

私人住宅(整體) Private Domestic (Overall)

這類別包括設有煮食設施、浴室及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。讀者應注意2001年及以前的數字是包括村屋在內。2004年底此類物業的總存量為1 035 000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. It should be noted that figures in 2001 and before include village houses. At the end of 2004, the overall stock was 1 035 000 units. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2004年的私人住宅落成量是26 040個單位，與前一年的數量相若。當中44%的新落成單位位於新界，另外42%位於九龍，餘下14%則位於香港。在地區分布上，九龍城錄得最多新落成單位數量，佔整體落成量的22%，其次是油尖旺和元朗，各佔13%。

Completions of private domestic accommodation in 2004 were 26 040 units, similar to the level of the previous year. The New Territories contributed 44% of these new units, while Kowloon contributed 42%, and Hong Kong the remaining 14%. District-wise, Kowloon City recorded the highest number of new units, at 22% of overall completions, followed by Yau Tsim Mong and Yuen Long, each accounting for 13%.

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2004年的入住量為31 400個單位，較2003年的22 490個單位增加40%。年底的空置量下降至64 250個單位，相當於總存量的6.2%，其中約有7 500個空置單位(12%)由於仍未獲發滿意紙或轉讓同意書而未能入住。

根據2004年12月31日的資料顯示，2005年和2006年的單位落成量會分別約為21 200個及17 400個。在2005年，約有60%的新落成單位會位於新界，而餘下40%則約有半數位於香港，半數位於九龍。按地區計，單是荃灣將佔整體新落成單位的20%。在2006年，新落成單位將主要集中於九龍和新界，分別佔總數的36%及54%。

Take-up in 2004 was 31 400 units, up 40% from 22 490 units in 2003. Vacancy at the year-end was 64 250 units, equivalent to 6.2% of the total stock. About 7 500 (12%) of these units were not yet issued with Certificate of Compliance or Consent to Assign, and could not have been occupied.

It was estimated as at 31 December 2004 that completions in 2005 and 2006 were expected to be around 21 200 units and 17 400 units respectively. In 2005, about 60% of the completed units would be located in the New Territories, and the remaining 40% in Hong Kong and Kowloon in approximately equal proportions. On district level, Tsuen Wan alone would contribute about 20% of these completed units. In 2006, Kowloon and the New Territories would provide the majority, accounting for 36% and 54% respectively of the total.



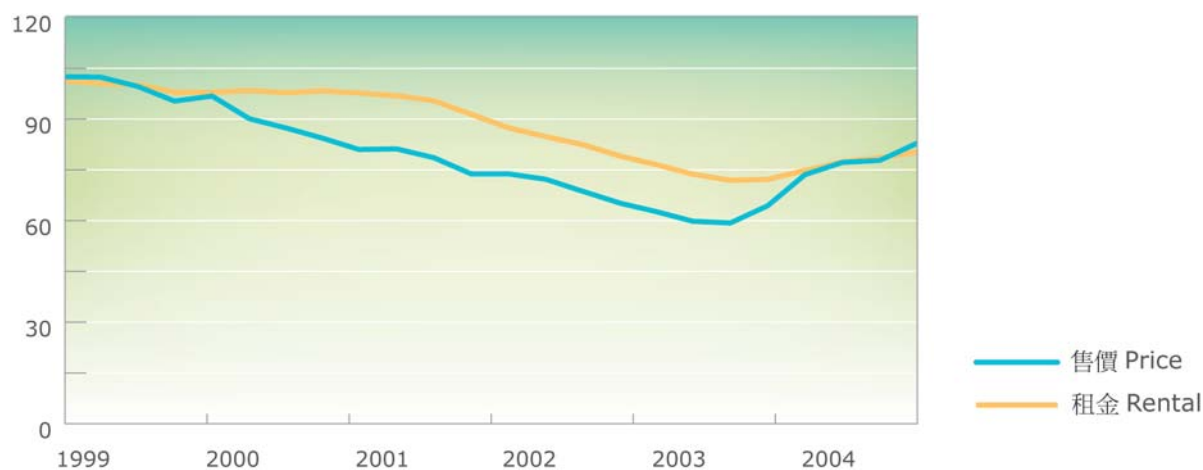
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售價在2004年初顯著上升，在年中經鞏固後在下半年再度攀升。年內第四季的整体售價指數，與前一年同期比較，錄得29%的升幅。2004年的租金亦見上升，但幅度較溫和，年內第四季與前一年同期比較，租金指數的升幅是11%。

Prices rose significantly at the beginning of 2004, consolidated in mid-year and then climbed up again in the latter part of the year. The overall price index for the fourth quarter of 2004 registered a 29% growth over the same period of the previous year. Rents also experienced a rising trend in the year, but to a lesser extent. The rental index in the last quarter of 2004 rose 11% from the same period of the year before.

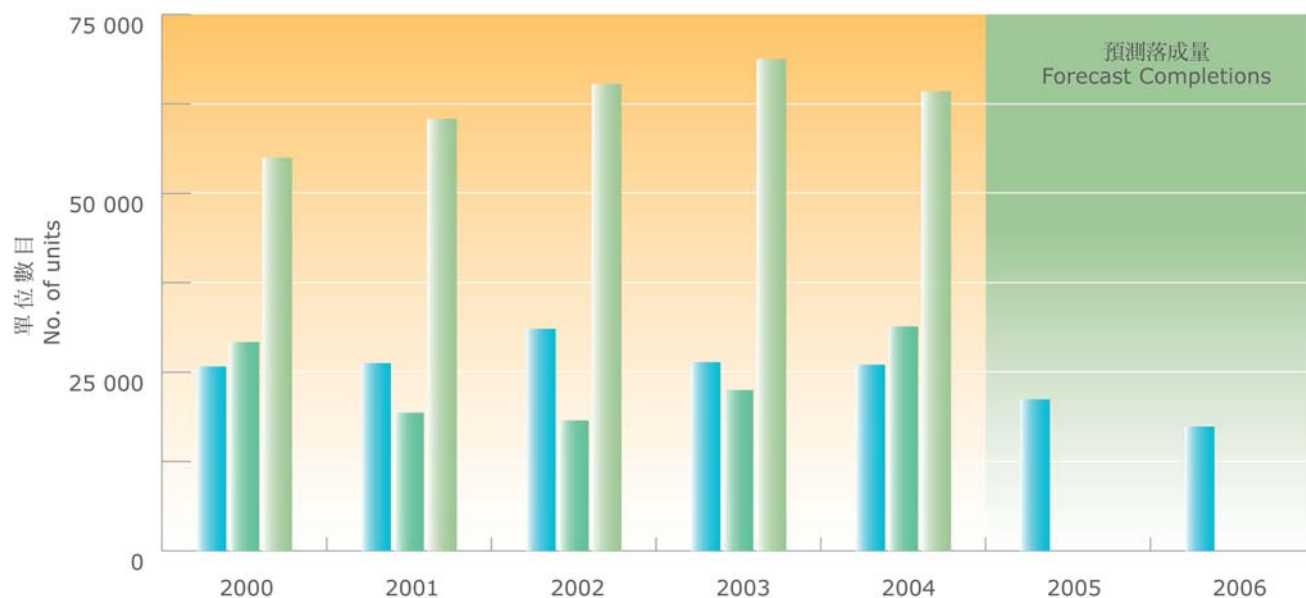


售價及租金指數
Price and Rental Indices



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



	2000*	2001*	2002	2003	2004	2005	2006
落成量 Completions	25 790	26 260	31 050	26 400	26 040 [^]	21 200 [#]	17 400 [#]
入住量 Take-up	29 180	19 320	18 240	22 490	31 400 [^]		
空置量 Vacancy	54 950	60 410	65 270	68 780	64 250		
% ⁺	5.4	5.7	6.6	6.8	6.2		
<p>* 2000和2001年的數字是包括村屋在內，而2002至2006年的數字則不包括村屋。 2000 and 2001 figures are inclusive of village houses. However 2002-2006 figures exclude village houses.</p> <p>[^] 包括在年內由資助出售房屋轉為私人住宅的單位。 Including those private flats converted from subsidised sale flats during the year.</p> <p>⁺ 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</p> <p>[#] 預測數字 Forecast figures</p>							