

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

此分類包括實用面積為100平方米以下的單位。2004年底的總存量為960 000個單位，佔私人住宅總存量約93%。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 2004 was 960 000 units which accounted for about 93% 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



2004年落成的單位共有23 460個，主要位於九龍及新界，分別佔落成量的42%和48%。以地區計，九龍城、元朗和油尖旺的供應量最多。單是B類單位已佔此分類落成量78%，如以整體新落成量計，則為70%。

23 460 units were completed in 2004 mainly located in Kowloon and the New Territories, each accounting for 42% and 48% respectively. On district level, Kowloon City, Yuen Long and Yau Tsim Mong recorded the largest completions. Class B units alone attributed to 78% of the completions in this sub-sector and 70% in terms of the total new completions.

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2004年的入住量為30 890個單位，較前一年顯著增加54%。年底空置量下降至56 400個單位，佔總存量5.9%。

在2004年底時預測，2005及2006年會分別有19 900和16 100個單位落成。每年有超過一半的新落成單位會位於新界。

Take-up of 30 890 units in 2004 represented a significant 54% increase from the preceding year. Vacancy at the year-end dropped to 56 400 units, representing 5.9% of stock.

As estimated at end-2004, about 19 900 and 16 100 units would be completed in 2005 and 2006 respectively. More than half of the new units in each of these two years would be found in the New Territories.



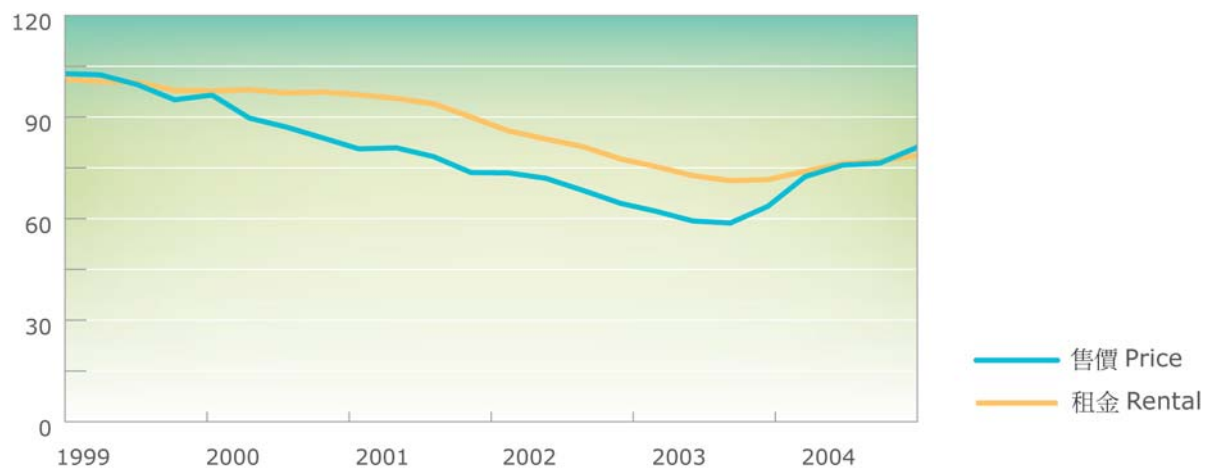
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2004年第四季的臨時售價指數較前一年同期上升28%，而租金則較之落後，溫和上升10%。售價在年初顯著上升，在年中經鞏固後在下半年再度攀升。租金在整年中是緩緩向上。

The provisional price index for the fourth quarter 2004 surged 28% from a year earlier, while rents lagged behind, registering a milder increase of 10%. Prices climbed up substantially at the beginning of the year, consolidated in mid-year and rose again at the year-end. Rents recorded modest increase throughout the year.

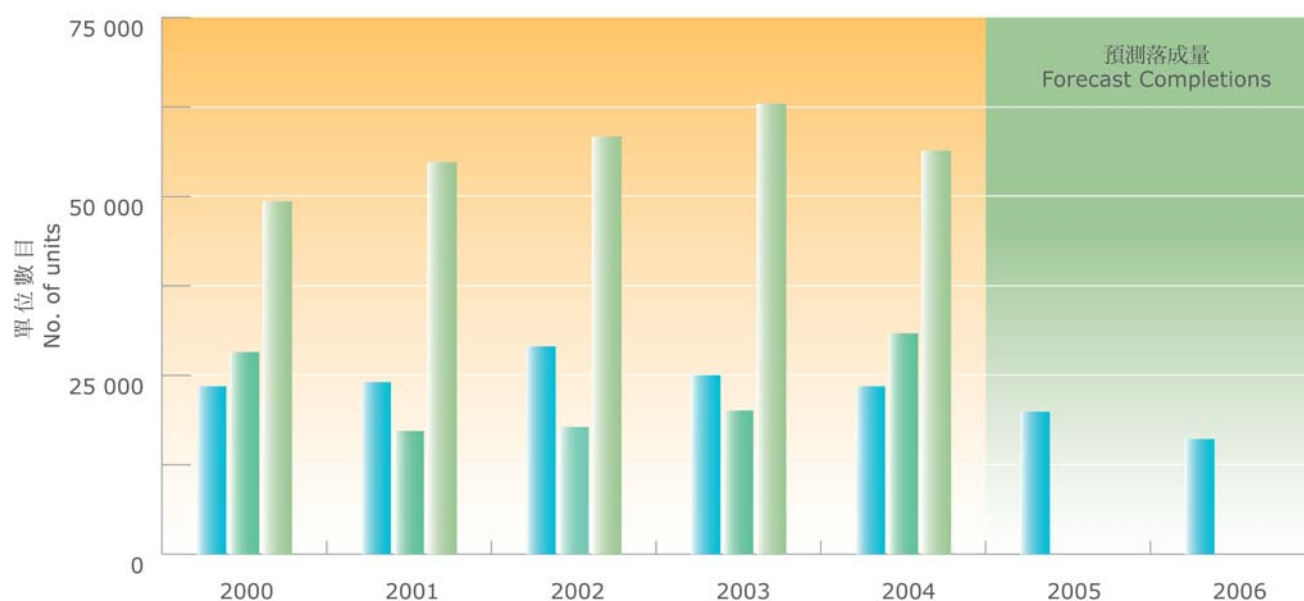


售價及租金指數
Price and Rental Indices



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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	23 460	24 050	29 030	25 000	23 460 [^]	19 900 [#]	16 100 [#]
入住量 Take-up	28 240	17 220	17 780	20 080	30 890 [^]		
空置量 Vacancy	49 300	54 770	58 390	62 980	56 400		
% ⁺	5.2	5.6	6.4	6.7	5.9		
<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>							