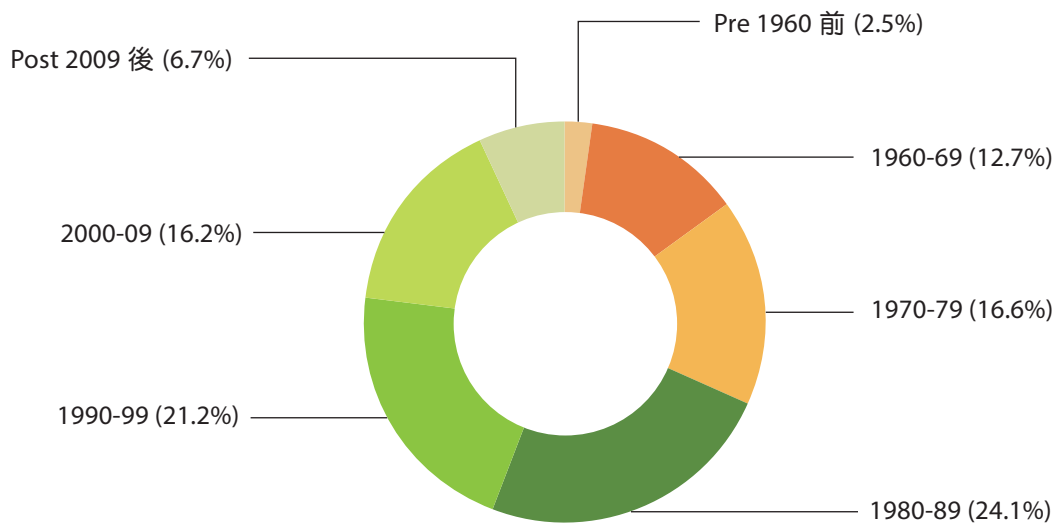




此分類包括實用面積為100平方米以下的單位。2016年年底的總存量為1 067 622個單位，佔私人住宅總存量的92%。圖表顯示按樓齡分類的總存量。

This sub-sector comprises units with a saleable area of less than 100 m². Stock at the end of 2016 was 1 067 622 units which accounted for 92% of the total private domestic stock. The chart shows the stock distribution by age.

按樓齡分類的總存量 Stock Distribution by Age



2016年有12 512個單位落成，其中66%位於新界，19%位於九龍和15%位於港島。按地區計，四分之一的新供應來自西貢，其次為離島和元朗。以單位面積計，B類單位獨佔新供應的58%，A類和C類單位則分別佔落成量的31%和11%。

There were 12 512 units completed in 2016, of which 66% were located in the New Territories, 19% in Kowloon and 15% on Hong Kong Island. On district level, one-quarter of the new supply came from Sai Kung, and then followed by Islands and Yuen Long. In terms of flat size, Class B units alone accounted for 58% of the new supply while Class A and Class C units providing 31% and 11% of the completions respectively.

2016年的入住量上升23%至11 040個單位。年底空置量增至35 234個單位，佔此分類總存量的3.3%。

Take-up in 2016 increased by 23% to 11 040 units. Vacancy at the year-end edged up to 35 234 units, or 3.3% of the stock in this sub-sector.



預計2017和2018年的落成量分別為15 624個單位和17 352個單位。該兩年的新供應均主要來自新界，但比例由2017年佔預測落成量的59%下降至2018年的44%。按地區計，2017年的新供應有逾一半位於元朗和九龍城。在2018年，九龍城將供應26%的新單位，比例最高，其次為深水埗和西貢，各自比例均為13%。

15 624 units and 17 352 units are estimated to be completed in 2017 and 2018 respectively. New supply will mainly come from the New Territories in both years but its share will retreat from 59% of the forecast completions in 2017 to 44% in 2018. On district basis, over half of the new supply in 2017 will come from Yuen Long and Kowloon City. In 2018, Kowloon City will contribute the largest share of 26% of new units, and then followed by Sham Shui Po and Sai Kung each at 13%.

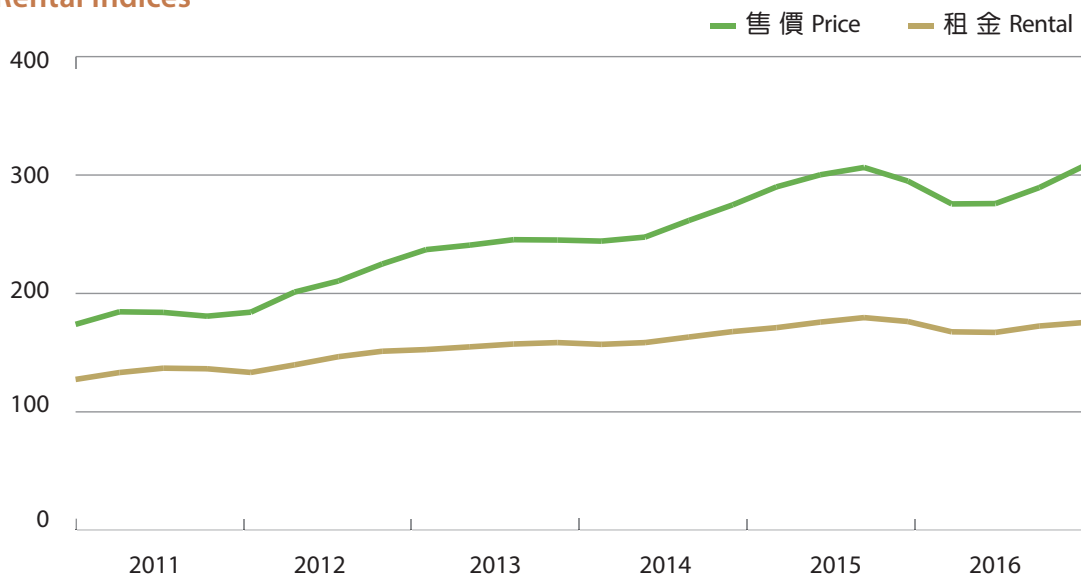


此分類單位的售價在第一季急跌，至第二季轉趨穩定。由於英國「脫歐」觸發的連鎖效應較預期小，售價在下半年逐步上升。第四季售價按年增長4.2%，超越2015年第三季的頂峯。同樣地，租金於第二季見底後在下半年回升，惟第四季租金仍錄得0.5%的按年跌幅。

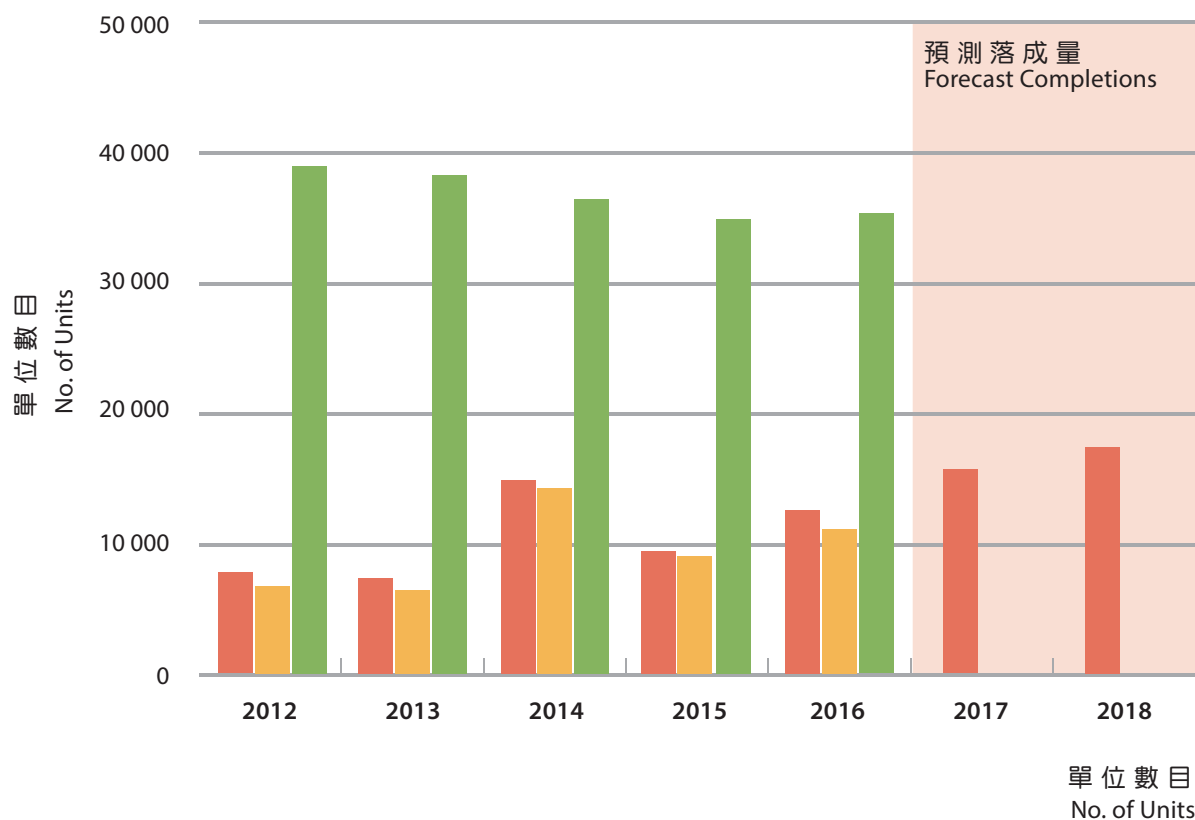
Prices in this sub-sector steadied in the second quarter after a sharp fall in the first quarter. In the wake of the smaller-than-expected contagious effect of Brexit, prices escalated in the second half of the year and finished with a year-on-year increase of 4.2% in the final quarter, surpassing the peak in the third quarter of 2015. Likewise, rents edged up in the second half of the year after bottoming out in the second quarter. A year-on-year decrease of 0.5% was recorded in the fourth quarter.



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



	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	7 727	7 318	14 813	9 356	12 512	15 624 [#]	17 352 [#]
入住量 Take-up	6 680	6 383	14 209	8 972	11 040		
空置量 Vacancy	38 857	38 209	36 370	34 826	35 234		
% ⁺	3.8	3.7	3.5	3.3	3.3		

+ 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