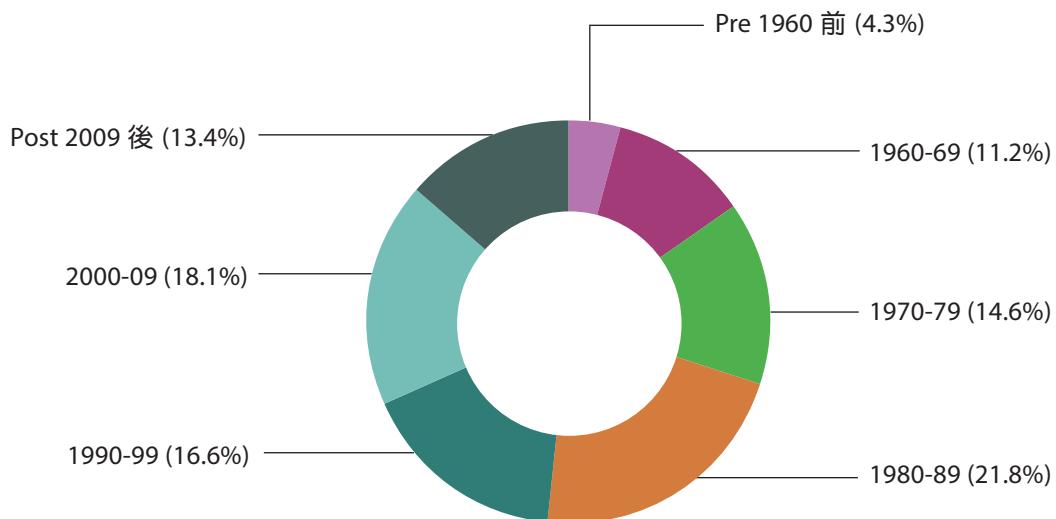


此分類包括實用面積為100平方米或以上的單位。2017年年底的總存量為92 461個單位，佔私人住宅總存量的8%。圖表顯示這分類按樓齡劃分的總存量。

This sub-sector comprises units with a saleable area of 100 m² or above. Stock at the end of 2017 was 92 461 units, representing 8% of the total private domestic stock. The stock distribution by age for this sub-sector is shown in the chart.

按樓齡分類的總存量 Stock Distribution by Age



2017年有1 441個單位落成，新界和九龍分別供應46%和45%。按地區計，此分類的供應以深水埗最多，佔落成量的35%，其次是屯門和沙田，分別佔17%和12%。

There were 1 441 units completed in 2017. The New Territories and Kowloon contributed 46% and 45% respectively. District-wise, Sham Shui Po provided the largest supply of units in this sub-sector, accounting to 35% of the completions, followed by Tuen Mun at 17% and Sha Tin at 12%.

2017年的入住量飆升148%至2 087個單位，超出落成量的45%。年底空置量跌至7 628個單位，相當於此分類單位總存量的8.2%。

Take-up in 2017 soared by 148% to 2 087 units, exceeding the completions by 45%. The year-end vacancy declined to 7 628 units, representing 8.2% of the stock in this sub-sector.



預計2018年落成量大幅上升至2 121個單位，及後於2019年下降至1 697個單位。未來兩年的新供應將集中在新界。2018年的供應主要來自沙田，佔此分類落成量的33%。在2019年，大埔將列供應首位，佔新供應單位的22%。

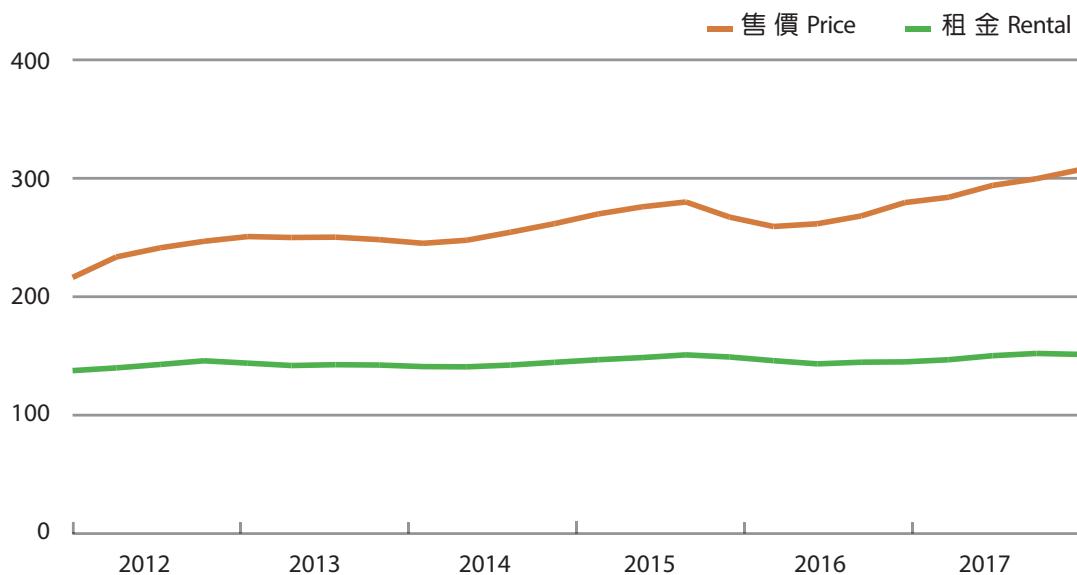
Completions are expected to surge to 2 121 units in 2018 and retreat to 1 697 units in 2019. New supply in coming two years will be concentrated in the New Territories. In 2018, the largest supply will come from Sha Tin, accounting for 33% of the completions in this sub-sector. In 2019, Tai Po will top the list of supply, accounting for 22% of the new units.

2017年此分類單位的銷售市場繼續暢旺，售價在四個季度持續上升。第四季售價按年增長9.9%。銷售市場表現較租賃市場優越，租金在2017年首三季不斷上升，及至最後一季輕微回落，但仍較2016年最後一季增長4.3%。

Sales market in this sub-sector continued to be buoyant in 2017 with prices escalating throughout the four quarters. Prices finished with a year-on-year increase of 9.9% in the fourth quarter. The leasing market was outperformed by the sales market. With a consecutive rise in the first three quarters of 2017, rents fell slightly in the last quarter but finished with an increment of 4.3% over the final quarter of 2016.

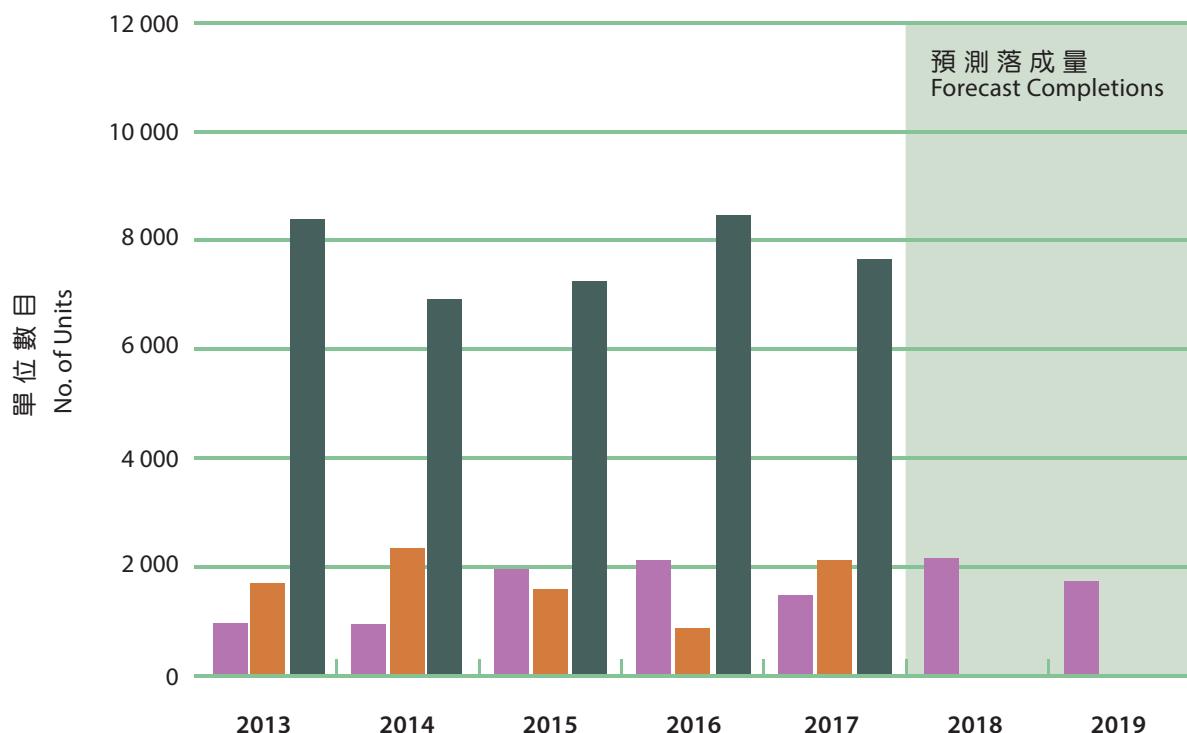


售價及租金指數 Price and Rental Indices



落成量、入住量及空置量

Completions, Take-up and Vacancy



	單位 數目 No. of Units						
	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	936	906	1 924	2 083	1 441	2 121 [#]	1 697 [#]
入住量 Take-up	1 673	2 314	1 561	841	2 087		
空置量 Vacancy	8 358	6 893	7 209	8 423	7 628		
% ⁺	9.7	7.9	8.1	9.2	8.2		

+ 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