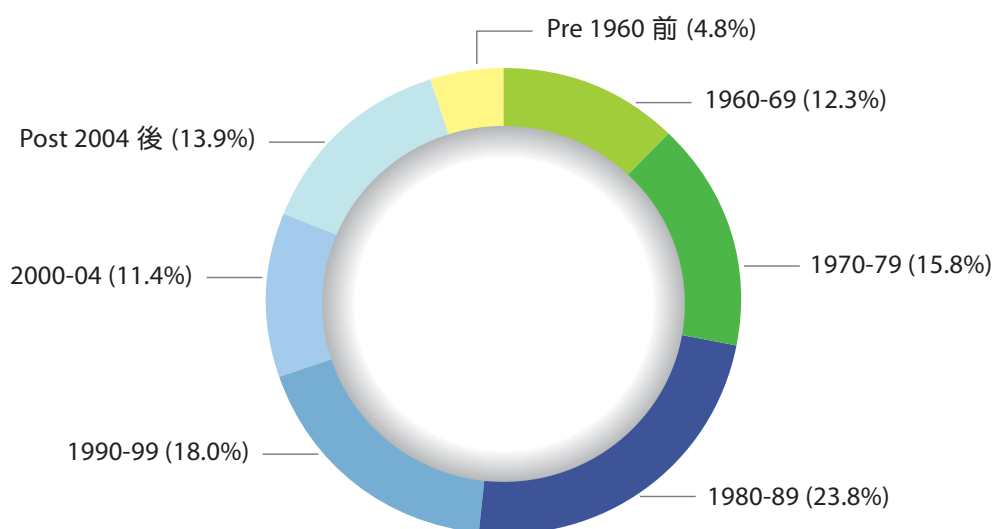




此分類包括實用面積為100平方米或以上的單位。2012年底的總存量為85 600個單位，佔私人住宅總存量的8%。圖表顯示按樓齡分類的總存量。

This sub-sector comprises units with a saleable area of 100 m² or above. Stock at the end of 2012 was 85 600 units, representing 8% of the total private domestic stock. The stock distribution by age is shown in the chart.

按樓齡分類的總存量 Stock Distribution by Age



2012年共有2 420個單位落成，為2011年落成量的兩倍。落成單位約56%位於新界，大埔佔落成量的36%，其次為南區的17%。

There were 2 420 units completed in 2012, doubling the level in 2011. About 56% of the completions was located in the New Territories and Tai Po accounted for 36% of the completions, followed by Southern district at 17%.





2012 年的入住量增至 870 個單位，與去年相比上升 38%。由於新單位當中約有 69% 在下半年落成，年底空置量增至 9 140 個單位，相當於總存量的 10.7%。

Take-up rose to 870 units in 2012, up by 38% from the level in last year. As around 69% of the units were completed in the second half of the year, the year-end vacancy increased to 9 140 units or 10.7% of the stock.



預計 2013 年的落成量降至 1 280 個單位，到 2014 年則回升至 2 070 個。2013 年元朗和北區單位共佔預計供應量的 43%；2014 年新供應量仍集中於新界，大約 25% 新單位來自油尖旺。

Completions are expected to drop to 1 280 units in 2013 and rebound to 2 070 units in 2014. In 2013, Yuen Long and North will provide in total 43% of the estimated supply. In 2014, while supply will still be concentrated in the New Territories, some 25% of the new completions will be coming on stream in Yau Tsim Mong.



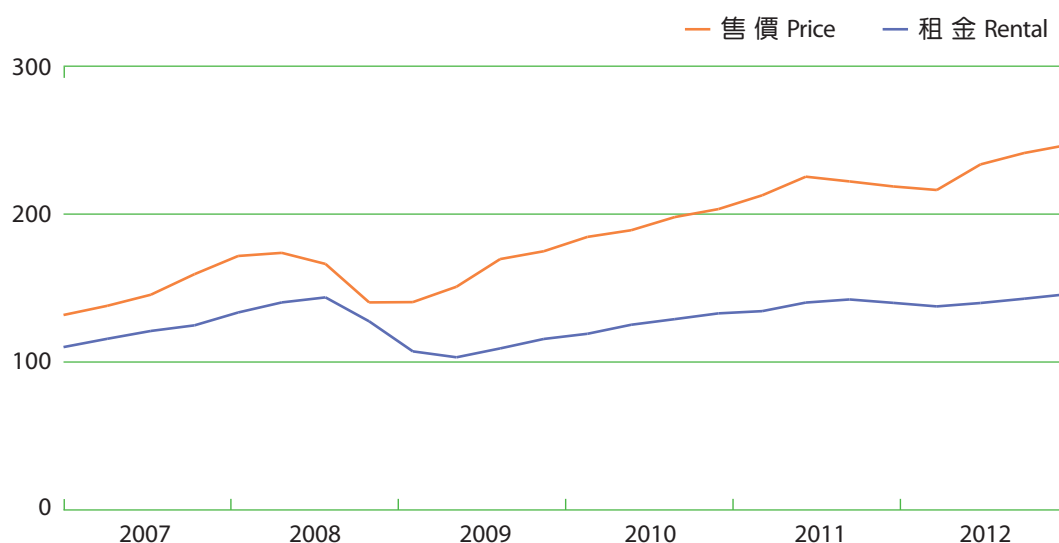


這類單位的售價年初繼續下跌，但其後掉頭回升，第二季更錄得顯著增長。升勢至年底放緩，反映政府穩定樓價措施收效。租金亦跟隨售價向上，但增幅較為溫和。2012年第四季的售價較前一年高出13%，同期租金錄得4%升幅。

Prices in this sub-sector continued to drop at the beginning of the year but changed course shortly afterwards with notable gain in the second quarter. The rising trend moderated toward the year end, reflecting the effect of Government's measures to rein in prices. Rents also moved in tandem with prices but at a milder pace. Prices in the fourth quarter of 2012 were 13% higher than the level in previous year and rents exhibited a 4% increase over the corresponding period.

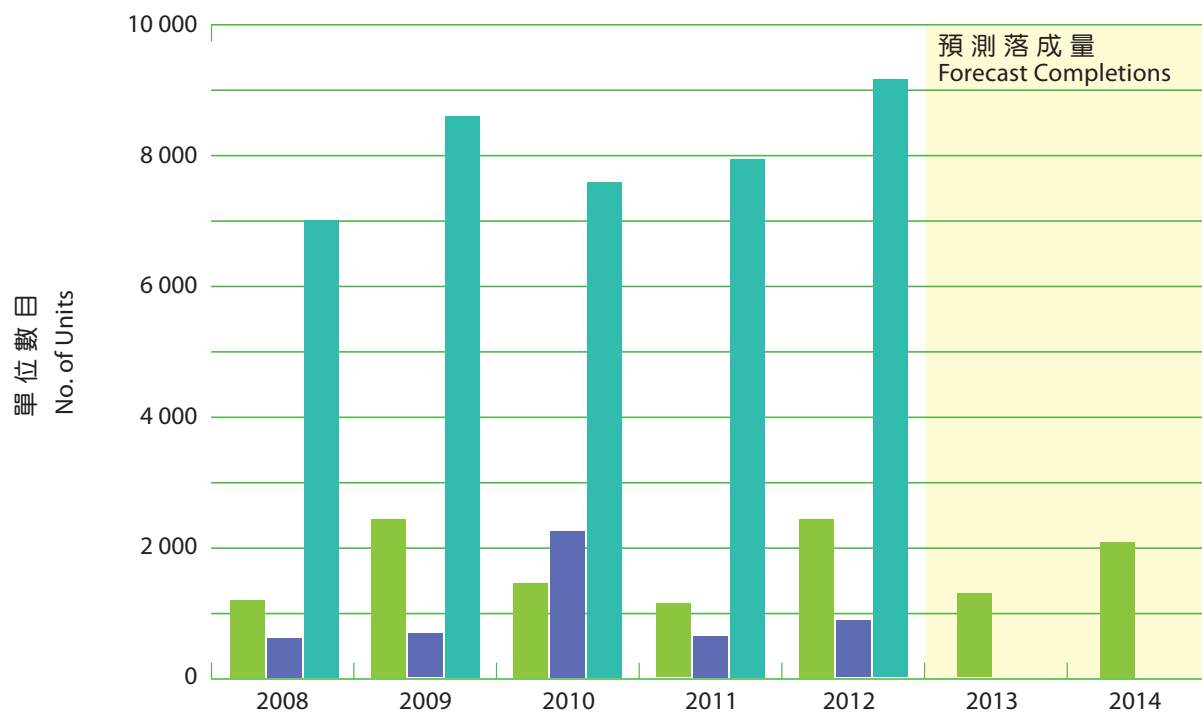


售價及租金指數 Price and Rental Indices





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



	單位數目 No. of Units						
	2008	2009	2010	2011	2012	2013	2014
落成量 Completions	1 180	2 420	1 440	1 130	2 420	1 280 [#]	2 070 [#]
入住量 Take-up	600	670	2 240	630	870		
空置量 Vacancy	6 990	8 580	7 570	7 920	9 140		
% ⁺	8.8	10.5	9.2	9.5	10.7		

+ 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

