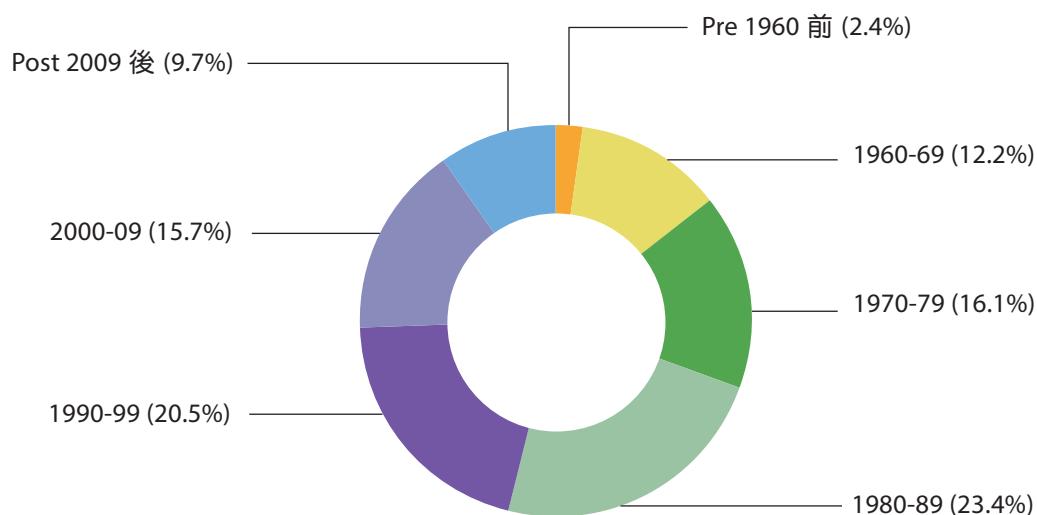


## 私人住宅 (中 / 小型單位) Private Domestic (Small/Medium Units)

此分類包括實用面積為 100 平方米以下的單位。2018年年底的總存量為 1 099 416 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。

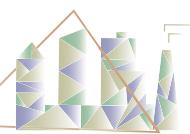
This sub-sector comprises units with a saleable area of less than 100 m<sup>2</sup>. Stock at the end of 2018 was 1 099 416 units which accounted for 92% of the total private domestic stock. The chart shows the stock distribution of this sub-sector by age.

### 按樓齡分類的總存量 Stock Distribution by Age



2018 年共有 18 863 個單位落成，其中 55% 位於新界，30% 位於九龍，15% 位於港島。九龍城和西貢供應最多新落成單位，合共佔此分類總落成量約 49%。以單位面積計，B 類單位佔新供應的 44%，而 A 類和 C 類單位則分別佔 38% 和 18%。

There were 18 863 units completed in 2018, of which 55% were located in the New Territories, 30% in Kowloon and 15% on Hong Kong Island. Supply mainly came from Kowloon City and Sai Kung, together contributing about 49% of the total completions in this sub-sector. In terms of flat size, Class B units accounted for 44% of the new supply, while Class A and Class C units shared out the remaining 38% and 18% respectively.



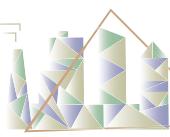
2018年的入住量下跌25%至11 083個單位。年底空置率隨入住量下跌而上升，佔此分類總存量的3.9%，相當於42 336個單位。

Take-up in 2018 dropped by 25% to 11 083 units, resulting in an increase in the year-end vacancy at 3.9% of the stock in this sub-sector, amounting to 42 336 units.



預計2019和2020年的單位落成量將分別為18 693個和18 795個。2019年的落成量中，新界的供應將佔66%，主要位於西貢和大埔。新界的供應比例將在2020年輕微下跌至63%，新落成單位主要分布於大埔和屯門。

A total of 18 693 units and 18 795 units are estimated to be completed in 2019 and 2020 respectively. Of the completions in 2019, the New Territories will provide 66% of the supply, mainly in Sai Kung and Tai Po. Its contribution will drop slightly to 63% in 2020, locating mainly in Tai Po and Tuen Mun.



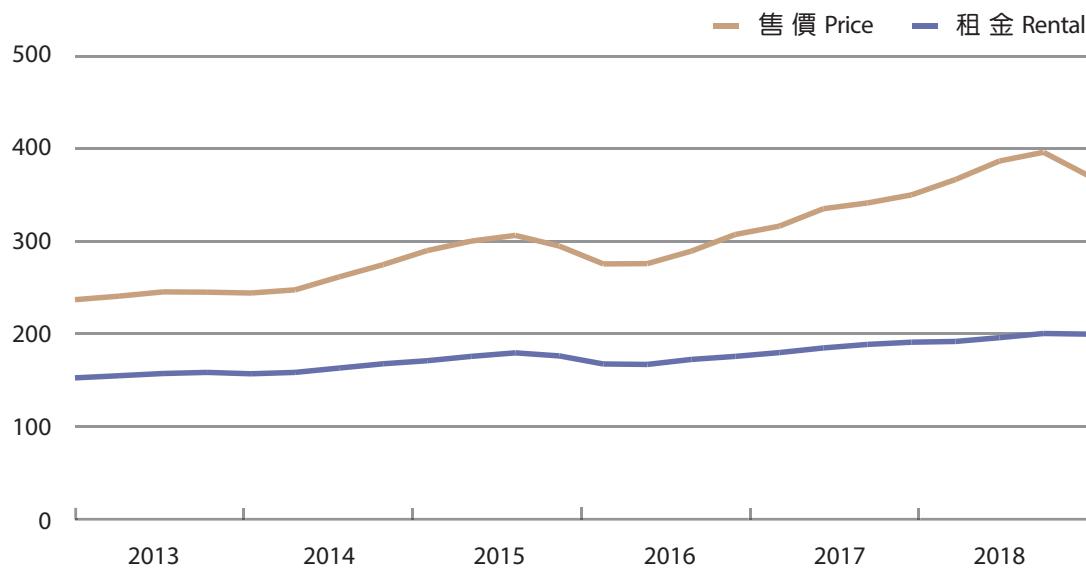
## 私人住宅 (中 / 小型單位) Private Domestic (Small/Medium Units)

與大型單位相比，此分類的銷售市場表現較佳。售價在首三季接連急升後，在最後一季開始回落，但第四季的售價仍然較前一年同季增加6.1%。租金亦同樣在首三季不斷攀升後，在最後一季開始下跌，但最後一季的租金仍然較一年前高4.6%。

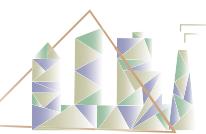
By comparison, sales market in this sub-sector outperformed the large-sized flats. Prices soared consecutively for the first three quarters and began to fall in the last quarter. Nevertheless, prices in the fourth quarter of 2018 recorded a 6.1% increase over the corresponding quarter of the year earlier. Likewise, rents also climbed uninterruptedly in the first three quarters and began to fall in the last quarter, resulting in an uplift of about 4.6% at year-end than a year ago.



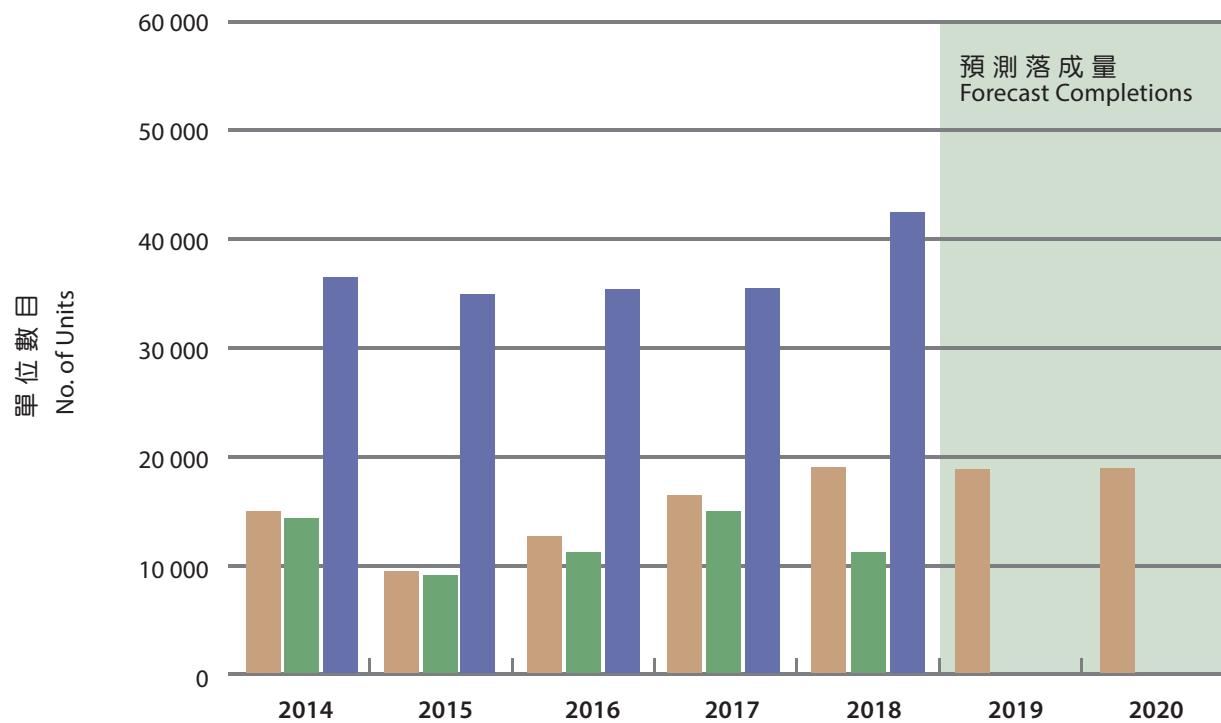
### 售價及租金指數 Price and Rental Indices



# 私人住宅(中/小型單位) Private Domestic (Small/Medium Units)



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



	單位數目 No. of Units						
	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	14 813	9 372 *	12 512	16 350	18 863	18 693 #	18 795 #
入住量 Take-up	14 209	8 972	11 040	14 867	11 083		
空置量 Vacancy	36 370	34 826	35 234	35 314	42 336		
% <sup>+</sup>	3.5	3.3	3.3	3.3	3.9		

\* 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