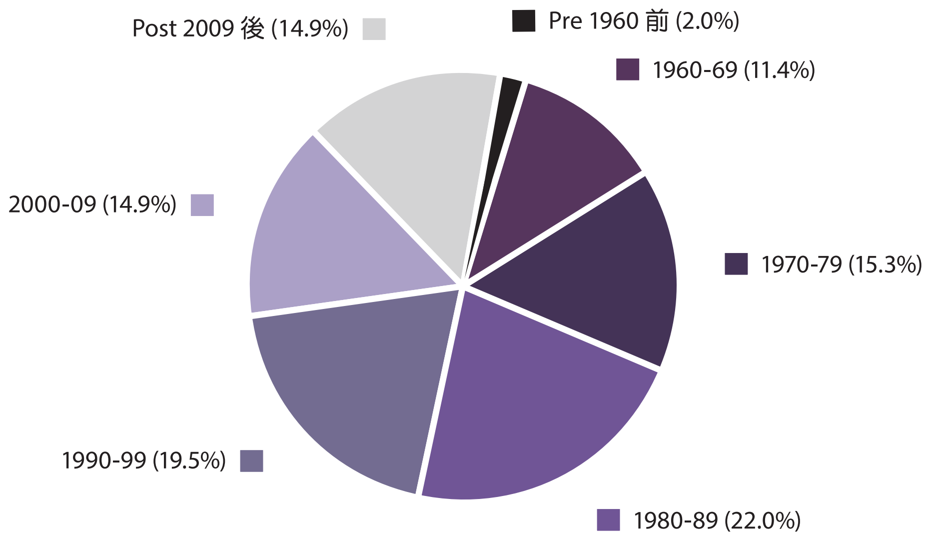
此分類包括實用面積為100平方米以下的單位。2022年年底的總存量為1 158 273個單位，佔私人住宅總存量的92%。圖表顯示這分類按樓齡劃分的總存量。

This sub-sector comprises units with a saleable area of less than 100 m². Stock at the end of 2022 was 1 158 273 units which accounted for 92% of the total private domestic stock. The chart shows the stock distribution of this sub-sector by age.

按樓齡分類的總存量
Stock Distribution by Age



2022年有19 595個單位落成，其中62%位於新界，28%位於九龍，10%位於港島。供應主要來自九龍城、元朗和沙田，合共佔此分類總落成量的49%。以單位面積計，A類和B類單位分別佔新供應的51%和39%，而C類單位則佔10%。

There were 19 595 units completed in 2022, of which 62% were located in the New Territories, 28% in Kowloon and 10% on Hong Kong Island. Supply mainly came from Kowloon City, Yuen Long and Sha Tin, together contributing 49% of the total completions in this sub-sector. In terms of flat size, Class A and Class B units accounted for 51% and 39% of the new supply respectively, while the share for Class C units was 10%.

2022 年的入住量下跌 7% 至 13 100 個單位。年底空置量上升至 47 081 個單位，相當於此分類總存量的 4.1%。

Take-up in 2022 dropped by 7% to 13 100 units. Vacancy at the year-end rose to 47 081 units, or 4.1% of the stock in this sub-sector.

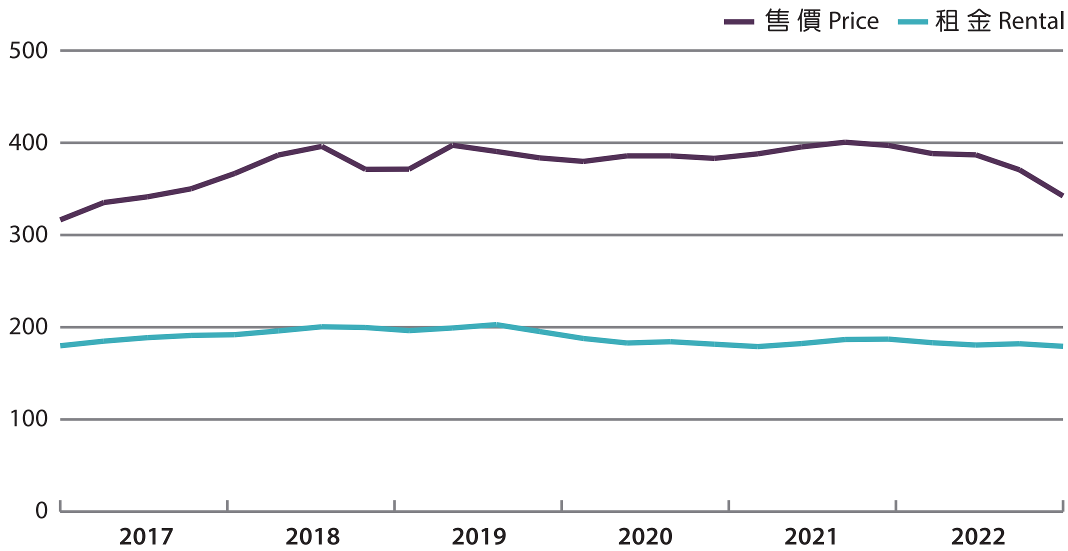
預計 2023 和 2024 年將分別有 18 522 個和 25 967 個單位落成。在 2023 年，九龍將為主要供應區域，佔 51% 的供應量。按地區計，新供應將主要位於九龍城，佔 22%，其次是屯門和觀塘，各佔 15%。在 2024 年，九龍和新界將分別佔新供應的 47% 和 46%，其中九龍城佔新落成單位的比例最高，為 33%。

Completions in 2023 and 2024 are estimated to be 18 522 units and 25 967 units respectively. In 2023, Kowloon will be the major supplier, contributing 51% of the supply. On district basis, the new supply will mainly be located in Kowloon City at 22%, followed by Tuen Mun and Kwun Tong at 15% each. In 2024, Kowloon and the New Territories will provide 47% and 46% of the new supply respectively, with Kowloon City contributing the largest share of 33% of the new units.

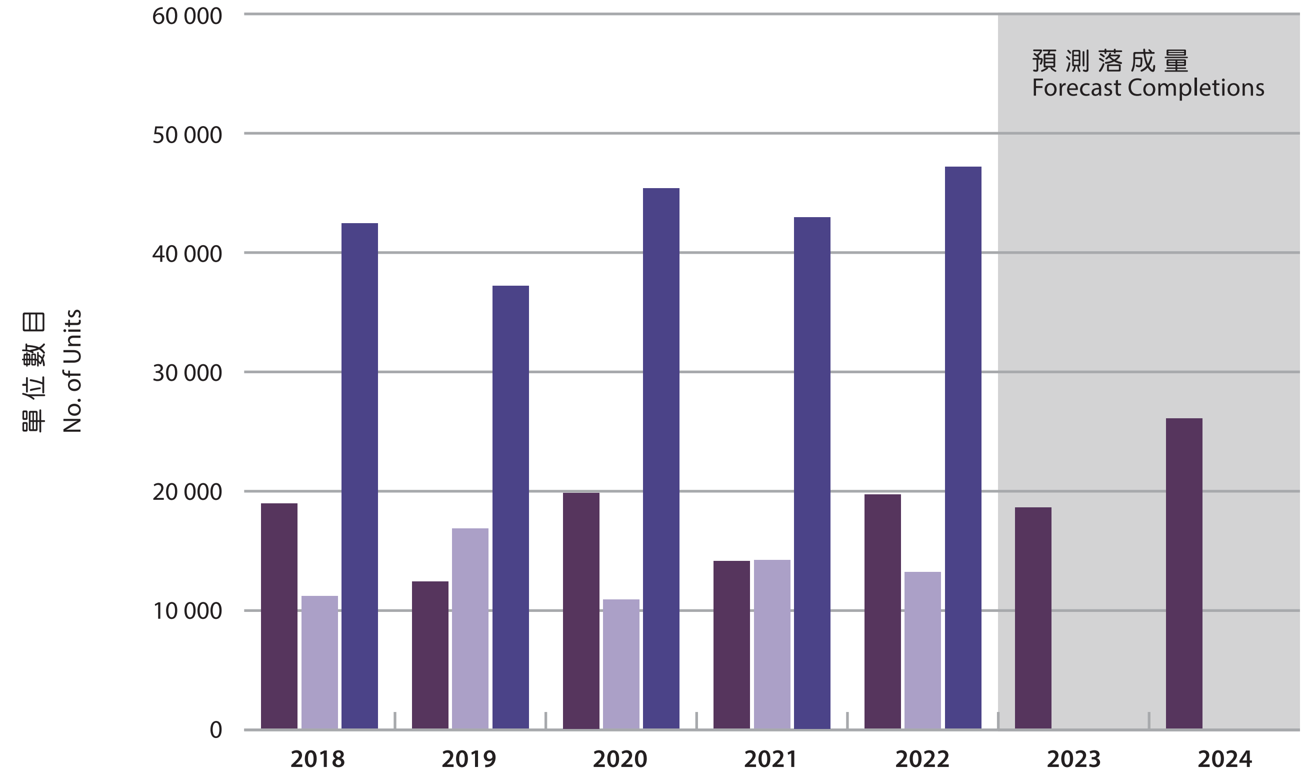
此分類的售價在 2022 年全年均下跌。最後一季的售價較前一年大跌 13.8%。而第四季租金較 2021 年同期下跌 4.2%。

Prices in this sub-sector declined throughout 2022. Prices in the last quarter plunged by 13.8% from that of the preceding year. Meanwhile, rents slid by 4.2% in the fourth quarter over the corresponding quarter in 2021.

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

	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	18 863	12 302*	19 751	14 016	19 595	18 522#	25 967#
入住量 Take-up	11 083	16 751	10 787	14 101	13 100		
空置量 Vacancy	42 336	37 091	45 260	42 860	47 081		
%+	3.9	3.3	4.0	3.8	4.1		

* 2019年落成量包括在年內落成並預計以市價在公開市場發售，但其後於2020年轉為資助出售房屋的43個住宅單位。

Completions of 2019 include 43 units completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.

\+ 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