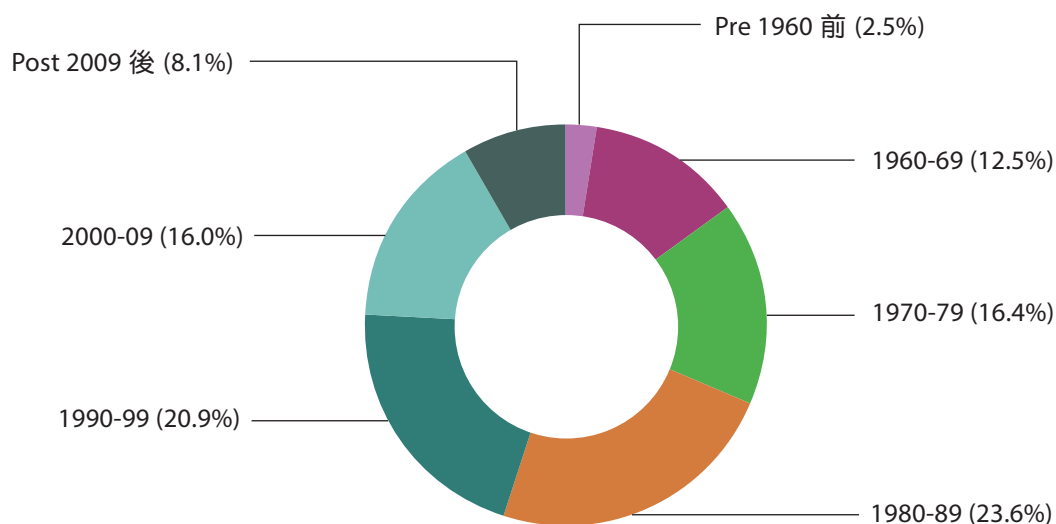


此分類包括實用面積為100平方米以下的單位。2017年年底的總存量為1 082 167個單位，佔私人住宅總存量的92%。圖表顯示這分類按樓齡劃分的總存量。

This sub-sector comprises units with a saleable area of less than 100 m². Stock at the end of 2017 was 1 082 167 units which accounted for 92% of the total private domestic stock. The chart shows the stock distribution of this sub-sector by age.

按樓齡分類的總存量 Stock Distribution by Age



2017年共有16 350個單位落成，其中55%位於新界，37%位於九龍和8%位於港島。四分之一的新供應來自元朗，其次為九龍城和西貢。以單位面積計，A類和B類單位分別佔新供應的42%和47%，而C類單位則佔11%。

A total of 16 350 units were completed in 2017, of which 55% were located in the New Territories, 37% in Kowloon and 8% on Hong Kong Island. One-quarter of the new supply came from Yuen Long, followed by Kowloon City and Sai Kung. In terms of flat size, Class A and Class B units accounted for 42% and 47% of the new supply respectively, while the share for Class C units was 11%.

2017年的入住量為14 867個單位，較2016年高出35%。年底空置量微增至35 314個單位，或佔此分類總存量的3.3%。

Take-up of 14 867 units in 2017 was 35% higher than that in 2016. Vacancy at the year-end slightly edged up to 35 314 units, or 3.3% of the stock in this sub-sector.



預計2018年的落成量為16 009個單位，而2019年的預測落成量則升至18 674個單位。該兩年的新供應均主要來自新界，比例由2018年佔預測落成量的48%上升至2019年的64%。按地區計，在2018年，九龍城的供應最多，將佔27%，其次為荃灣和東區，分別佔19%和15%。在2019年，西貢的供應比例最高，將供應20%的新單位，其次為大埔和荃灣，分別佔15%和10%。

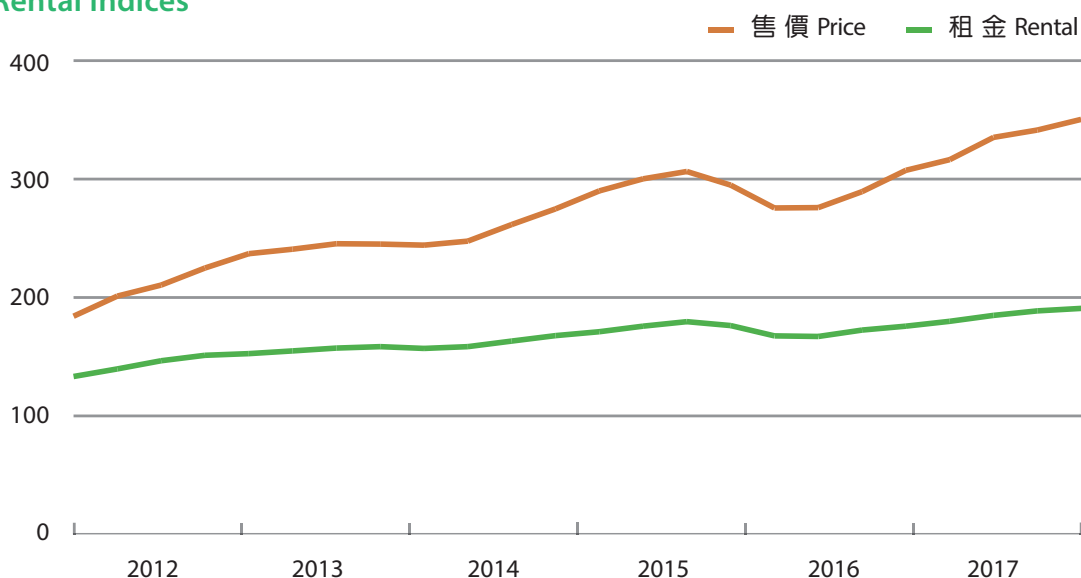
Completions of 16 009 units are expected in 2018 while completions in 2019 are forecast to increase to 18 674 units. New supply will mainly come from the New Territories in both years and its share will increase from 48% of the forecast completions in 2018 to 64% in 2019. On district basis, Kowloon City will contribute the most in 2018 at 27%, followed by Tsuen Wan and Eastern district at 19% and 15% respectively. In 2019, Sai Kung will contribute the largest share of 20% of the new units, and then followed by Tai Po at 15% and Tsuen Wan at 10%.

2017年此分類單位的售價繼續創新高。最後一季的售價較前一年同期錄得14.0%的升幅。租金也隨着售價上升但幅度較為溫和。租金於2017年首三季穩步上升後，在最後一季增幅放緩，較2016年同期錄得8.5%增幅。

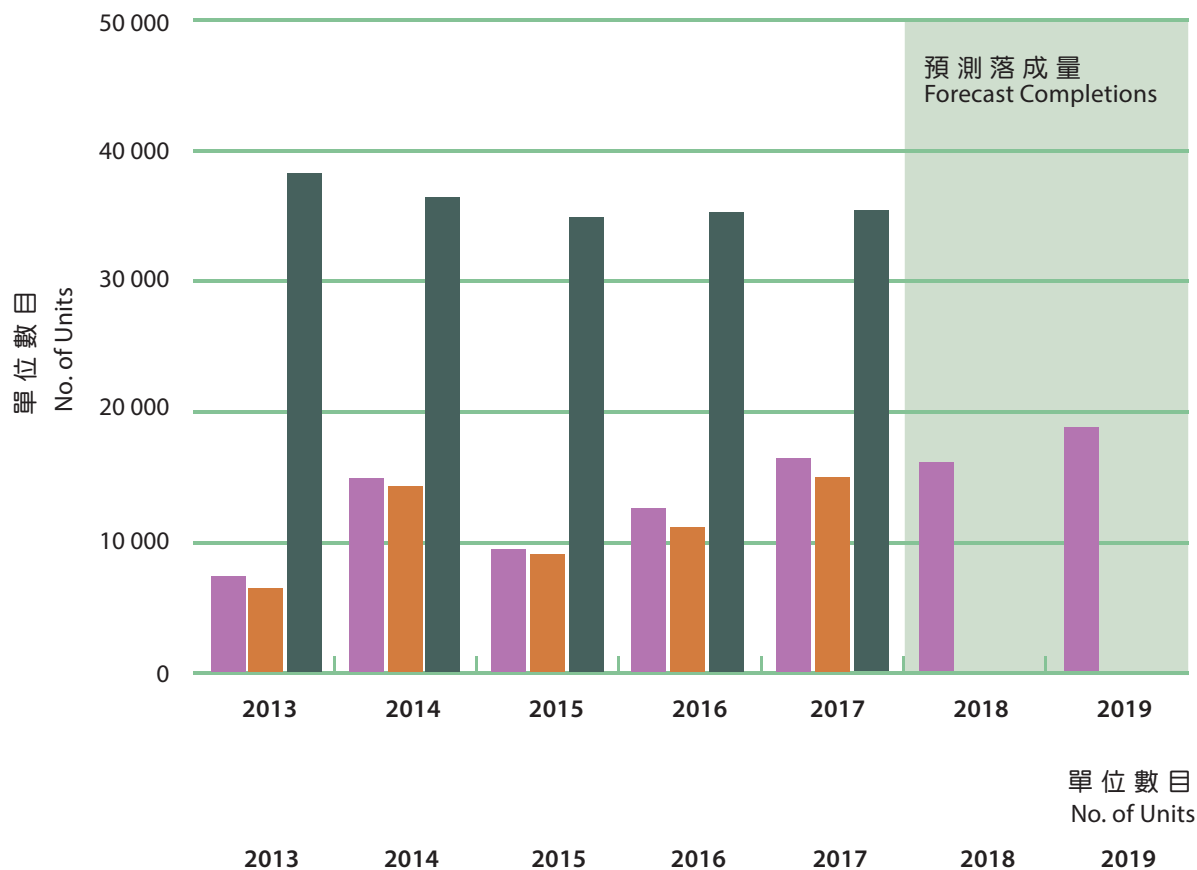
Prices in this sub-sector continued to achieve new highs in 2017. In the last quarter, the prices registered an increase of 14.0% over the same quarter of the year earlier. Rents also moved in tandem with prices but at a milder pace. Growing steadily in the first three quarters, the rents slowed down in the last quarter of 2017, recording a growth of 8.5% over the corresponding quarter in 2016.



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



	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	7 318	14 813	9 372 *	12 512	16 350	16 009#	18 674#
入住量 Take-up	6 383	14 209	8 972	11 040	14 867		
空置量 Vacancy	38 209	36 370	34 826	35 234	35 314		
% ⁺	3.7	3.5	3.3	3.3	3.3		

* 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