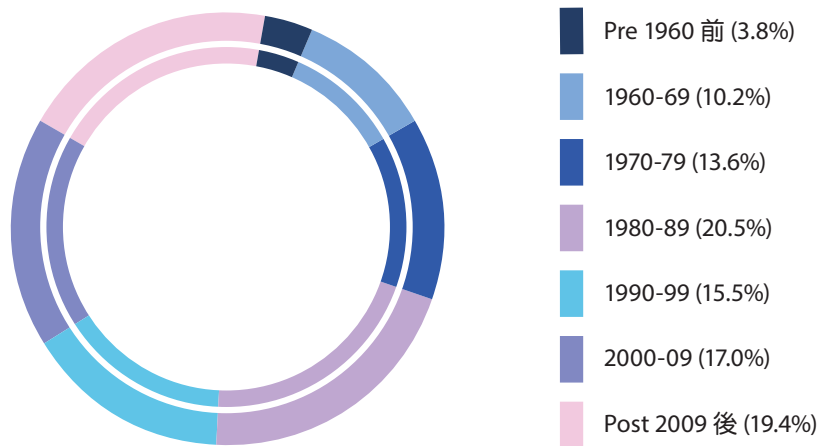


## 私人住宅（大型單位）Private Domestic (Large Units)

此分類包括實用面積為100平方米或以上的單位。2023年年底的總存量為98 483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 2023 was 98 483 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



2023年共有319個單位落成，其中49%位於港島，35%位於九龍及16%位於新界。按地區計，中西區和南區合共佔落成量的47%。

A total of 319 units were completed in 2023, of which 49% were on Hong Kong Island, 35% in Kowloon and 16% in the New Territories. On district level, the Central and Western district and the Southern district altogether accounted for 47% of the completions.

此分類的入住量在 2023 年錄得負數 1 837 個單位。年底空置量上升至 9 867 個單位，相當於此分類單位總存量的 10.0%。

A negative take-up of 1 837 units was recorded for this sub-sector in 2023. Vacancy at the year-end increased to 9 867 units, representing 10.0% of the stock in this sub-sector.



預計此分類的落成量在 2024 和 2025 年將分別上升至 1 351 和 1 144 個單位。該兩年的新供應將主要來自九龍，分別佔 2024 和 2025 年預測落成量的 69% 和 53%。按地區計，九龍城的供應最多，在 2024 和 2025 年將分別佔新落成量的 50% 和 53%。

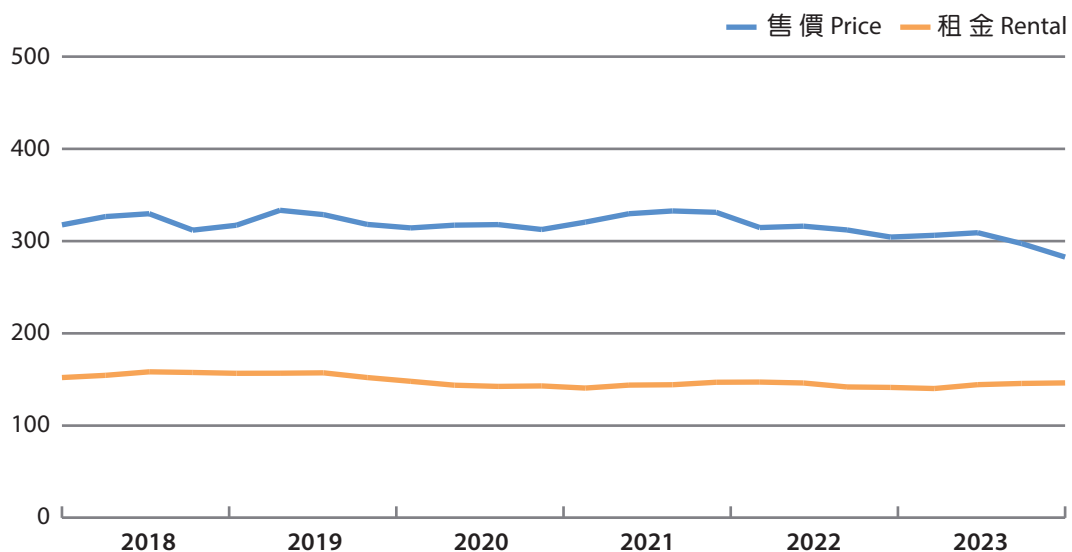
Completions in this sub-sector are expected to rise to 1 351 units in 2024 and 1 144 units in 2025. New supply will mainly come from Kowloon in both years, accounting for 69% and 53% of the forecast completions in 2024 and 2025 respectively. On district basis, Kowloon City will contribute the most supply, providing 50% and 53% of the new completions in 2024 and 2025 respectively.

與中 / 小型單位的分類相若，此分類物業的售價在 2023 年上半年輕微上升，但至下半年回落。第四季售價較前一年同季下跌 7.1%。第四季的租金則較 2022 年同季錄得 3.5% 的升幅。

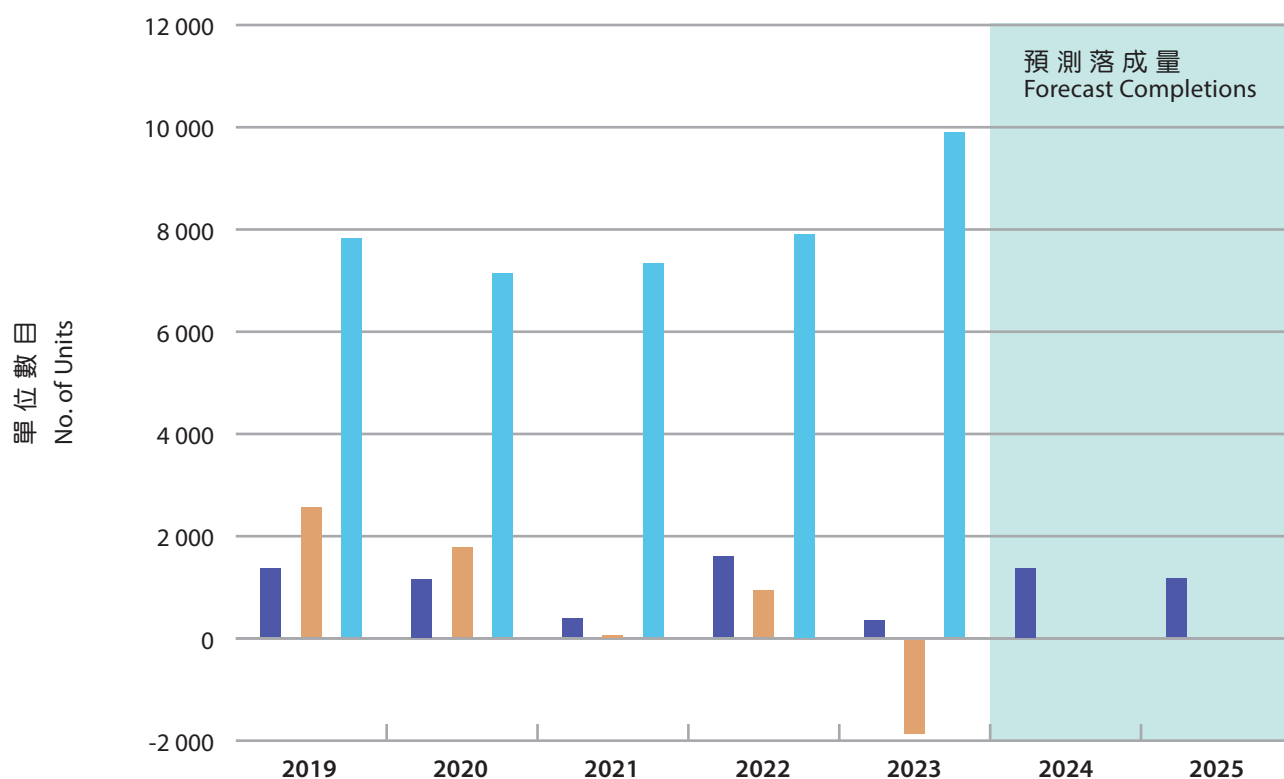
Similar to the sub-sector of the small/medium units, prices in this sub-sector grew mildly in the first half of 2023 but slid in the second half of the year. Prices in the fourth quarter fell by 7.1% from that of the preceding year. Rents recorded an increase of 3.5% in the fourth quarter compared with the corresponding quarter in 2022.



### 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

	2019	2020	2021	2022	2023	2024	2025
落成量* Completions	1 341	1 137	370	1 573	319	1 351 <sup>#</sup>	1 144 <sup>#</sup>
入住量 Take-up	2 527	1 758	10	912	-1 837		
空置量 Vacancy	7 801	7 106	7 304	7 886	9 867		
% <sup>+</sup>	8.1	7.3	7.5	8.0	10.0		

\* 2025年起的預測落成量包括港人首次置業(首置)項目下預計落成的資助出售房屋。  
Forecast completions from 2025 onwards include subsidised sale flats to be completed under the Starter Homes for Hong Kong Residents (SH) projects.

+ 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