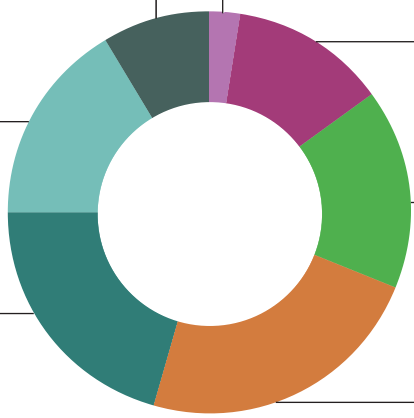
這類別包括設有專用煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍（包括教育院校的學生宿舍）、醫院管理局轄下的宿舍，以及酒店和旅舍。2017年年底的整體總存量為1 174 628個單位。圖表顯示按樓齡分類的總存量。

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 2017, the overall stock was 1 174 628 units. The chart shows the stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2017年私人住宅落成量為17 791個單位，較前一年增加22%。新界佔總落成量的54%，而九龍和港島分別佔38%和8%。在這些落成單位當中，元朗的供應最多，佔整體落成量的24%，其次為九龍城和西貢，分別佔21%和14%。

Completions in 2017 amounted to 17 791 units, up by 22% from the previous year. The New Territories accounted for 54% of the total, while Kowloon and Hong Kong Island contributed 38% and 8% respectively. Out of these completed units, Yuen Long contributed the largest share, at 24% of the overall completions, followed by Kowloon City at 21% and Sai Kung at 14%.

2017年的入住量增加43%至16 954個單位，相當於年內落成量的95%。年底空置量下跌至42 942個單位，或相當於總存量的3.7%，其中9 370個空置單位於佔用許可證發出後仍未獲發滿意紙或轉讓同意書。

Take-up in 2017 increased by 43% to 16 954 units, equivalent to 95% of the completions in the year. Vacancy at the year-end dropped to 42 942 units, or 3.7% of the total stock. Amongst these vacant units, 9 370 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.

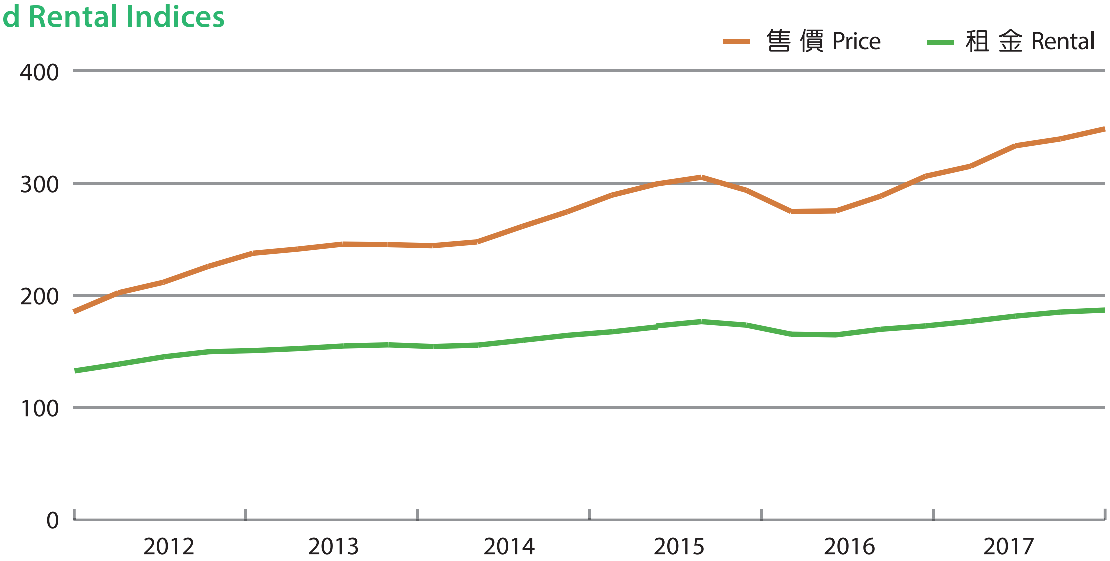
預測落成量在2018及2019年分別上升至18 130和20 371個單位。在2018年，49%的新供應將來自新界，其餘30%來自九龍和21%來自港島。按地區計，九龍城將提供25%新落成單位，其次為荃灣和東區，分別提供17%和15%。在2019年，新界將提供預計供應的64%，而西貢、大埔和荃灣則合共提供全部供應的46%。

Completions in 2018 and 2019 are expected to rise to 18 130 units and 20 371 units respectively. In 2018, 49% of the new supply will come from the New Territories, and the remainder will be from Kowloon at 30% and Hong Kong Island at 21%. On district basis, Kowloon City will account for 25% of the new units, followed by Tsuen Wan and Eastern district at 17% and 15% respectively. In 2019, the New Territories will account for 64% of the estimated supply while Sai Kung, Tai Po and Tsuen Wan will altogether provide 46% of the overall supply.

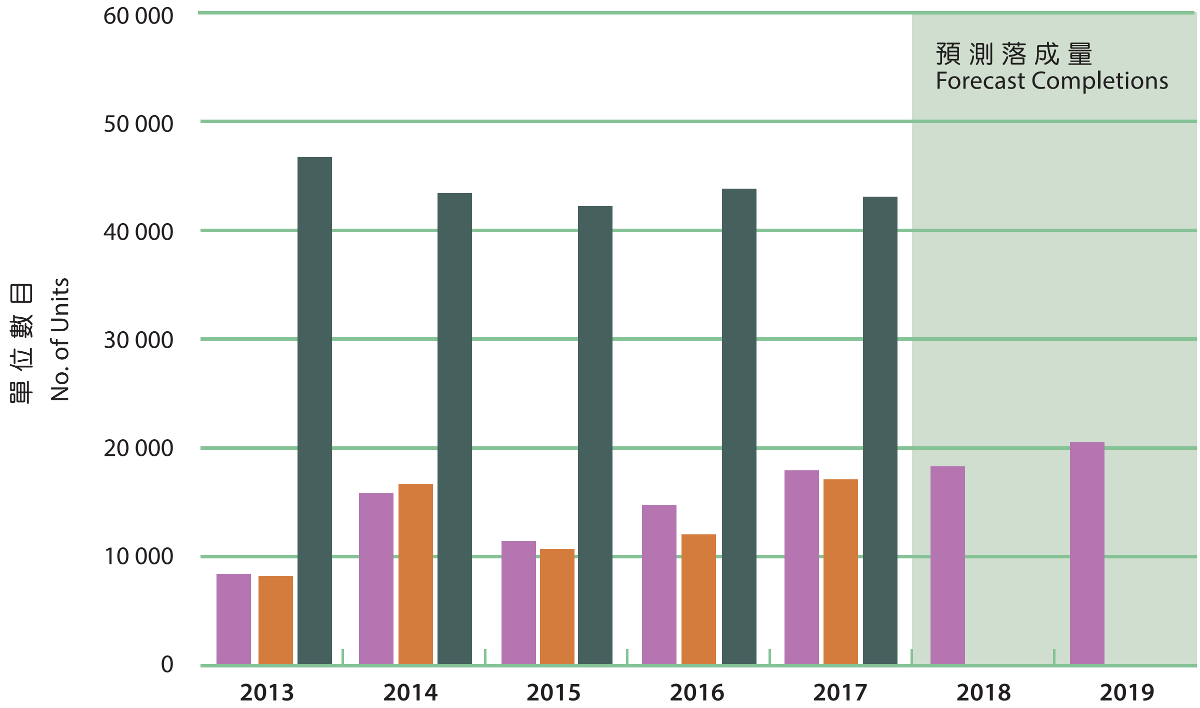
承接2016年的升勢，二手市場物業售價在2017年保持上升趨勢。增長步伐在第三季減慢後，第四季再度加快。整體而言，2017年的物業售價以過往五年最快的步伐上升，第四季的整體售價較前一年同期增加13.8%。租金升幅遜於售價，第四季租金較去年同期錄得8.2%的增長。

Holding up the rising momentum from 2016, prices in the secondary market maintained an upward trend in 2017. The pace of growth slowed in the third quarter but picked up again in the last quarter. Overall, prices in 2017 increased at their fastest pace over the past five years, with prices in the last quarter surged 13.8% from a year earlier. Rents saw a lagged increase as compared with prices by registering an 8.2% growth in the final quarter over the corresponding quarter of last year.

售價及租金指數 Price and Rental Indices



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



單位數目
No. of Units

	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	8 254	15 719	11 296 *	14 595	17 791	18 130#	20 371#
入住量 Take-up	8 056	16 523	10 533	11 881	16 954		
空置量 Vacancy	46 567	43 263	42 035	43 657	42 942		
%+	4.1	3.8	3.7	3.8	3.7		

* 2015年落成量包括在年內落成並預留為資助出售房屋，但其後於2017年以市價在公開市場發售的16個住宅單位。相關入住量和空置量的數字並沒有修正。
Completions of 2015 include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017. There is no amendment to other related take-up and vacancy figures.

\+ 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.

\# 預測數字
Forecast figures