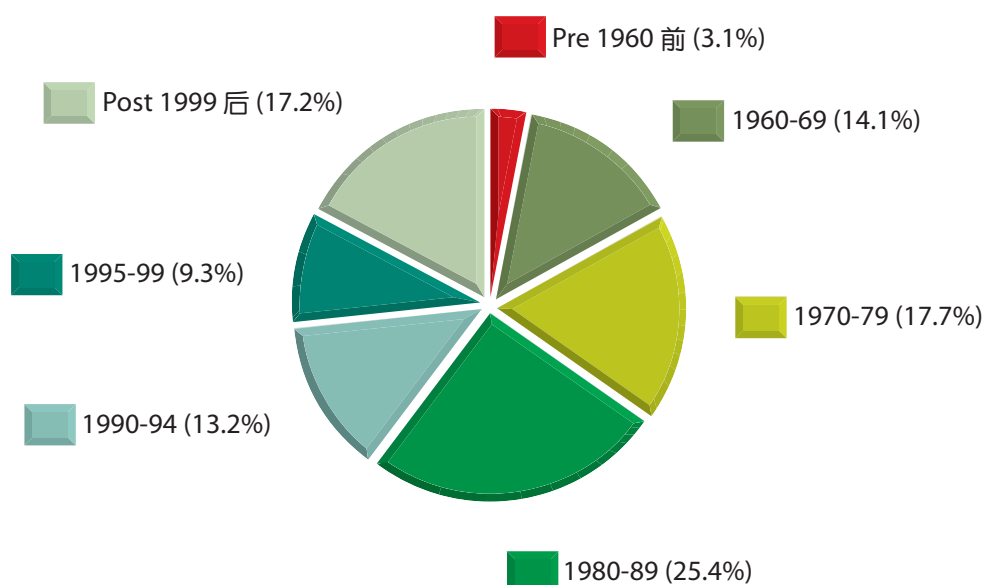


此分类包括实用面积为100平方米以下的单位。2009年底的总存量为1009100个单位，占私人住宅总存量的93%。图表显示按楼龄分类的总存量。

This sub-sector comprises units with a saleable area of less than 100m². Stock at the end of 2009 was 1 009 100 units which accounted for 93% of the total private domestic stock. The chart shows stock distribution by age.

按楼龄分类的总存量
Stock Distribution by Age



2009年落成的单位有4740个，其中64%位于新界，22%坐落港岛。按地区计，沙田的落成量最多，中西区则次之。按单位面积计算，仅B类单位已占此分类新落成单位的63%；如以2009年整体落成量计，则占42%。

4 740 units were completed in 2009, of which 64% were located in the New Territories and 22% on Hong Kong Island. On district level, major supply came from Sha Tin, followed by Central and Western District. In terms of flat size, Class B units alone shared 63% of the completions in this sub-sector or 42% of the total new completions in 2009.

2009年的入住量较去年显著上升66%，共有10 420个单位。年底空置量因而减少至38 770个单位，占此分类总存量的3.8%。

估计2010年和2011年分别有12 830和9 320个单位落成。未来两年，此分类的新落成单位仍集中于新界，分别占2010及2011年预测总落成量的72%和80%，新单位主要来自元朗和沙田。

Take-up increased substantially by 66% from last year to 10 420 units in 2009. Vacancy at the year-end therefore reduced to 38 770 units, representing 3.8% of the stock in this sub-sector.

Completions in 2010 and 2011 are anticipated to increase to 12 830 units and 9 320 units respectively. New supply in this sub-sector will still be concentrated in the New Territories in coming two years, sharing 72% of the estimated total completions in 2010 and 80% in 2011. Yuen Long and Sha Tin will be the major suppliers in the respective years.

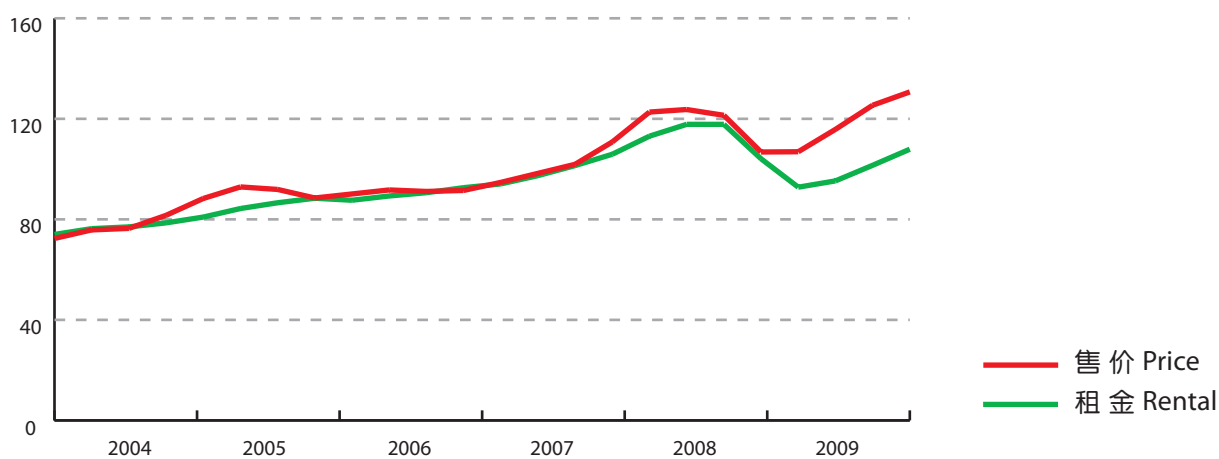


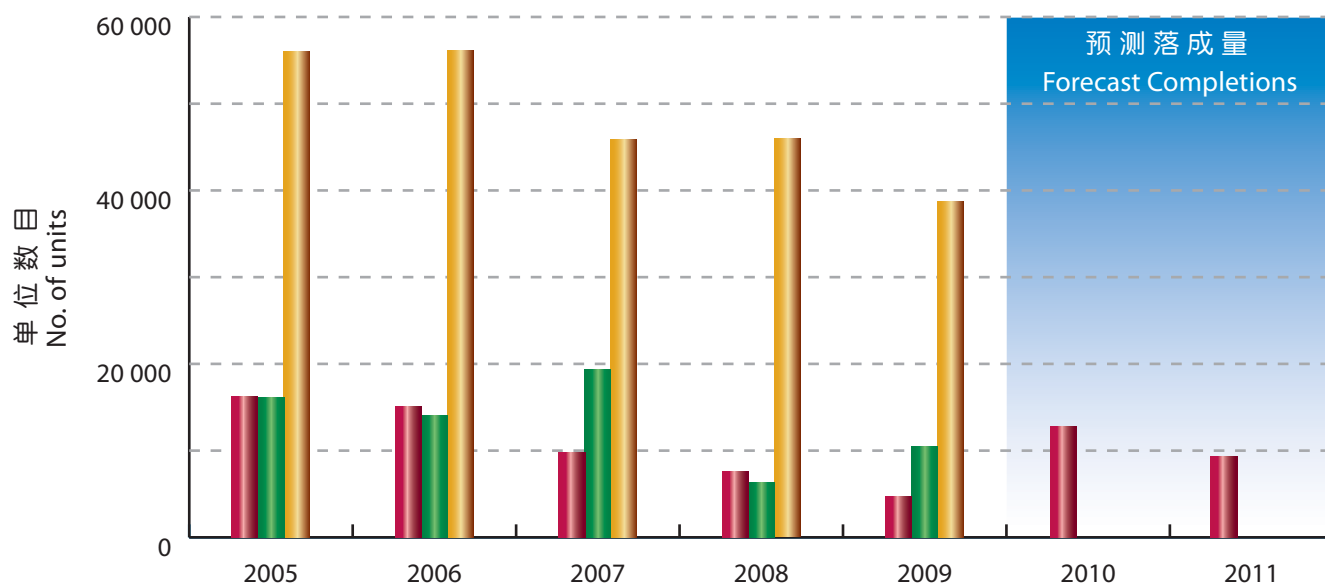
2009年，这类单位的售价表现优于租金。售价在第二季开始急升，至第四季按年升幅达到22%，而同期的租金则温和上升4%。

Sales market outperformed the leasing market in 2009. Prices rose rapidly starting from the second quarter of the year, registering a year-on-year increase of 22% in the fourth quarter while rents recorded a mild increase of 4% over the same period.



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	16 250	15 130	9 730	7 600	4 740	12 830 [#]	9 320 [#]
入住量 Take-up	16 150	14 040	19 300	6 290	10 420		
空置量 Vacancy	56 000	56 190	45 920	45 950	38 770		
% ⁺	5.7	5.7	4.6	4.6	3.8		
+ 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							