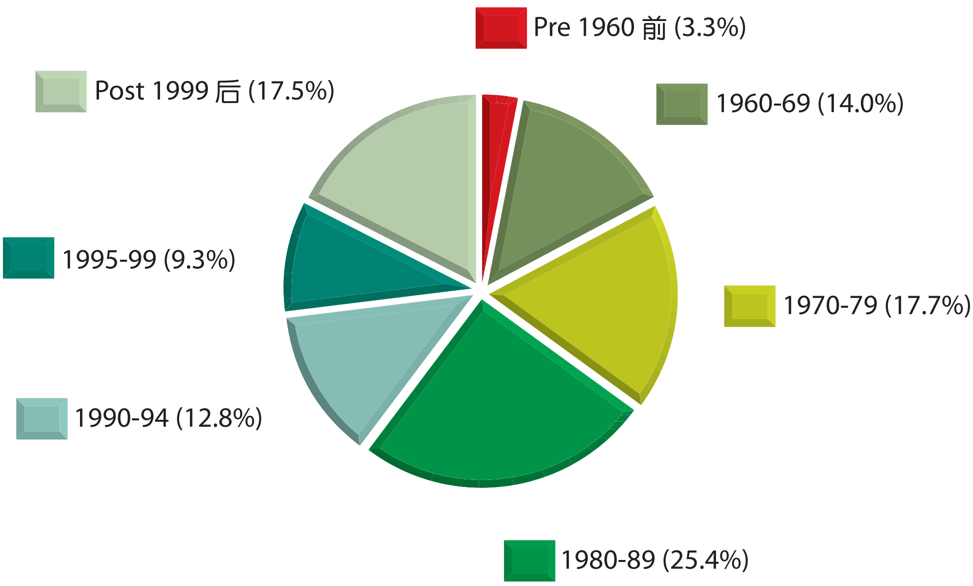
这类别包括设有煮食设施、浴室和厕所的独立居住单位，但不包括村屋、解放军辖下的宿舍、公用事业机构物业附设的宿舍、私营机构宿舍(包括教育院校的学生宿舍)、医院管理局辖下的宿舍，以及酒店和旅舍。2009年底的整体总存量为1 090 600个单位。图表显示按楼龄分类的总存量。

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 2009, the overall stock was 1 090 600 units. The chart shows stock distribution by age.

按楼龄分类的总存量

Stock Distribution by Age




2009年的私人住宅落成量跌至7 160个单位，较2008年下跌18%，连续两年低于10 000个的水平。新单位当中新界占57%，九龙及港岛分别占25%和18%。按地区计，沙田的新单位落成量最多，占整体落成量的33%，其次是九龙城和中西区，分别占整体落成量的14%和12%。

Newly completed private domestic units dropped by 18% from 2008 to 7 160 in 2009, falling below the 10 000 level for two consecutive years. 57% of the new units were located in the New Territories while 25% and 18% of the units in from Kowloon and Hong Kong Island respectively. District-wise, Sha Tin became the area of the highest new supply and accounted for 33% of the overall completions, followed by Kowloon City at 14% and Central and Western District at 12%.

2009年的入住量从2008年的低位回升61%，达11 090个单位，较年内落成量高出近55%，因此年底的空置量下跌至47 350个单位，相当于总存量的4.3%，其中约有2 000个空置单位（即4%）由于仍未获发满意纸或转让同意书而未能入住。

Take-up in 2009 rose from the 2008 trough by 61% to 11 090 units which was almost 55% higher than the completions in the year. As a result, vacancy at the year end dropped to 47 350 units, equivalent to 4.3% of the stock. About 2 000 (4%) of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign, and could not have been occupied.

根据2009年12月31日所作的预测，2010年和2011年的落成量分别为14 260和10 960个单位。2010年约有68%的新供应位于新界，23%来自九龙。按地区计，元朗及将军澳分别提供27%和22%的新落成单位。预计2011年的落成量主要仍会来自新界，占新供应的比例进一步增至75%，单是沙田已占总落成量的37%。

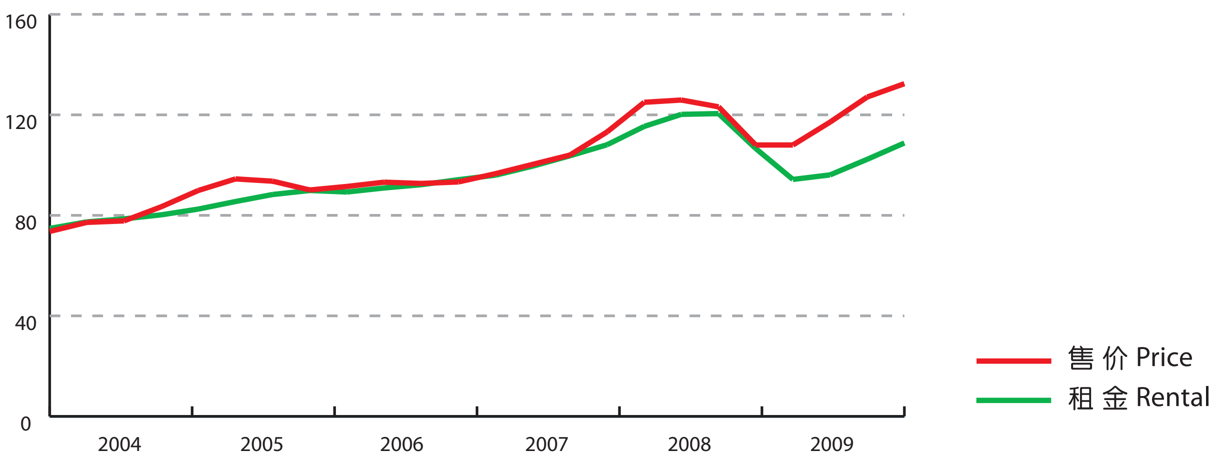
It was estimated as at 31 December 2009 that 14 260 units and 10 960 units would be completed in 2010 and 2011 respectively. In 2010, about 68% of the new supply would be situated in the New Territories and 23% in Kowloon. Down to district level, Yuen Long and Tseung Kwan O will account for about 27% and 22% of the new units respectively. The New Territories will still be the main source of supply in 2011 with its share increasing to 75%. Sha Tin alone is expected to provide 37% of the new units.

二手楼宇市场的售价在2009年第一季出现整固，其后重拾升轨，第四季的整体售价指数录得23%的按年升幅。租金表现则较售价逊色，租金在第一季下挫，即使其后三季持续上升，2009年第四季的租金指数与去年同期相比，升幅仅为2%。

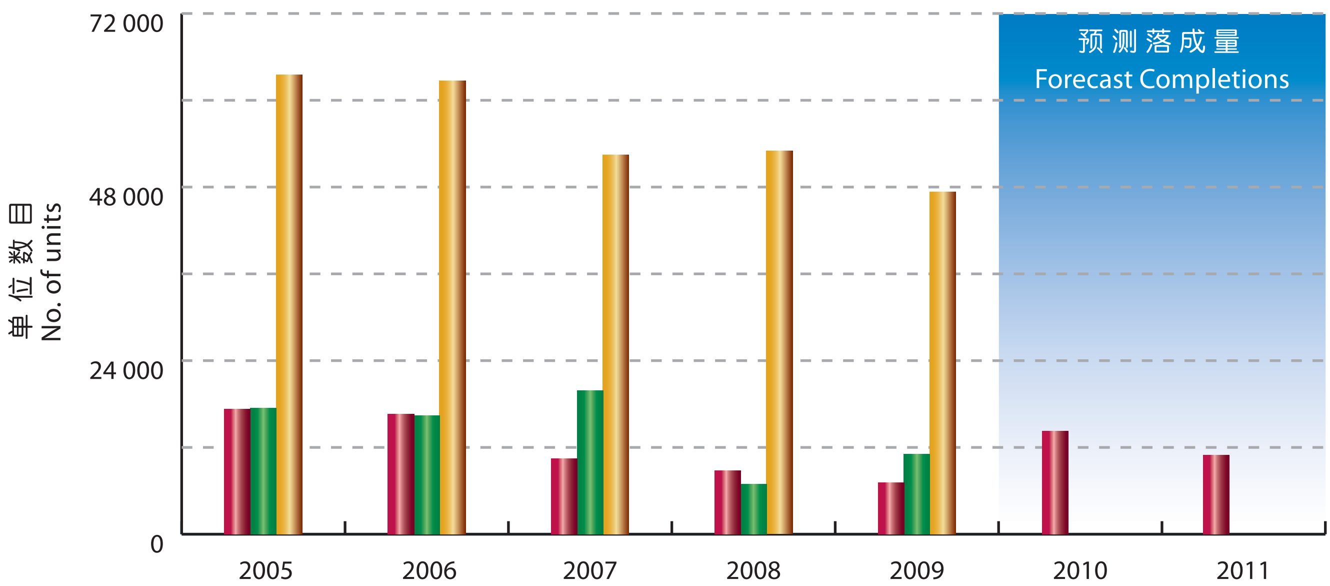
After undergoing a consolidation in the first quarter of 2009, prices in the secondary market continued to surge in the remaining quarters of the year with the overall price index registering a year-on-year growth of 23% in the last quarter. Performance of the leasing market was not as good as the sales market. Rents plunged in the first quarter. Despite the continuous rise in the following three quarters, the rental index in the last quarter of 2009 exhibited 2% increase only as compared with the same period last year.

售价及租金指数

Price and Rental Indices



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




单位数目
No. of units

| | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 |
|---|---|---|---|---|---|---|---|
| 落成量 Completions | 17 320 | 16 580 | 10 470 | 8 780 | 7 160 | 14 260# | 10 960# |
| 入住量 Take-up | 17 450 | 16 400 | 19 850 | 6 890 | 11 090 | | |
| 空置量 Vacancy | 63 540 | 62 670 | 52 470 | 52 940 | 47 350 | | |
| %+ | 6.0 | 5.9 | 4.9 | 4.9 | 4.3 | | |

\+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 预测数字
Forecast figures