

私人住宅

Private Domestic





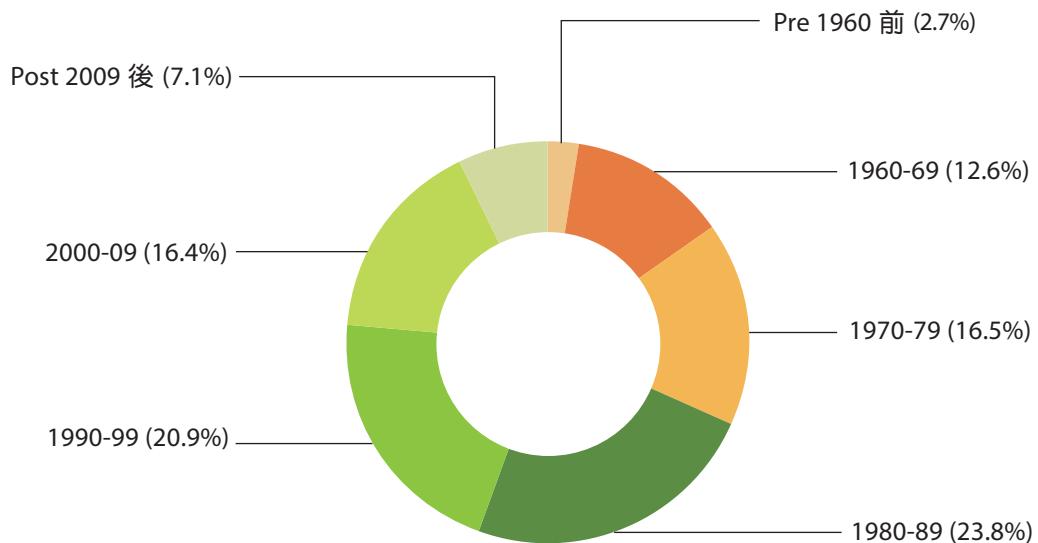
THE
VISIONARY



這類別包括設有專用煮食設施、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。2016年年底的整體總存量為1 158 765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 2016, the overall stock was 1 158 765 units. The chart shows the stock distribution by age.

按樓齡分類的總存量 Stock Distribution by Age



2016年私人住宅落成量回升至14 595個單位，較前一年增加29%。按區域劃分，63%落成單位位於新界，22%位於九龍和15%位於港島。按地區計，西貢供應的新單位佔整體落成量的26%，比例最高，其次為離島和元朗，各佔整體落成量的16%。

Completions in 2016 rebounded to 14 595 units, up by 29% from the previous year. By region, 63% of the completions was in the New Territories, 22% in Kowloon and 15% on Hong Kong Island. On district basis, Sai Kung contributed the largest share of new units, at 26% of the overall completions, and then followed by Islands and Yuen Long each accounting 16%.

私人住宅（整體） Private Domestic (Overall)

2016年的入住量為11 881個單位，較前一年增加13%。年底空置量上升至43 657個單位，相當於總存量的3.8%，其中7 333個空置單位於佔用許可證發出後仍未獲發滿意紙或轉讓同意書。

Take-up in 2016 was 11 881 units, an increase of 13% from the preceding year. Vacancy at the year-end was driven up to 43 657 units, equivalent to 3.8% of the total stock. 7 333 of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.



預測落成量在2017年上升至17 122個單位，在2018年再增至19 526個單位。在2017年，新界的新供應佔60%，其餘27%來自九龍和13%來自港島。按地區計，元朗和九龍城分別提供26%和22%的新落成單位。在2018年，新界所佔的供應比例將略為減少至43%，而九龍城、深水埗和西貢將合共提供落成量的51%。

Completions are expected to rise to 17 122 units in 2017 and increase further to 19 526 units in 2018. In 2017, 60% of the new supply will come from the New Territories, and the remainder will be from Kowloon at 27% and Hong Kong Island at 13%. On district basis, Yuen Long and Kowloon City will contribute 26% and 22% of the new units respectively. In 2018, the New Territories will contribute a smaller portion of 43% of the new supply. Kowloon City, Sham Shui Po and Sai Kung altogether will provide 51% of the completions.

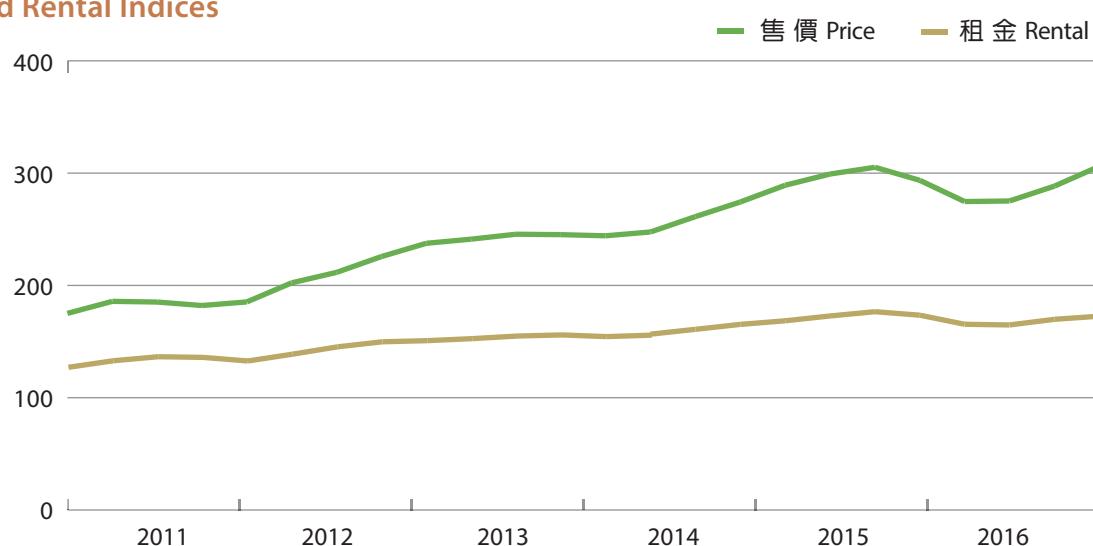


在市場憂慮美國加息和英國公投支持脫離歐洲聯盟（英國「脫歐」）觸發的連鎖效應下，二手市場物業售價在第一季持續下跌並於第二季轉趨亢奮。受強勁的私人住宅需求帶動下，售價於下半年重拾上升動力，並超逾2015年第三季的頂峯。政府其後於2016年11月推出新一輪需求管理措施，將適用於非首次置業的買家的從價印花稅率劃一調高至15%，以冷卻樓市。儘管如此，第四季的整體售價仍較去年同期高出4.2%。租金自下半年起錄得滯後升幅，第四季租金較去年同期下跌0.5%。

Prices in the secondary market continued to fall in the first quarter and turned exuberant from the second quarter, amid the concerns over US interest rate hike and contagious effects of the UK's referendum in favour of leaving the European Union (Brexit). Buoyed by the strong demand of private flats, prices regained momentum in the second half of the year and surpassed the peak in the third quarter of 2015. To cool down the market, the Government introduced a 15% standardised stamp duty on non first-time home buyers in November 2016. Despite so, overall prices in the fourth quarter were still 4.2% higher than the same period in previous year. Rents recorded a lagged increase since the second half of the year, with the fourth quarter exhibiting a 0.5% decrease over the same period of last year.



售價及租金指數 Price and Rental Indices



私人住宅（整體） Private Domestic (Overall)

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



+ 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.

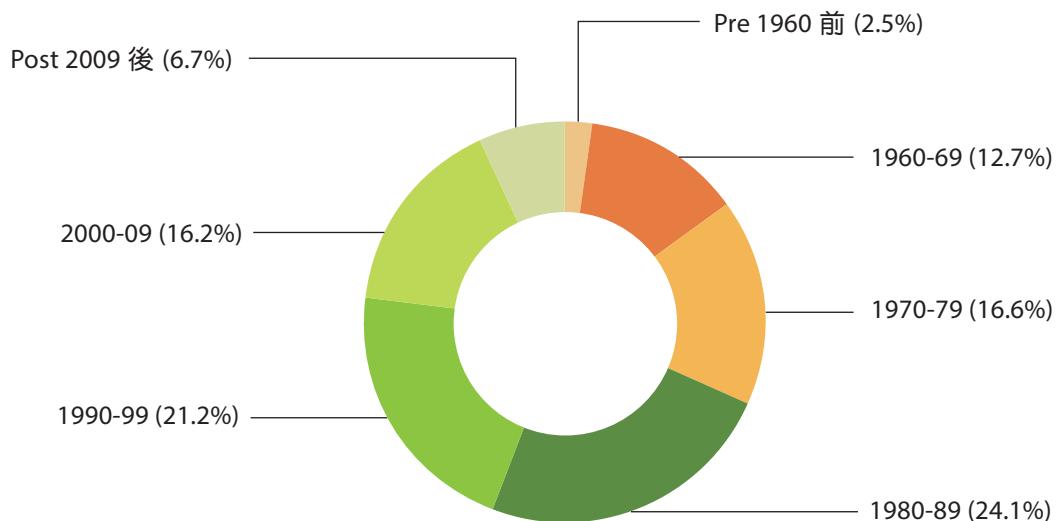
預測數字
Forecast figures



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.

私人住宅（中/小型單位） Private Domestic (Small/Medium Units)

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%.

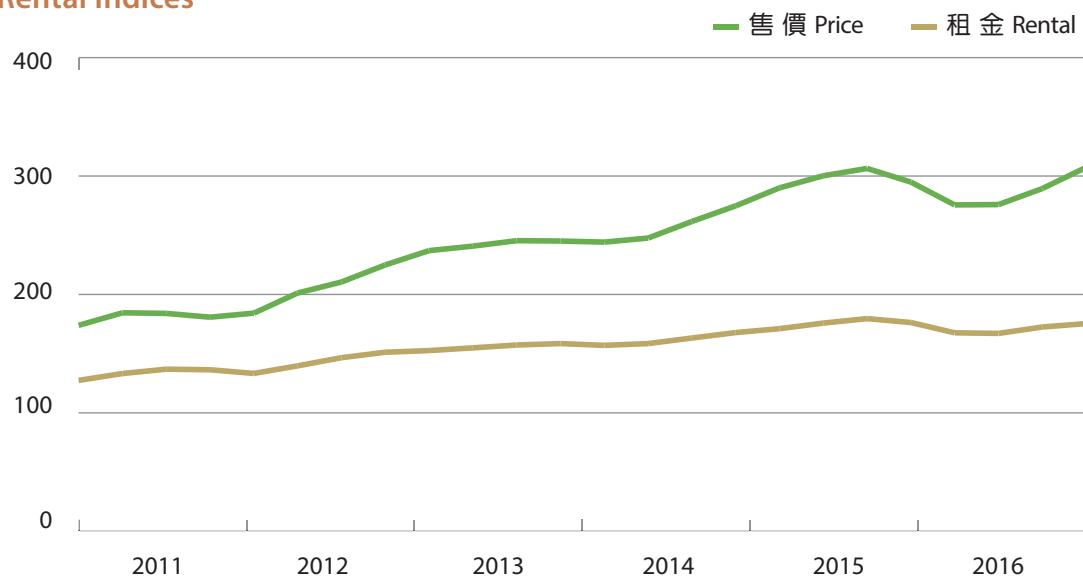


此分類單位的售價在第一季急跌，至第二季轉趨穩定。由於英國「脫歐」觸發的連鎖效應較預期小，售價在下半年逐步上升。第四季售價按年增長4.2%，超逾2015年第三季的頂峯。同樣地，租金於第二季見底後在下半年回升，惟第四季租金仍錄得0.5%的按年跌幅。

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



私人住宅（中/小型單位） Private Domestic (Small/Medium Units)

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



+ 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.

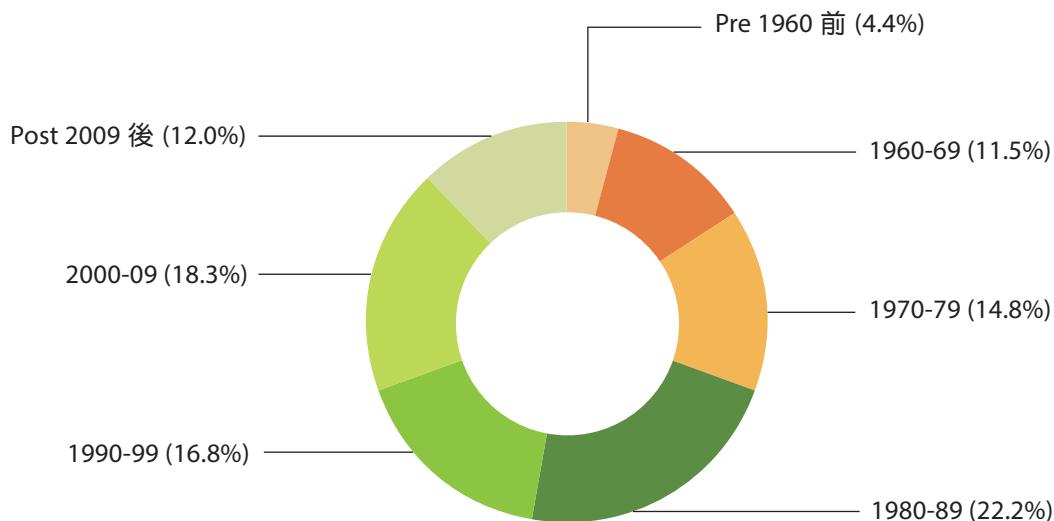
預測數字
Forecast figures



此分類包括實用面積為100平方米或以上的單位。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.

私人住宅（大型單位） Private Domestic (Large Units)

與中 / 小型單位不同，此分類在 2016 年的入住量下跌 46% 至 8 41 個單位。年底空置量增至 8 423 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 8 41 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 1 498 個單位，及後於 2018 年上升至 2 174 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.

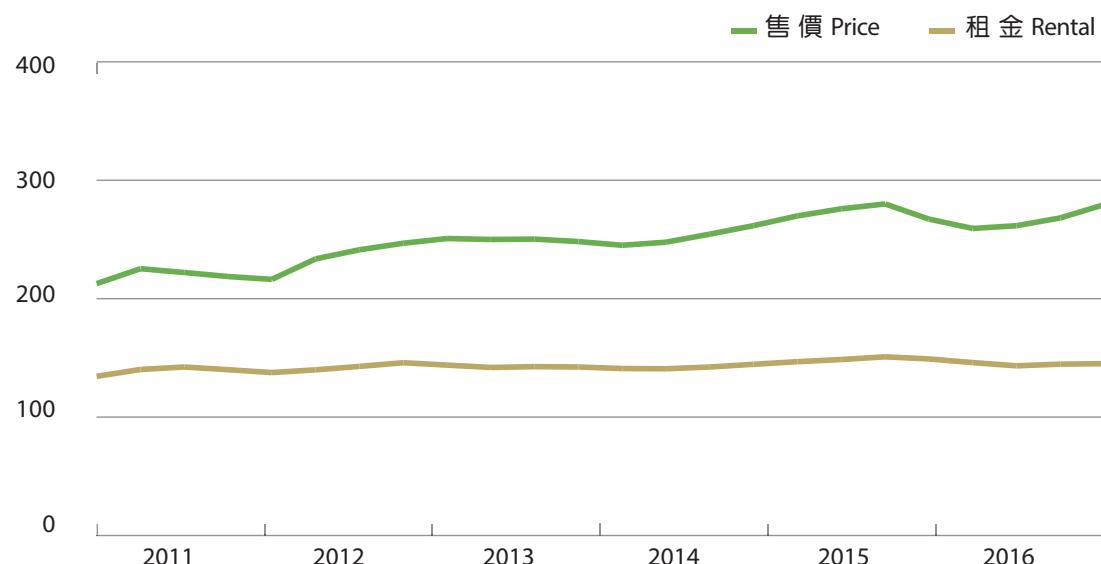


此分類單位的售價有較為平穩的表現。售價於2016年第一季調整後，在第二季開始上揚並於年內持續上升，最後一季的售價較去年高出4.6%。租金表現落後於售價，於下半年開始回升，最後一季的租金仍較去年同期下跌2.7%。

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.

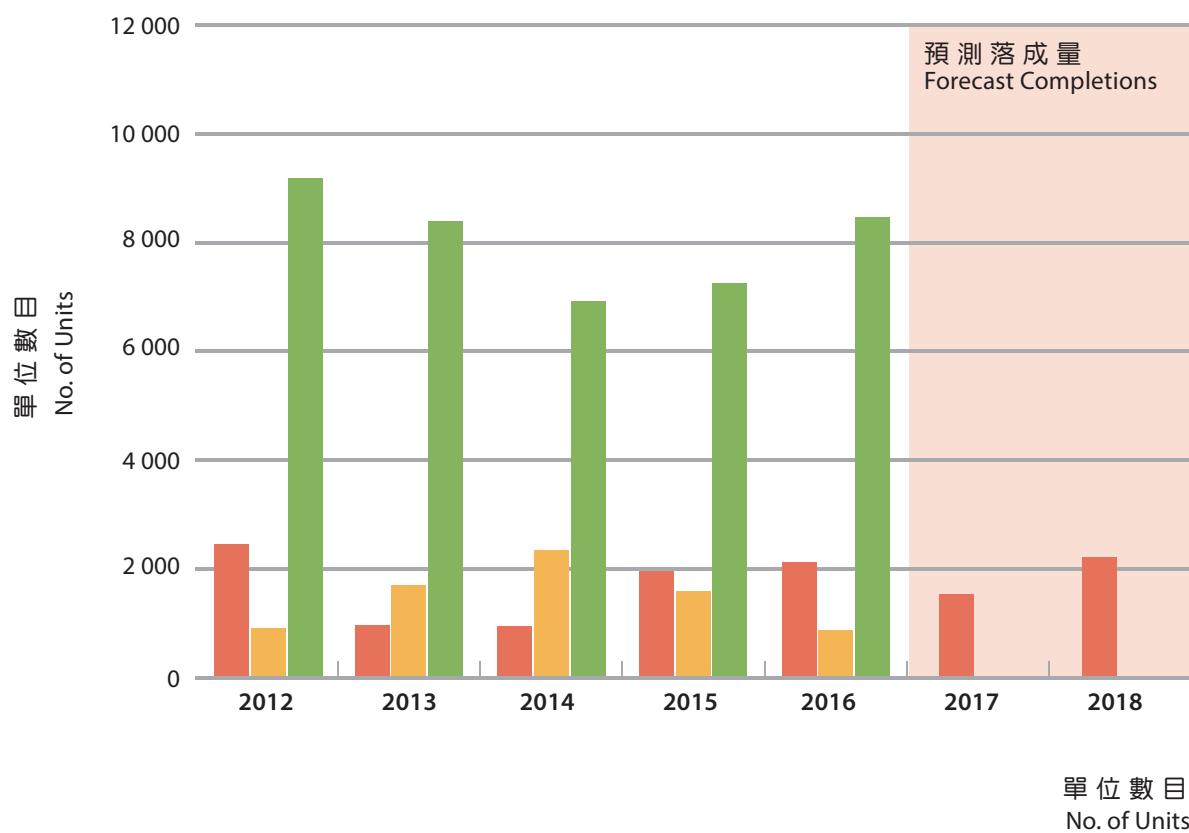


售價及租金指數 Price and Rental Indices



私人住宅（大型單位） Private Domestic (Large Units)

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



單位 數 目
No. of Units

	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