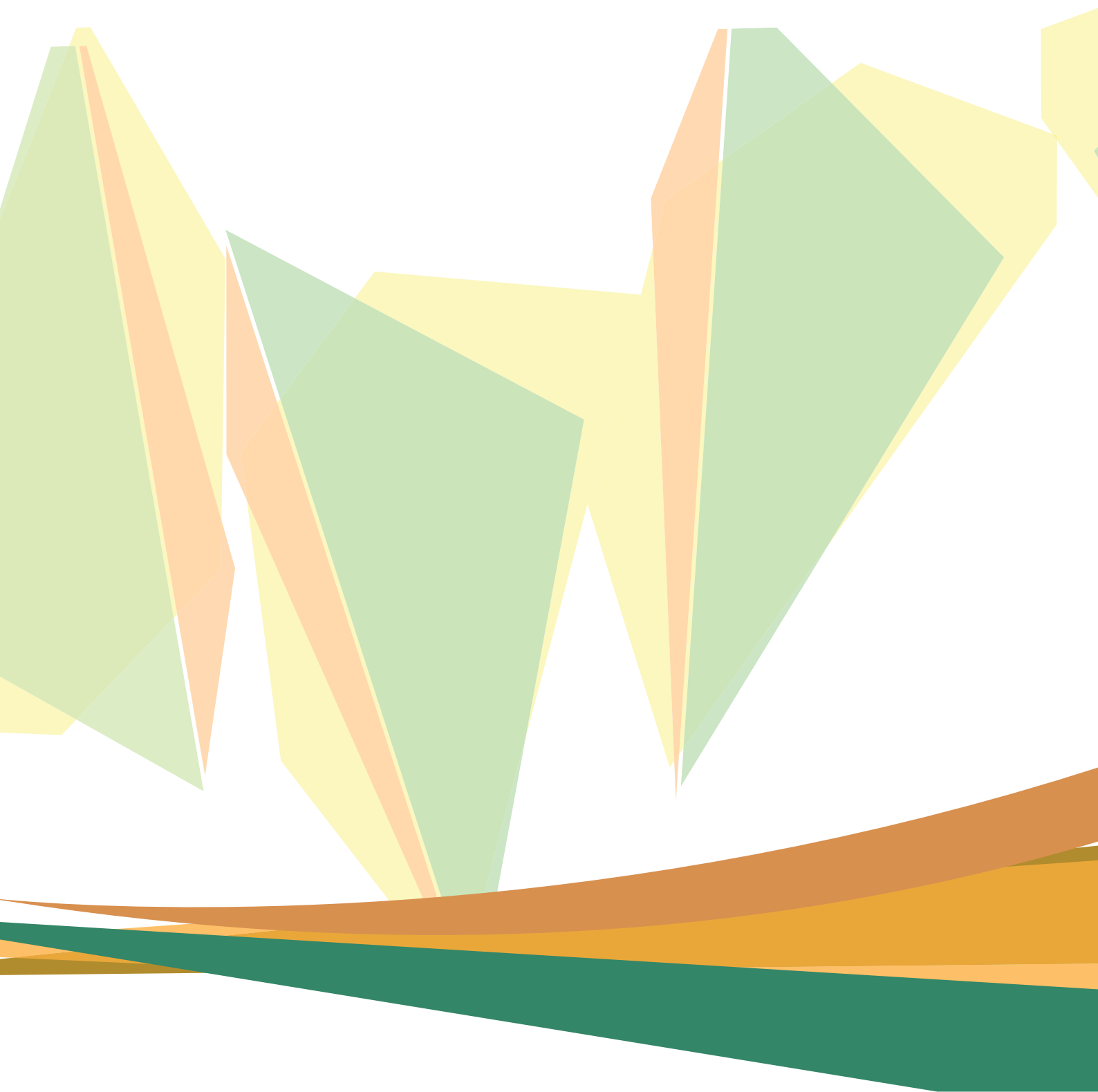


私人住宅 Private Domestic

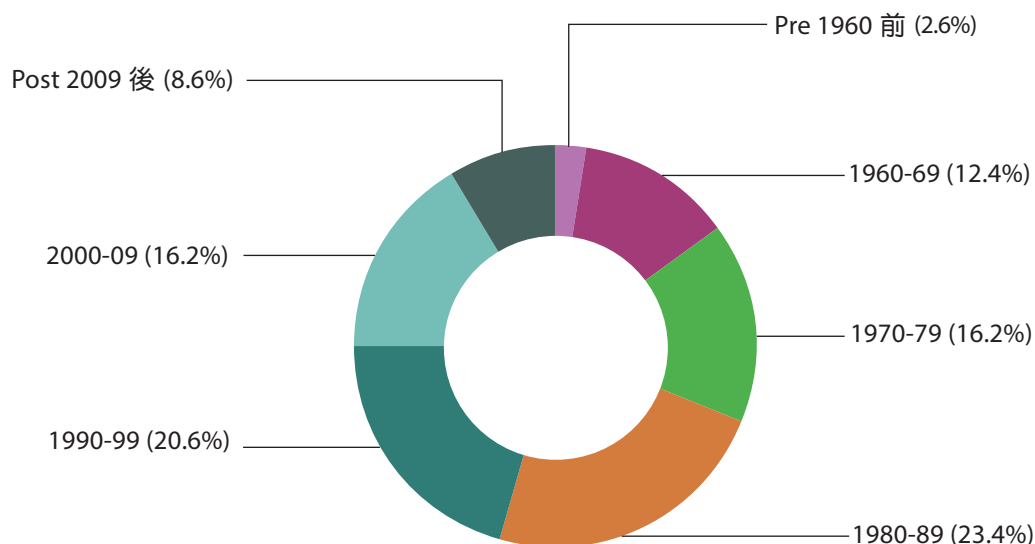




這類別包括設有專用煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍（包括教育院校的學生宿舍）、醫院管理局轄下的宿舍，以及酒店和旅舍。2017年年底的整體總存量為1 174 628個單位。圖表顯示按樓齡分類的總存量。

This sector comprises independent domestic units with an exclusive cooking area, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. At the end of 2017, the overall stock was 1 174 628 units. The chart shows the stock distribution by age.

按樓齡分類的總存量 Stock Distribution by Age



2017年私人住宅落成量為17 791個單位，較前一年增加22%。新界佔總落成量的54%，而九龍和港島分別佔38%和8%。在這些落成單位當中，元朗的供應最多，佔整體落成量的24%，其次為九龍城和西貢，分別佔21%和14%。

Completions in 2017 amounted to 17 791 units, up by 22% from the previous year. The New Territories accounted for 54% of the total, while Kowloon and Hong Kong Island contributed 38% and 8% respectively. Out of these completed units, Yuen Long contributed the largest share, at 24% of the overall completions, followed by Kowloon City at 21% and Sai Kung at 14%.

2017年的入住量增加43%至16 954個單位，相當於年內落成量的95%。年底空置量下跌至42 942個單位，或相當於總存量的3.7%，其中9 370個空置單位於佔用許可證發出後仍未獲發滿意紙或轉讓同意書。

Take-up in 2017 increased by 43% to 16 954 units, equivalent to 95% of the completions in the year. Vacancy at the year-end dropped to 42 942 units, or 3.7% of the total stock. Amongst these vacant units, 9 370 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.



預測落成量在2018及2019年分別上升至18 130和20 371個單位。在2018年，49%的新供應將來自新界，其餘30%來自九龍和21%來自港島。按地區計，九龍城將提供25%新落成單位，其次為荃灣和東區，分別提供17%和15%。在2019年，新界將提供預計供應的64%，而西貢、大埔和荃灣則合共提供全部供應的46%。

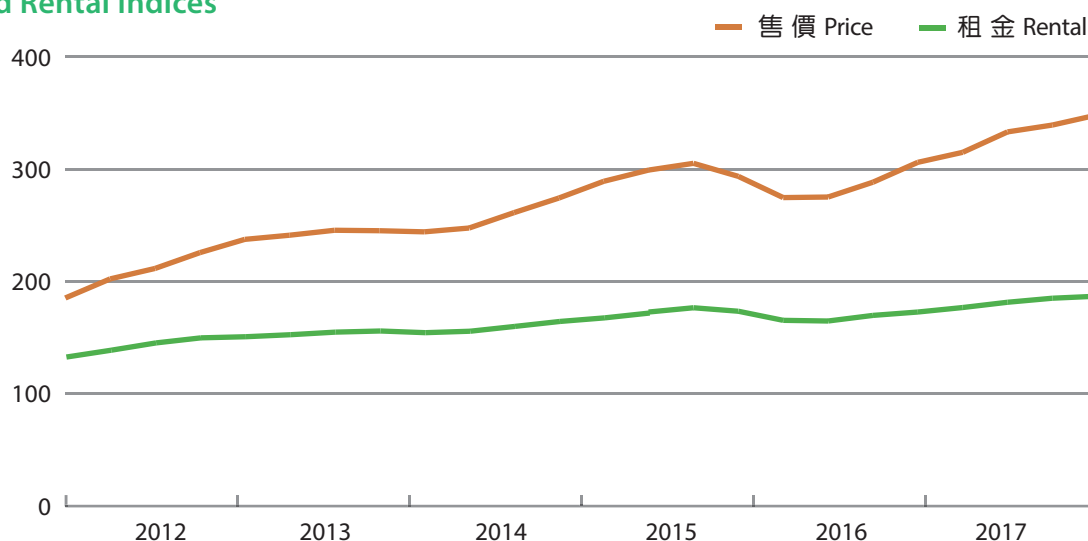
Completions in 2018 and 2019 are expected to rise to 18 130 units and 20 371 units respectively. In 2018, 49% of the new supply will come from the New Territories, and the remainder will be from Kowloon at 30% and Hong Kong Island at 21%. On district basis, Kowloon City will account for 25% of the new units, followed by Tsuen Wan and Eastern district at 17% and 15% respectively. In 2019, the New Territories will account for 64% of the estimated supply while Sai Kung, Tai Po and Tsuen Wan will altogether provide 46% of the overall supply.

承接2016年的升勢，二手市場物業售價在2017年保持上升趨勢。增長步伐在第三季減慢後，第四季再度加快。整體而言，2017年的物業售價以過往五年最快的步伐上升，第四季的整體售價較前一年同期增加13.8%。租金升幅遜於售價，第四季租金較去年同期錄得8.2%的增長。

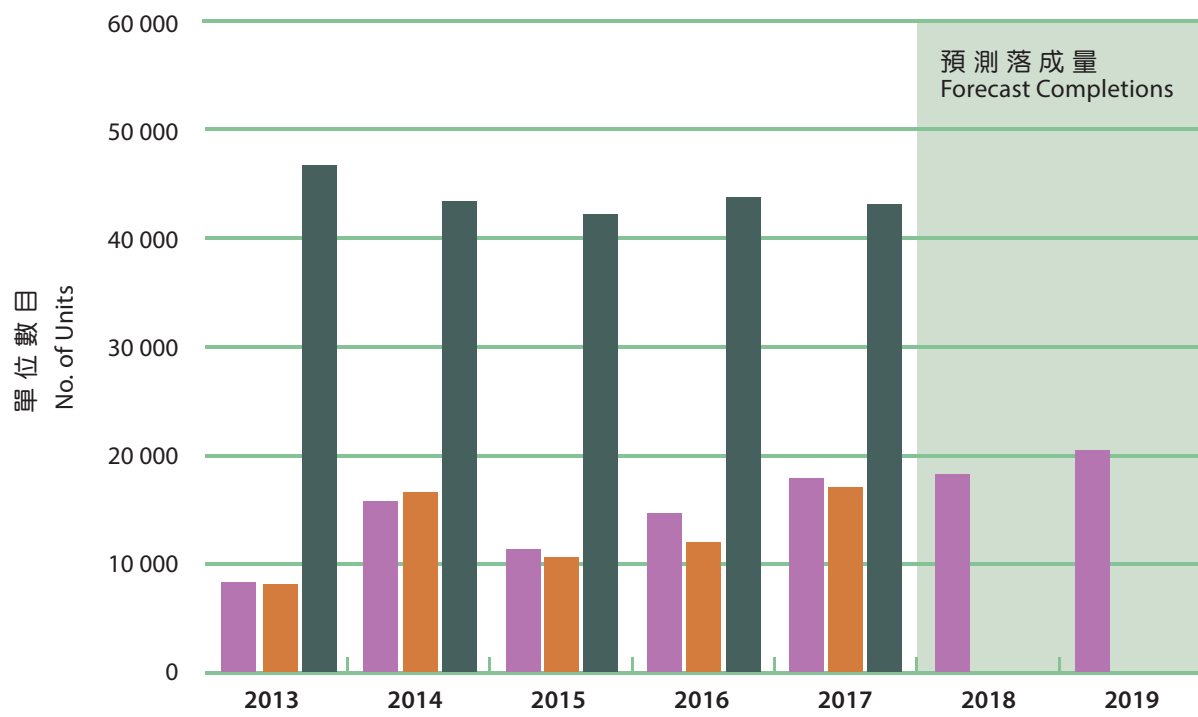
Holding up the rising momentum from 2016, prices in the secondary market maintained an upward trend in 2017. The pace of growth slowed in the third quarter but picked up again in the last quarter. Overall, prices in 2017 increased at their fastest pace over the past five years, with prices in the last quarter surged 13.8% from a year earlier. Rents saw a lagged increase as compared with prices by registering an 8.2% growth in the final quarter over the corresponding quarter of last year.



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	8 254	15 719	11 296 *	14 595	17 791	18 130 #	20 371 #
入住量 Take-up	8 056	16 523	10 533	11 881	16 954		
空置量 Vacancy	46 567	43 263	42 035	43 657	42 942		
% ⁺	4.1	3.8	3.7	3.8	3.7		

* 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.

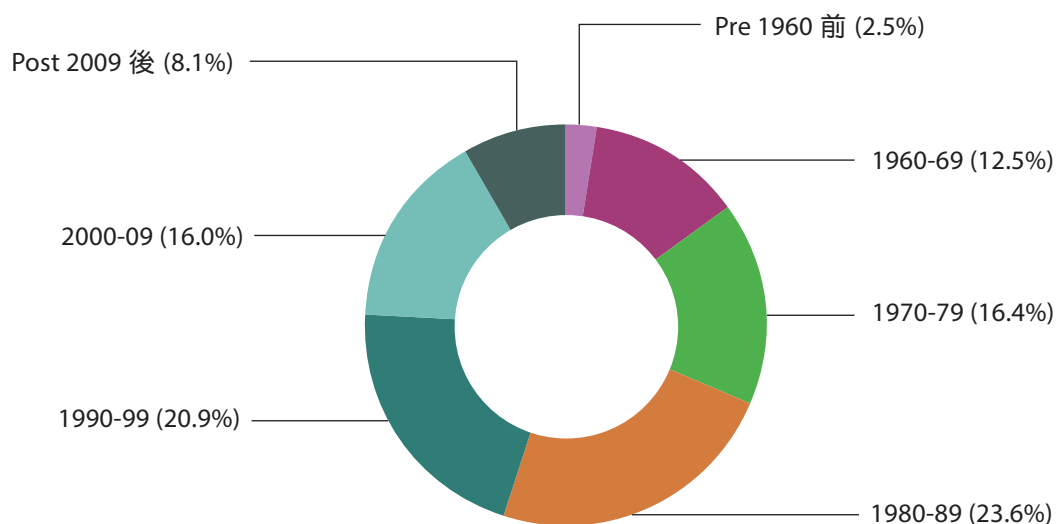
+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

預測數字
Forecast figures

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%。

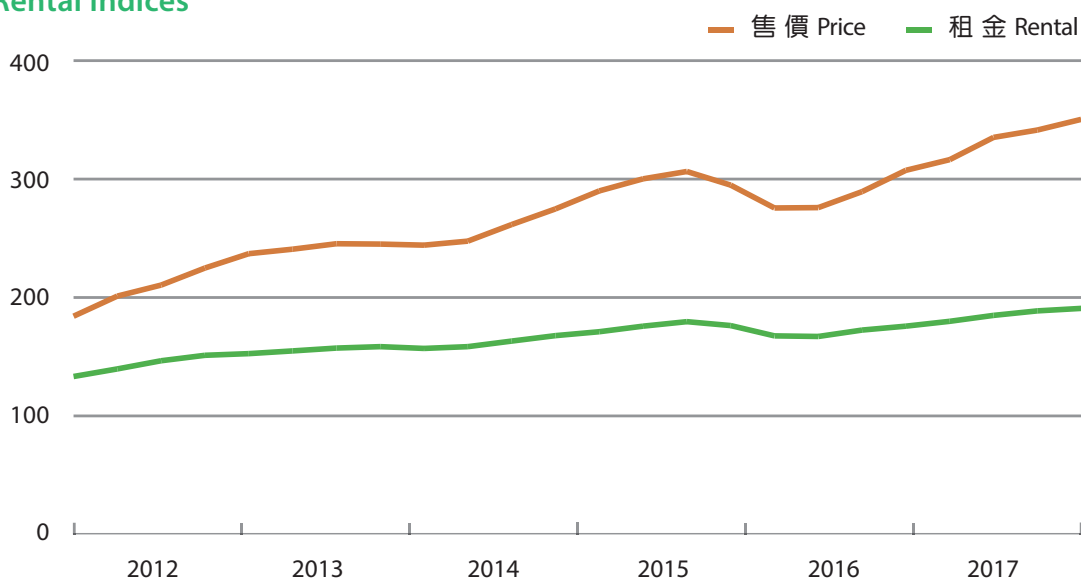
Completions of 16 009 units are expected in 2018 while completions in 2019 are forecast to increase to 18 674 units. New supply will mainly come from the New Territories in both years and its share will increase from 48% of the forecast completions in 2018 to 64% in 2019. On district basis, Kowloon City 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。

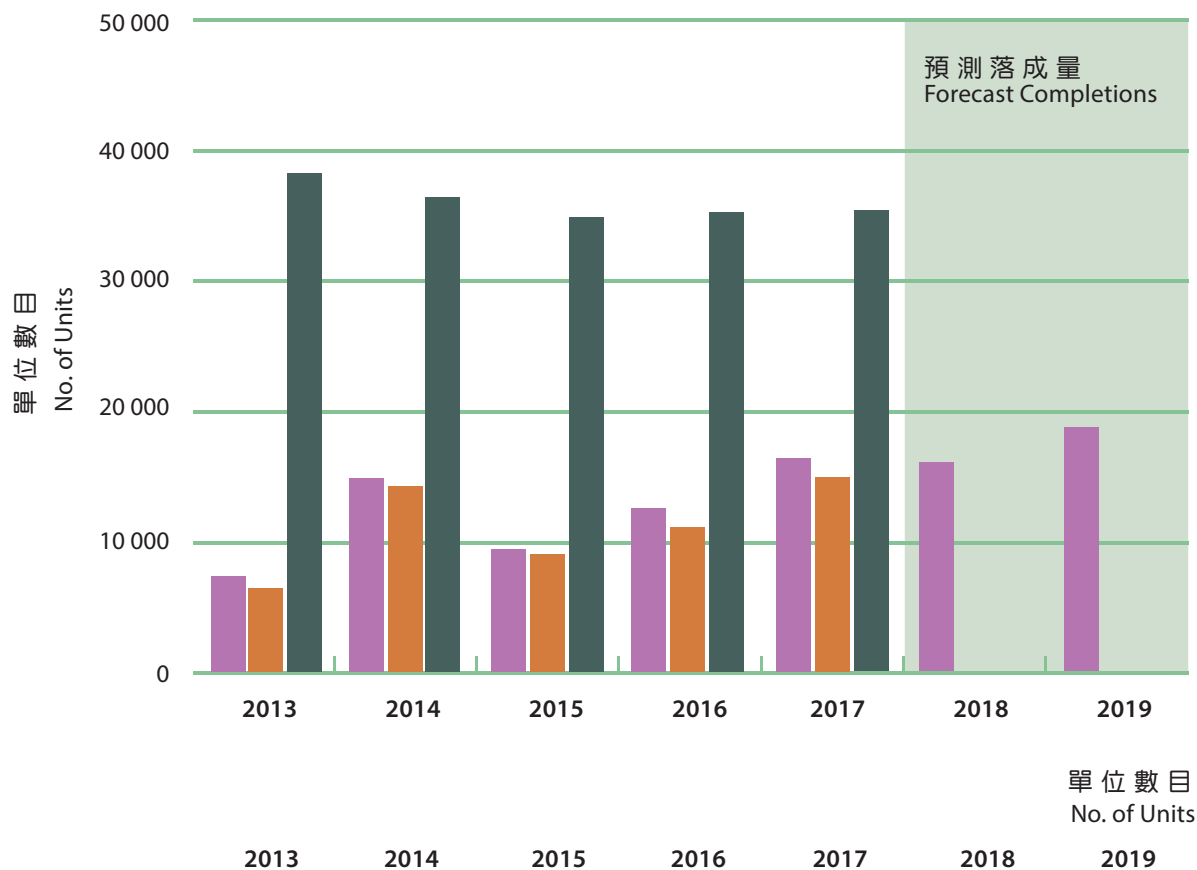
Prices in this sub-sector continued to achieve new highs in 2017. In the last quarter, the prices registered an increase of 14.0% over the same quarter of the year earlier. Rents also moved in tandem with prices but at a milder pace. Growing steadily in the first three quarters, the rents slowed down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

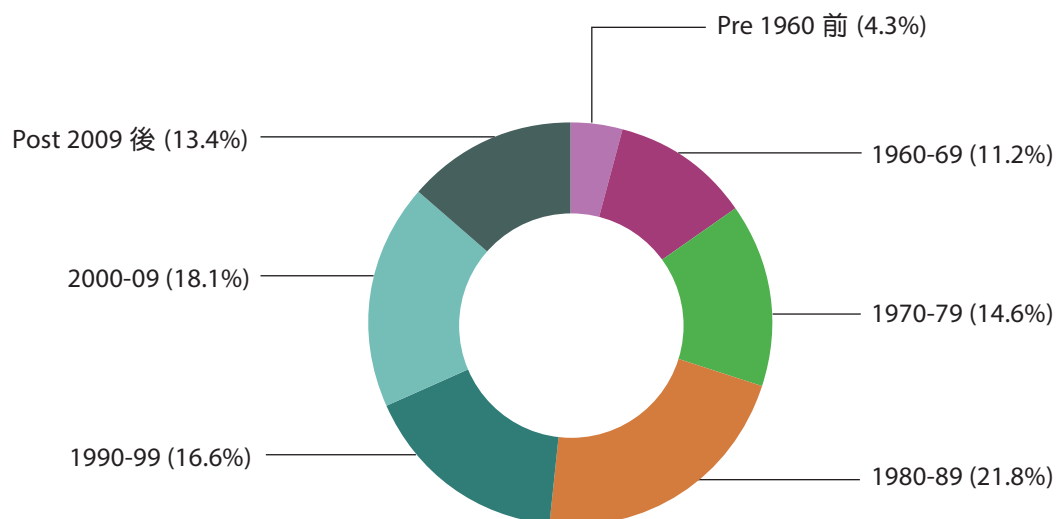
+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

預測數字
Forecast figures

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%。

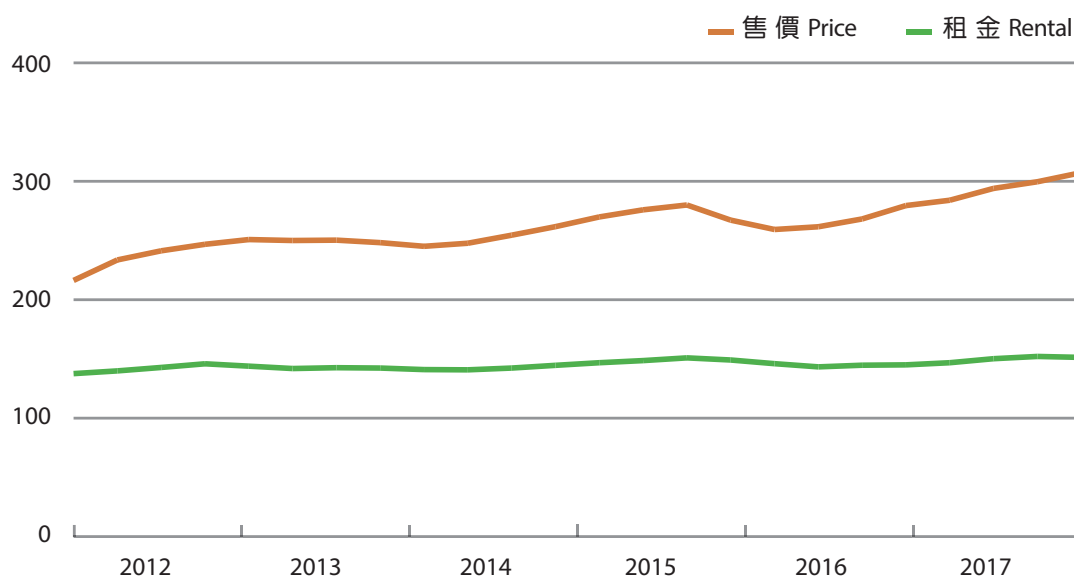
Completions are expected to surge to 2 121 units in 2018 and retreat to 1 697 units in 2019. New supply in coming two years will be concentrated in the New Territories. In 2018, the largest supply will come from Sha Tin, accounting for 33% of the completions in this sub-sector. In 2019, Tai Po will top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

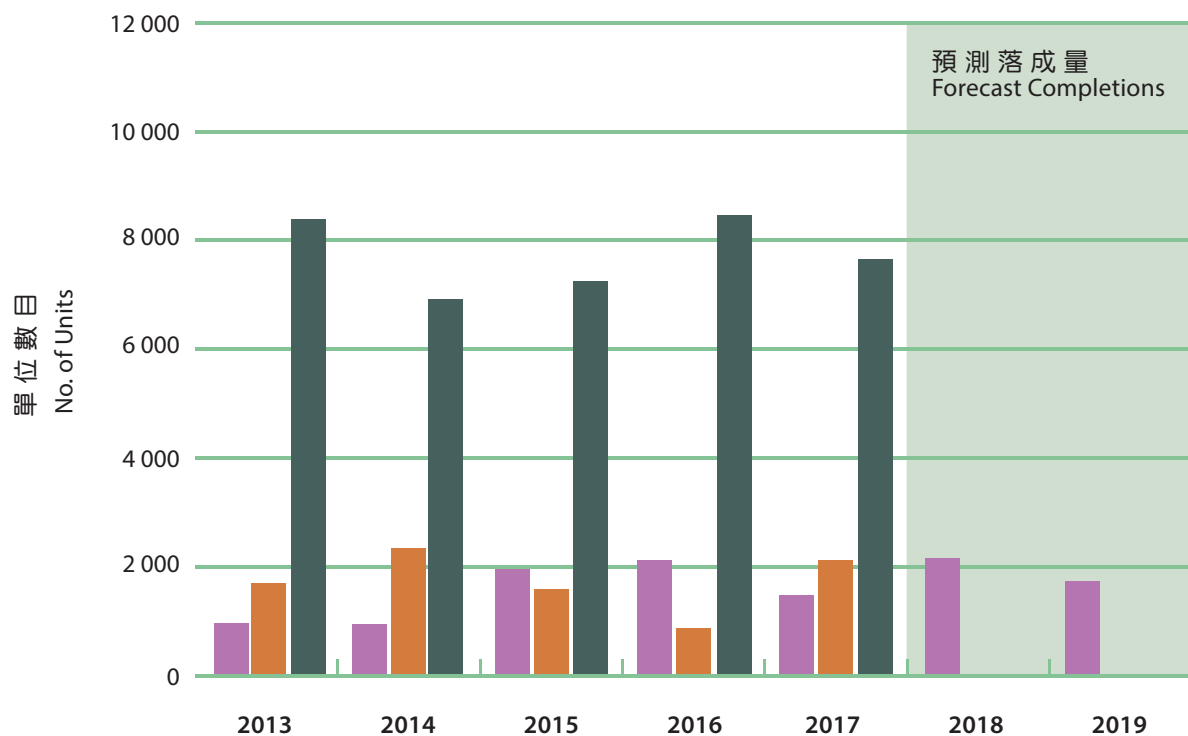
Sales market in this sub-sector continued to be buoyant in 2017 with prices escalating throughout the four quarters. Prices finished with a year-on-year increase of 9.9% in the fourth quarter. The leasing market was outperformed by the sales market. With a consecutive rise in the first three quarters 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



	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