

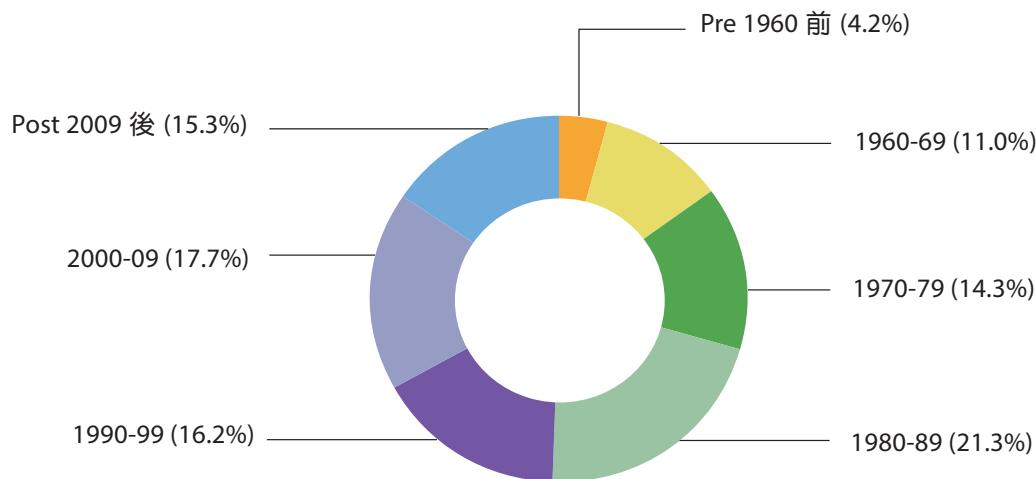


## 私人住宅 (大型單位) Private Domestic (Large Units)

此分類包括實用面積為100平方米或以上的單位。2018年年底的總存量為94 555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。

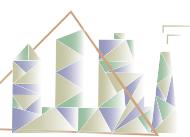
This sub-sector comprises units with a saleable area of 100 m<sup>2</sup> or above. Stock at the end of 2018 was 94 555 units, representing 8% of the total private domestic stock. The stock distribution by age for this sub-sector is shown in the chart.

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



2018年落成的2 105個單位中，約63%位於新界。落成量最多的地區為沙田，佔29%，其次是荃灣，佔22%。

Of the 2 105 units completed in 2018, about 63% were located in the New Territories. Sha Tin was the district with the largest production accounting for 29% of the completions, followed by Tsuen Wan at 22%.



此分類在 2018 年的入住量由 2017 年的高位急挫 74%，跌至 540 個單位。年底空置量升至 9 090 個單位，相當於此分類單位總存量的 9.6%。

Take-up in this sub-sector plummeted by 74%, from the high base in 2017, to 540 units in 2018. Vacancy at the year-end increased to 9 090 units, representing 9.6% of the stock in this sub-sector.



預計此分類在 2019 年的落成量將下跌至 1 722 個單位，至 2020 年進一步下跌至 1 386 個單位。未來兩年的新供應將集中在新界。2019 年的供應主要來自大埔和沙田，各佔新落成單位的 18%。在 2020 年，大埔將列供應首位，佔新落成單位的 27%。

Completions in this sub-sector are expected to drop to 1 722 units in 2019 and then drop further to 1 386 units in 2020. New supply in the coming two years will be concentrated in the New Territories. In 2019, the largest suppliers will be Tai Po and Sha Tin, each accounting for 18% of the new units. In 2020, Tai Po alone will top the list of supply, accounting for 27% of the new units.



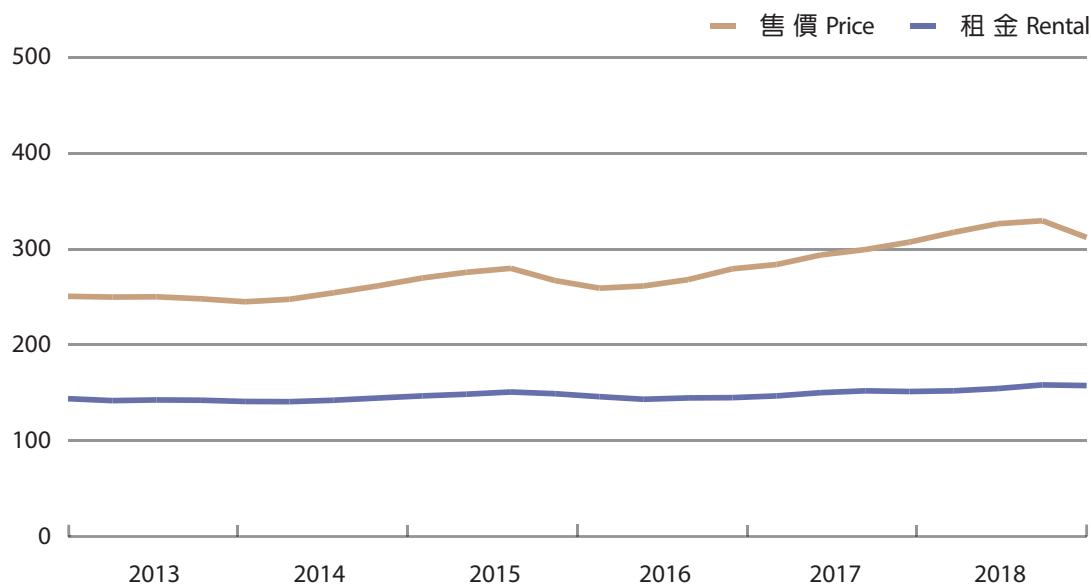
## 私人住宅 (大型單位) Private Domestic (Large Units)

此分類物業的售價在2018年首三季不斷上升，雖然在最後一季回落，但仍較前一年增長1.6%。租賃市場亦錄得相近走勢，租金在首三季不斷增長後，在最後一季輕微下跌，但與2017年同季相比，仍錄得4.1%的增幅。

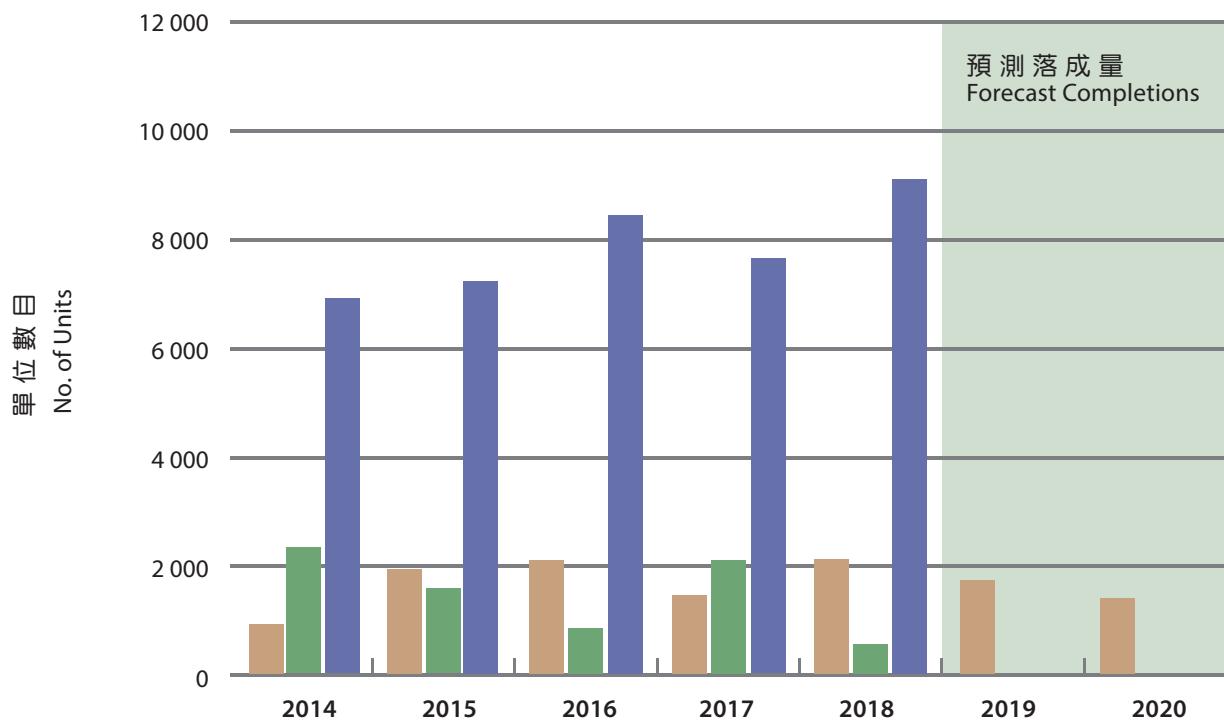
With an uninterrupted climb in the first three quarters of 2018, prices in this sub-sector fell in the last quarter, and finished with an increase of 1.6% compared with a year earlier. Similar movement in the rental market was recorded. After rising for three quarters it dropped slightly in the final quarter. Still, an increase of 4.1% was recorded when compared with the corresponding quarter in 2017.



### 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						
	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	906	1 924	2 083	1 441	2 105	1 722 <sup>#</sup>	1 386 <sup>#</sup>
入住量 Take-up	2 314	1 561	841	2 087	540		
空置量 Vacancy	6 893	7 209	8 423	7 628	9 090		
% <sup>+</sup>	7.9	8.1	9.2	8.2	9.6		

+ 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