

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

此分類包括實用面積為100平方米或以上的單位。2005年底總存量為75 400個單位，佔私人住宅總存量7%。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 2004 was 75 400 units, representing 7% 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



2004年有2 580個單位落成，幾乎是2003年供應量的兩倍。香港和九龍所佔的落成量均超過1 000個單位。南區的落成量是各區之冠，佔此類總落成量45%。

There were 2 580 units completed in 2004, almost doubling the supply in 2003. Hong Kong and Kowloon contributed over 1 000 units each. The Southern district had the largest production, accounting for 45% of the total completions in this sub-sector.

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2004年的入住量顯著較低，錄得510個單位，而由於全年落成量增加，令年底的空置量上升至7 850個單位，佔總存量10.4%。

預測2005年的落成量會下降至1 300個單位，近半的供應位於港島並集中於南區。預計2006年的供應會相若，其中60%位於九龍，主要集中於油尖旺及深水埗。

A much lower take-up of 510 units was recorded in 2004. Against an increase in completions in the year, this caused the year-end vacancy to rise to 7 850 units, at 10.4% of stock.

Completions in 2005 are anticipated to drop to 1 300 units, with Hong Kong Island contributing almost half of the supply, mainly in the Southern district. Forecast for 2006 is expected at a similar level but about 60% would be in Kowloon, mainly in Yau Tsim Mong and Sham Shui Po.



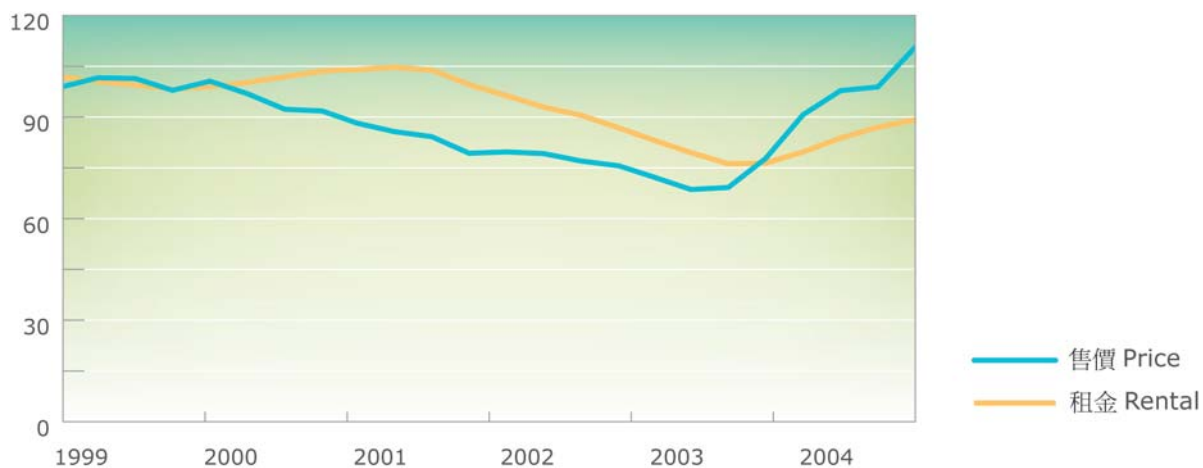
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2004年第四季的臨時售價指數，較前一年同期飆升41%，而臨時租金指數則較前一年同期上升17%。與中／小型單位相若，售價在第一季顯著上升，在年中經鞏固後在下半年再度攀升。租金在2004年則持續上升。

The provisional price index for the fourth quarter 2004 soared 41% from a year earlier, while the rental index also increased by 17% over the same period. Same as the small/medium units, prices consolidated in mid-year after a significant increase in the first quarter, and returned to the upward trend in the latter part of the year. Rents edged up continuously in 2004.

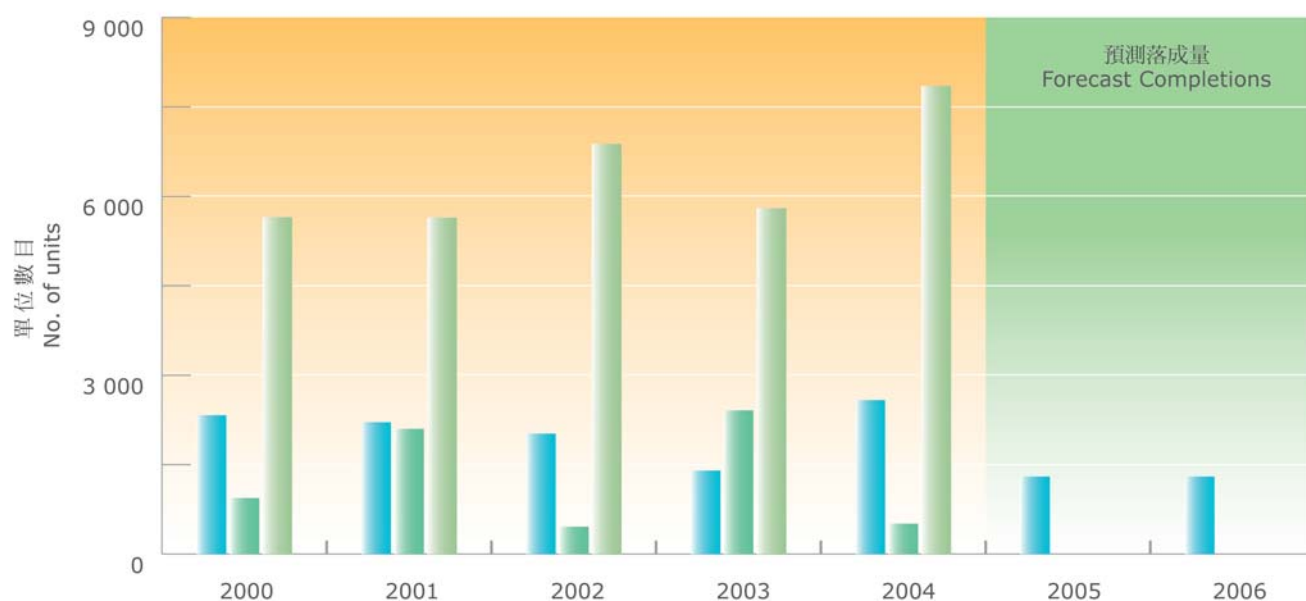


售價及租金指數
Price and Rental Indices



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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	2 330	2 210	2 020	1 400	2 580	1 300 [#]	1 300 [#]
入住量 Take-up	940	2 100	460	2 410	510		
空置量 Vacancy	5 650	5 640	6 880	5 800	7 850		
% ⁺	7.5	7.3	9.6	8.0	10.4		
<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>+ 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>							