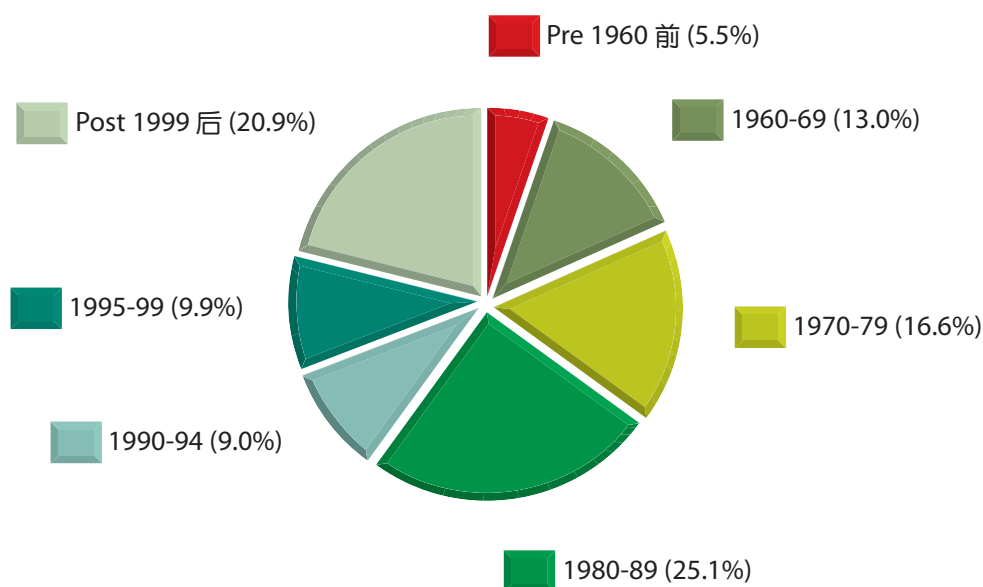


此分类包括实用面积为100平方米或以上的单位。2009年底的总存量为81500个单位，占私人住宅总存量的7%。图表显示按楼龄分类的总存量。

This sub-sector comprises units with a saleable area of 100m² or above. Stock at the end of 2009 was 81 500 units, representing 7% of the total private domestic stock. The stock distribution by age is shown in the chart.

按楼龄分类的总存量
Stock Distribution by Age



2009年共有2420个单位落成，主要位于九龙和新界，其中以九龙城的供应最多，占总落成量的40%。

There were 2 420 units completed in 2009, mainly located in Kowloon and the New Territories. Kowloon City was the district with the largest production, contributing 40% of the completions.

年内的入住量净增长为670个单位，较去年上升12%，但入住量仍较落成量少70%，令空置量大增至8580个单位，相当于总存量的10.5%。

预计2010年和2011年的落成量回落至较低水平，分别为1430和1640个单位。预测2010年的新供应将平均分布于香港、九龙和新界区。2011年约有一半新单位来自新界，大埔占37%。

The net increase in the number of units being occupied for the year was 670, up by 12% from last year. Despite the increase, take-up was some 70% less than completions in the year and vacancy as a result jumped to 8 580 units, equivalent to 10.5% of the stock.

Lower completions of 1 430 units and 1 640 units are expected in 2010 and 2011 respectively. The supply for 2010 is forecast to spread evenly among the three geographical regions. In 2011, the New Territories will share about half of the estimated supply with Tai Po providing 37% of the units in this sub-sector.

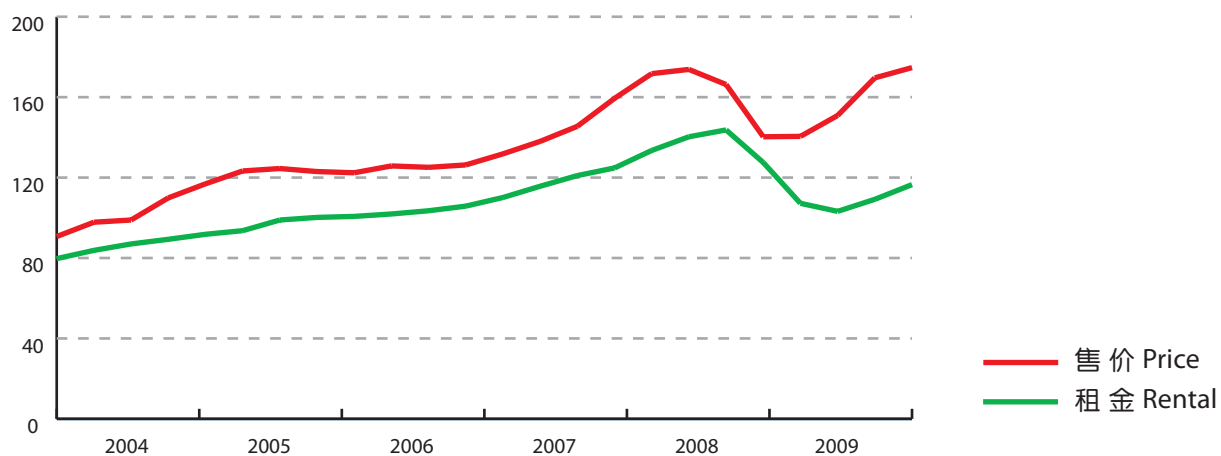


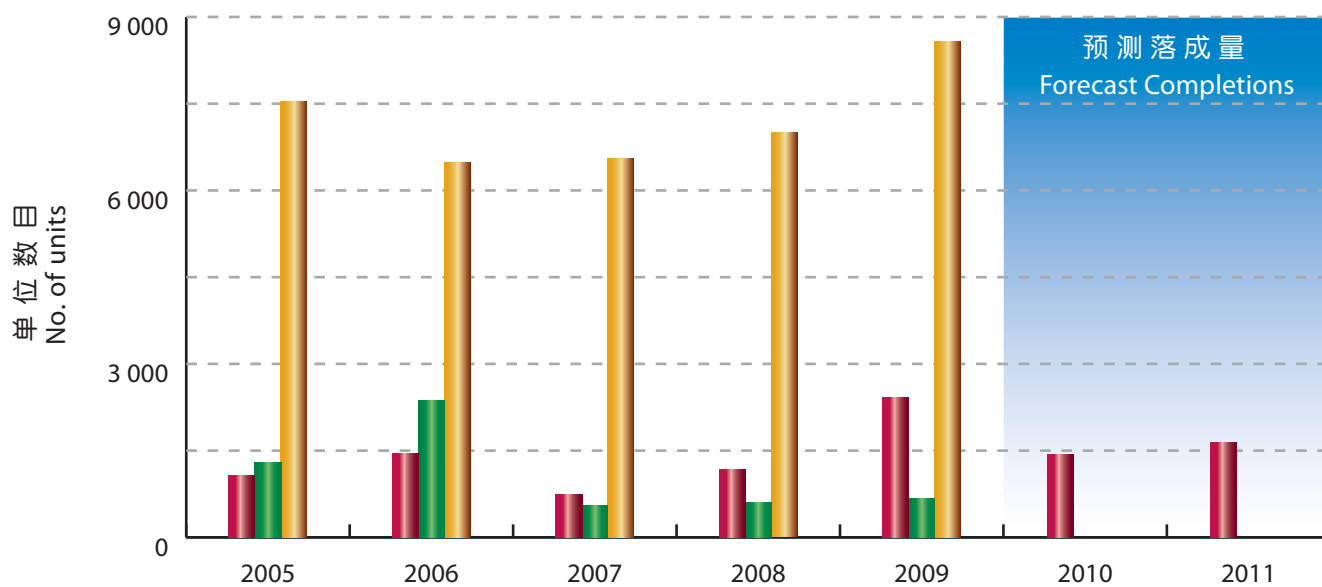
这类单位的售价在2009年第二、三季大幅上升，情况和中小型单位市场雷同。其后升势延续，第四季录得25%的按年升幅。租金表现则逊于售价，虽然租金跌势到第二季喘定，并于下半年回升，但最后一季的租金与前一年同期相比，仍有9%的跌幅。

Similar to the small/medium-sized flats, prices in this sub-sector soared in the second and the third quarters of 2009. It continued to rise and resulted in an annual growth of 25% in the last quarter. Performance of the leasing market was less promising. Though rents edged up in the second half of the year after bottoming out in the second quarter, a year-on-year decline of 9% was still recorded in the fourth quarter.



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	1 070	1 450	740	1 180	2 420	1 430 [#]	1 640 [#]
入住量 Take-up	1 300	2 360	550	600	670		
空置量 Vacancy	7 540	6 480	6 550	6 990	8 580		
% ⁺	9.9	8.4	8.4	8.8	10.5		
+ 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							