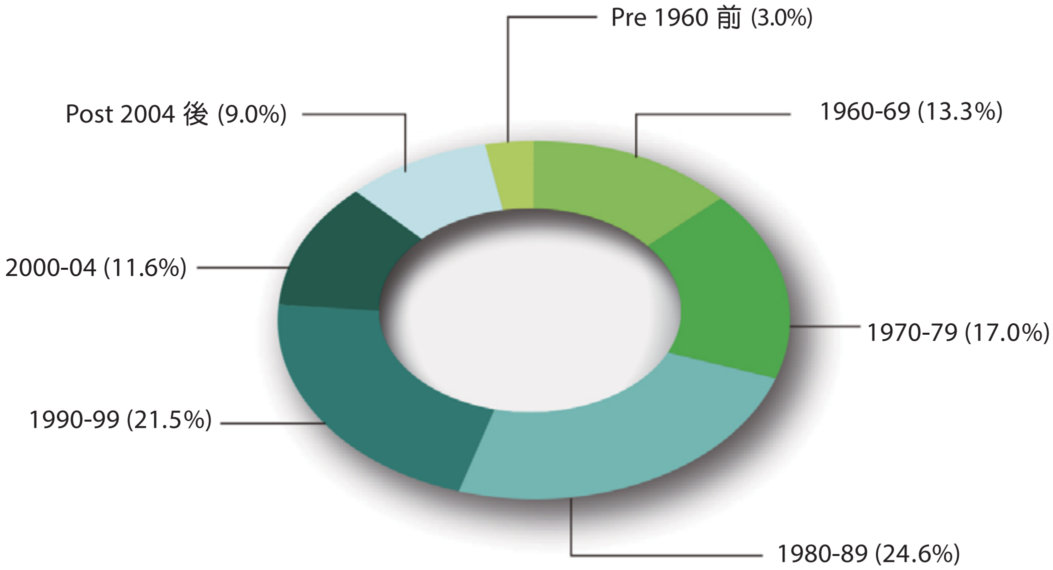
私人住宅 Private Domestic

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.

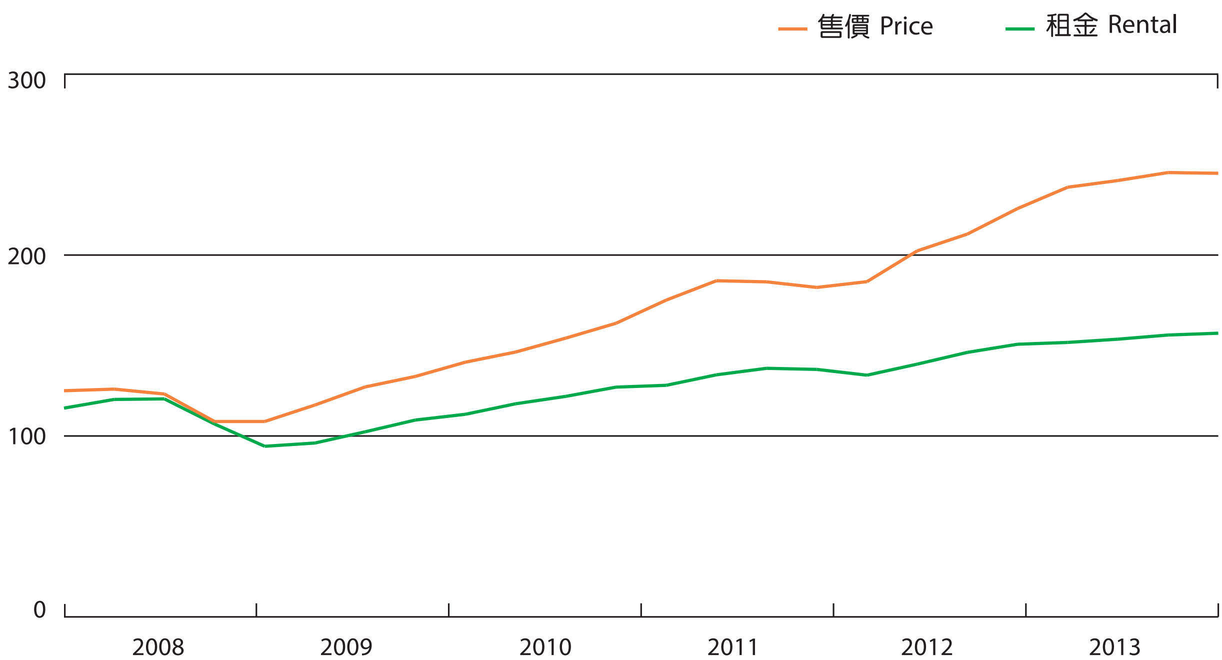
預計2014和2015年的落成量分別升至17 610和12 660個單位，2014年的新供應量約61%來自新界，其餘21%位於九龍，18%位於港島。將軍澳佔新單位供應量的14%，其次為荃灣和元朗，各佔預計落成量的12%。2015年新供應仍集中在新界，將軍澳則供應最多單位，佔新供應量的17%，其次為九龍城和離島，各佔15%和13%。

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%.

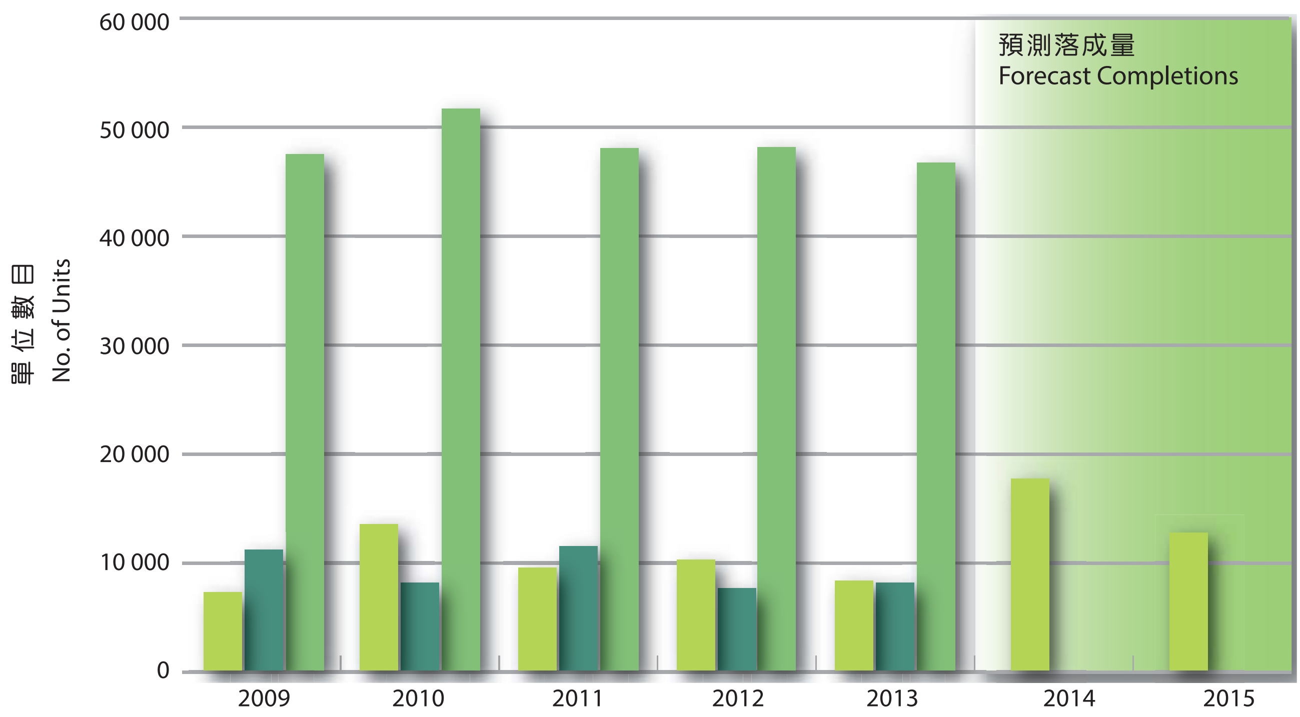
二手樓宇市場的售價於2013年第一季繼續急升。自新一輪需求管理措施推出後，售價的升幅自第二季起減慢，並在最後一季整固，整體售價在最後一季按年錄得9%增長。年內租金亦錄得滯後升幅，最後一季租金指數較去年同季上升4%。

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

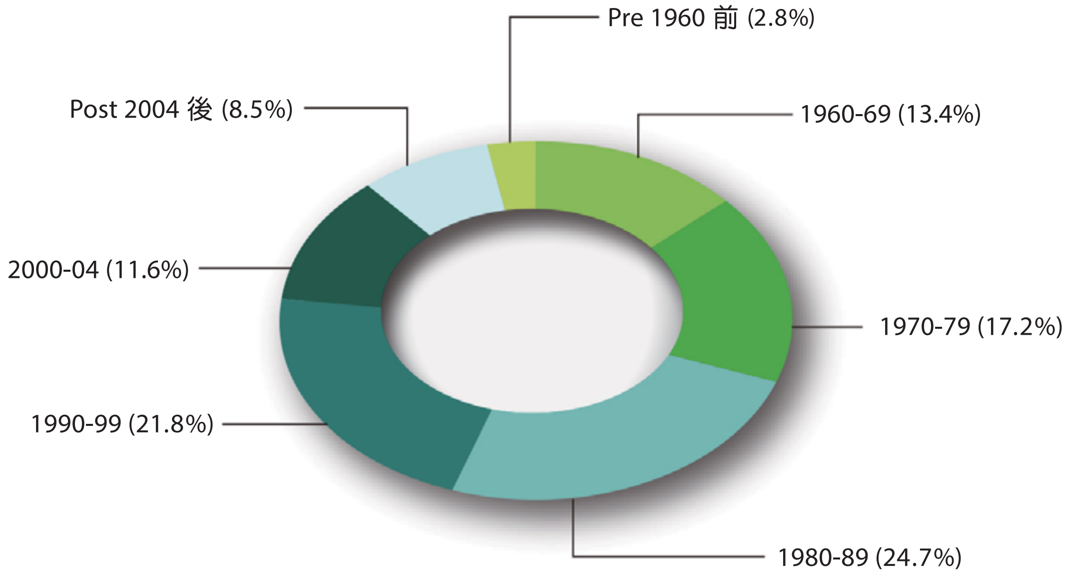
住

Private Domestic

此分類包括實用面積為100平方米以下的單位。2013年底的總存量為1 037 200個單位，佔私人住宅總存量的92%。圖表顯示按樓齡分類的總存量。

This sub-sector comprises units with a saleable area of less than 100 m^2. Stock at the end of 2013 was 1 037 200 units which accounted for 92% of the total private domestic stock. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2013年約有7 310個單位落成，其中83%位於新界，其餘12%位於九龍，5%位於港島。按地區計，主要供應來自元朗，其次為將軍澳和沙田。以單位面積計，B類單位佔新供應量的65%，A、C類單位的比例則分別為19%和16%。

Around 7 310 units were completed in 2013, of which 83% were located in the New Territories, 12% in Kowloon and 5% on Hong Kong Island. Major supply came from Yuen Long, followed by Tseung Kwan O and Sha Tin. In terms of flat size, class B units alone accounted for 65% of the new supply while the shares of class A and class C units were 19% and 16% respectively.

2013年的入住量下跌4%至6 390個單位。年底空置量亦跌至38 210個單位，佔此分類總存量的3.7%。

Take-up in 2013 decreased by 4% to 6 390 units. Vacancy at the year-end also reduced to 38 210 units, or 3.7% of the stock in this sub-sector.

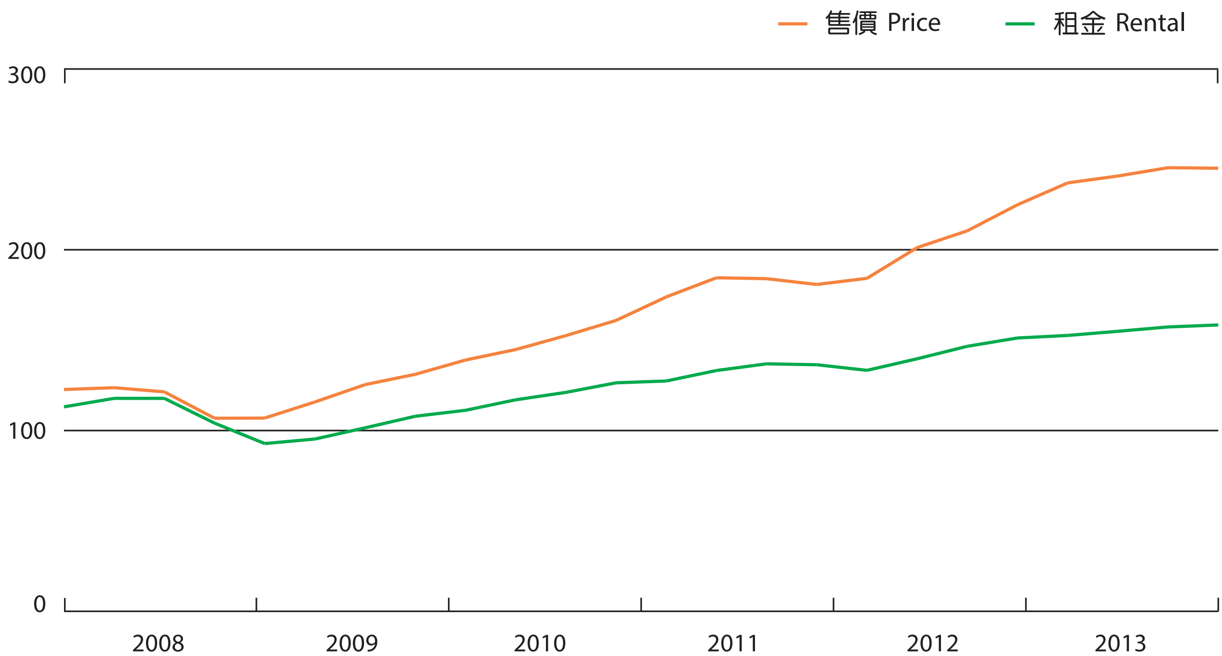
預計2014和2015年分別約有16 400和9 480個單位落成。2014年的新落成量中，新界佔63%，將軍澳、荃灣和元朗單位合共佔預計供應量的39%。到2015年，新界的供應量微跌至59%，單位主要分布於將軍澳、離島和元朗。

Completions in 2014 and 2015 are forecast to increase to 16 400 units and 9 480 units respectively. Of the completions in 2014, the New Territories will share 63%, with Tseung Kwan O, Tsuen Wan and Yuen Long altogether accounting for 39% of the estimated supply. In 2015, contribution from the New Territories will slightly diminish to 59%, distributed mainly in Tseung Kwan O, Islands and Yuen Long.

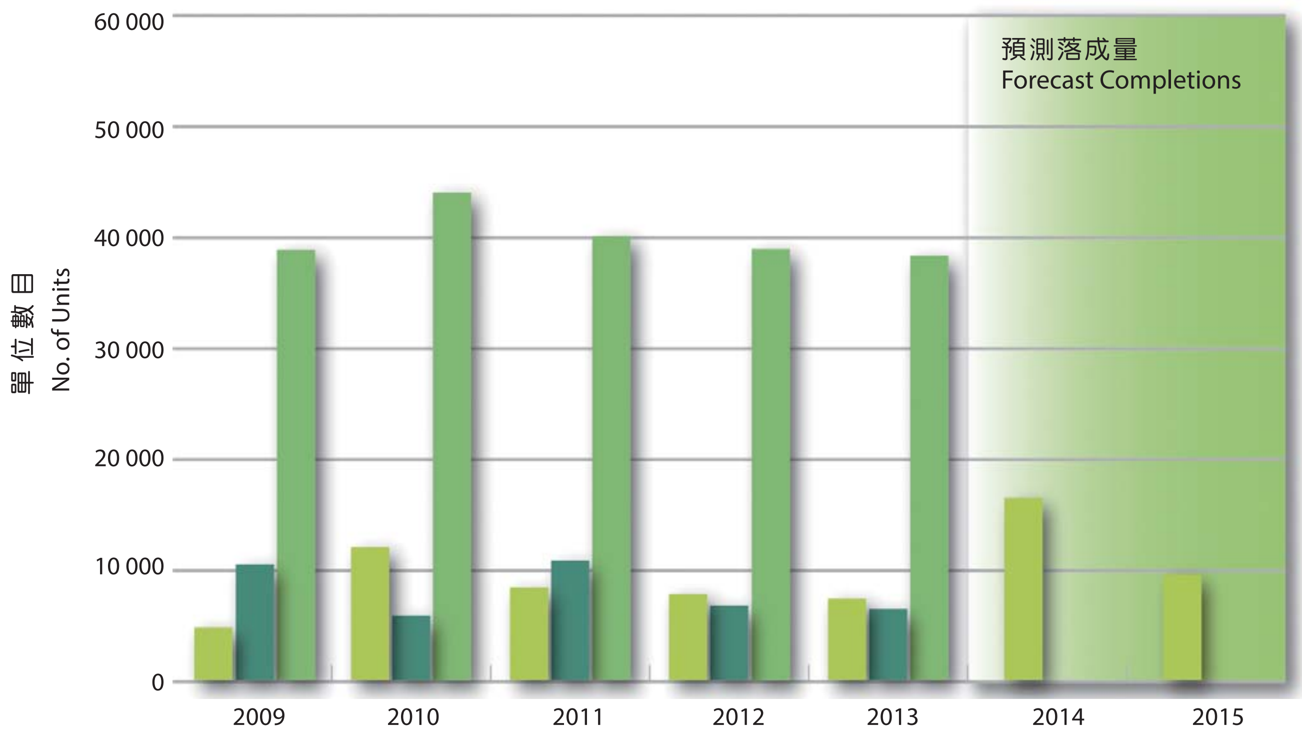
這類單位的售價承接2012年的升勢，於2013年第一季在高位徘徊。自需求管理措施推出後，售價的升勢顯著減慢，並在第四季開始回落，第四季售價按年上漲9%。租金同樣由第一季接連攀升至最後一季，較2012年同期第四季錄得5%溫和增幅。

Prices in this sub-sector following the rising momentum in 2012, hovered at high levels in the first quarter of 2013. The uptrend decelerated noticeably after the demand-side management measures rolled out, and began to fall in the fourth quarter. The price finished with a year-on-year increase of 9% in the fourth quarter. Likewise, rents climbed consecutively from the first to the last quarter and recorded a mild increase of 5% in the fourth quarter over the corresponding period in 2012.

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	4 740	11 970	8 320	7 730	7 310	16 400#	9 480#
入住量 Take-up	10 420	5 790	10 770	6 680	6 390		
空置量 Vacancy	38 770	43 960	40 000	38 860	38 210		
%+	3.8	4.3	3.9	3.8	3.7		

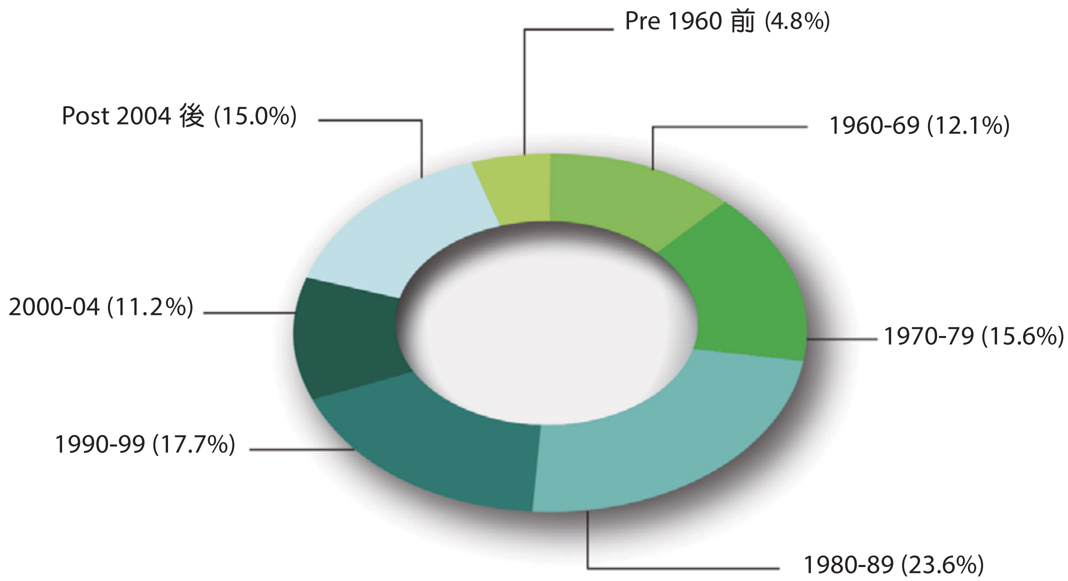
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

此分類包括實用面積為100平方米或以上的單位。2013年底的總存量為86 400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 2013 was 86 400 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



2013年共有940個單位落成，其中69%位於新界。按地區計，元朗在此分類中供應最多單位，佔落成量的35%，其次為北區的27%。

There were 940 units completed in 2013, of which 69% were located in the New Territories. District-wise, Yuen Long provided the largest supply of units in this sub-sector, accounting to 35% of the completions, followed by North district at 27%.

2013年的入住量急升92%至1 670個單位，較落成量超出逾70%，年底空置量因而降至8 360個單位，相當於此分類總存量的9.7%。

Take-up in 2013 soared by 92% to 1 670 units, exceeding the completions by over 70%. The year-end vacancy therefore declined to 8 360 units, representing 9.7% of the stock in this sub-sector.

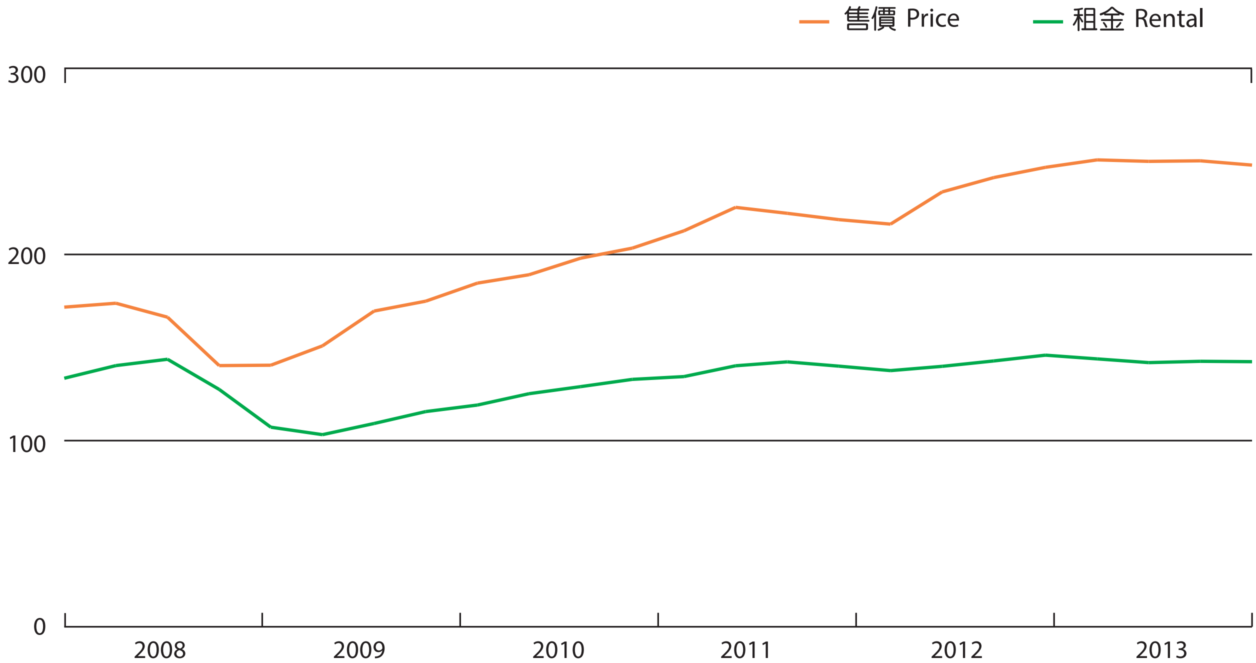
預計2014年的落成量增至1 210個單位，到2015年顯著升至3 180個。2014年，此分類的新供應集中在九龍，油尖旺佔此分類落成量的31%；2015年新供應則主要集中在新界，而九龍城會有最多單位供應，佔新供應量約三分之一。

Completions are expected to rise to 1 210 units in 2014 and surge markedly to 3 180 units in 2015. In 2014, new supply in this sub-sector will be concentrated in Kowloon with Yau Tsim Mong providing 31% of the completions in this sub-sector. Major supply will then revert to the New Territories in 2015, while the largest supply will come from Kowloon City, accounting for about one-third of the new units.

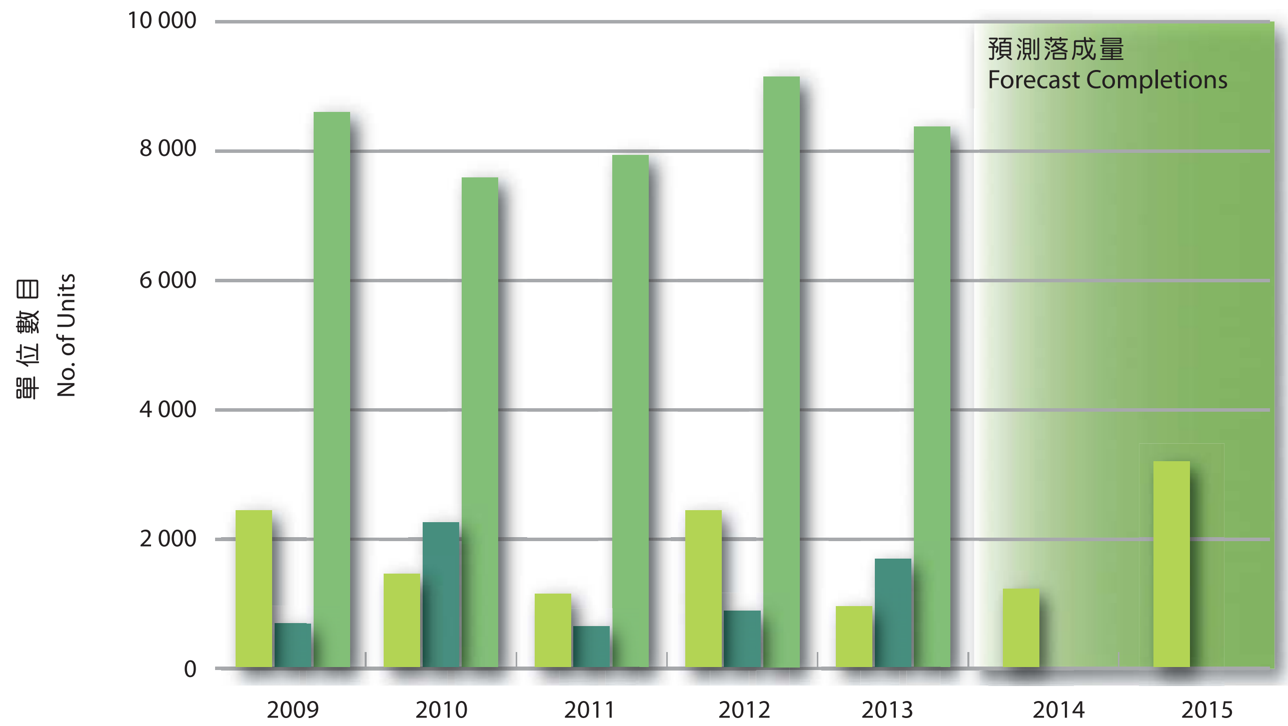
與中小型單位相比，這類單位的售價在2013年第一季緩慢上升，但在隨後兩季無甚變動。售價在年底輕微回落，令第四季的售價與一年前相比無顯著變動。年內租金呈現下跌趨勢，第四季的租金較去年同期下調2%。

Compared with the small/medium sized flats, prices in this sub-sector rose slowly in the first quarter of 2013 and showed virtually no change in the following two quarters. Owing to a slight decline at the year-end, prices in the fourth quarter exhibited no significant movement over a year earlier. Rents displayed a downward trend in the year with the fourth quarter exhibiting a 2% decrease over the same period of 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	2 420	1 440	1 130	2 420	940	1 210#	3 180#
入住量 Take-up	670	2 240	630	870	1 670		
空置量 Vacancy	8 580	7 570	7 920	9 140	8 360		
%+	10.5	9.2	9.5	10.7	9.7		

\+ 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