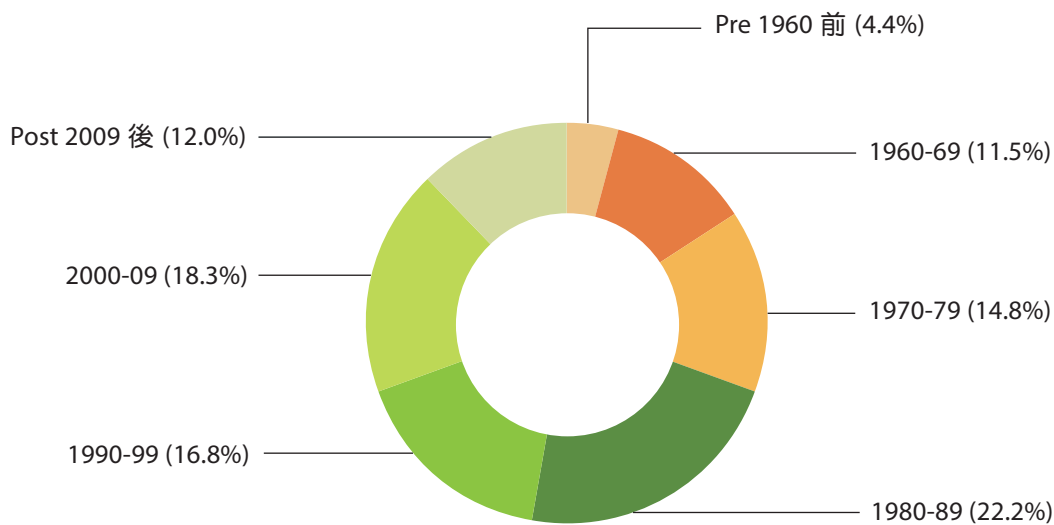




此分類包括實用面積為100平方米或以上的單位。2016年年底的總存量為91 143個單位，佔私人住宅總存量的8%。圖表顯示按樓齡分類的總存量。

This sub-sector comprises units with a saleable area of 100 m² or above. Stock at the end of 2016 was 91 143 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



2016年落成的2 083個單位中，46%位於新界。按地區計，九龍城和西貢合共佔落成量的66%。

Of the 2 083 units completed in 2016, 46% were located in the New Territories. On district basis, Kowloon City and Sai Kung accounted for 66% of the completions.

與中/小型單位不同，此分類在2016年的入住量下跌46%至841個單位。年底空置量增至8423個單位，相當於此分類單位總存量的9.2%。

Unlike the small/medium sized flats, take-up in this sub-sector decreased by 46% to 841 units in 2016. Vacancy at the year-end increased to 8 423 units, representing 9.2% of the stock in this sub-sector.



此分類的落成量預計於2017年下跌至1498個單位，及後於2018年上升至2174個單位。2017年的新供應集中在新界，沙田和屯門將合共提供落成量的39%。在2018年，74%的新供應分布於新界和九龍，其所佔的比例大概相等。按地區計，深水埗、沙田和東區將合共佔落成量的60%。

Completions in this sub-sector are expected to drop to 1 498 units in 2017 and then rise to 2 174 units in 2018. In 2017, new supply will be concentrated in the New Territories. Sha Tin and Tuen Mun will provide a total 39% of the new completions. In 2018, 74% of the new supply will spread between the New Territories and Kowloon in approximately equal share. On district level, Sham Shui Po, Sha Tin and Eastern districts altogether will provide 60% of the completions.

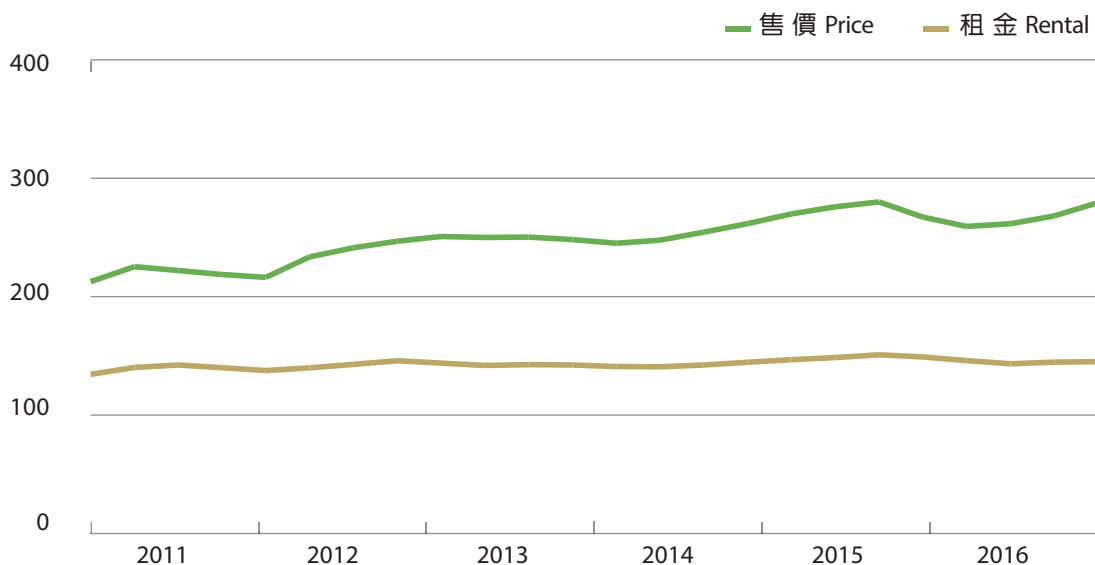


此分類單位的售價有較為平穩的表現。售價於2016年第一季調整後，在第二季開始上揚並於年內持續上升，最後一季的售價較去年高出4.6%。租金表現落後於售價，於下半年開始回升，最後一季的租金仍較去年同期下跌2.7%。

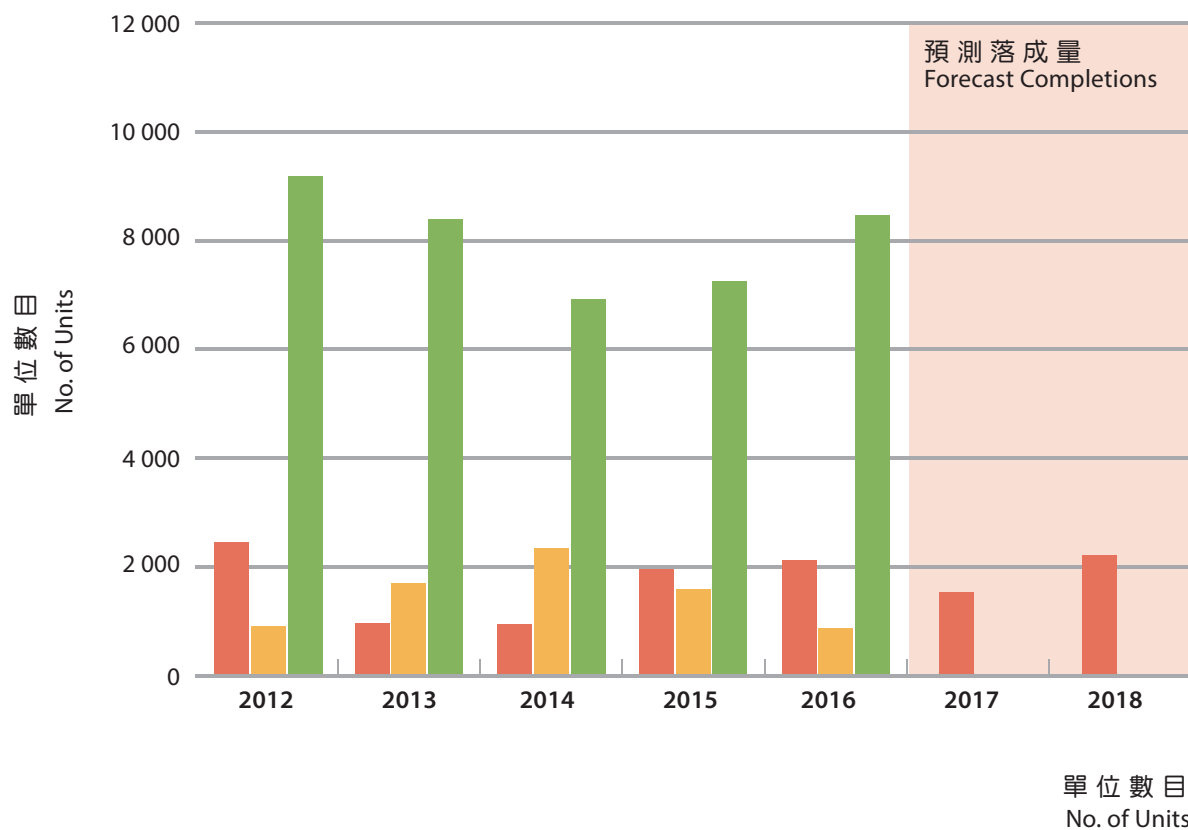
Prices in this sub-sector posted a relatively steadier performance. After the correction in the first quarter of 2016, prices began to rise in the second quarter and posted a continuous rise until the year-end. Prices in the last quarter were 4.6% higher than a year earlier. Lagged behind the prices, rents started picking up in the second half of the year but still registered a 2.7% decrease in the last quarter over the corresponding quarter 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



	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	2 422	936	906	1 924	2 083	1 498 [#]	2 174 [#]
入住量 Take-up	872	1 673	2 314	1 561	841		
空置量 Vacancy	9 140	8 358	6 893	7 209	8 423		
% ⁺	10.7	9.7	7.9	8.1	9.2		

+ 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