

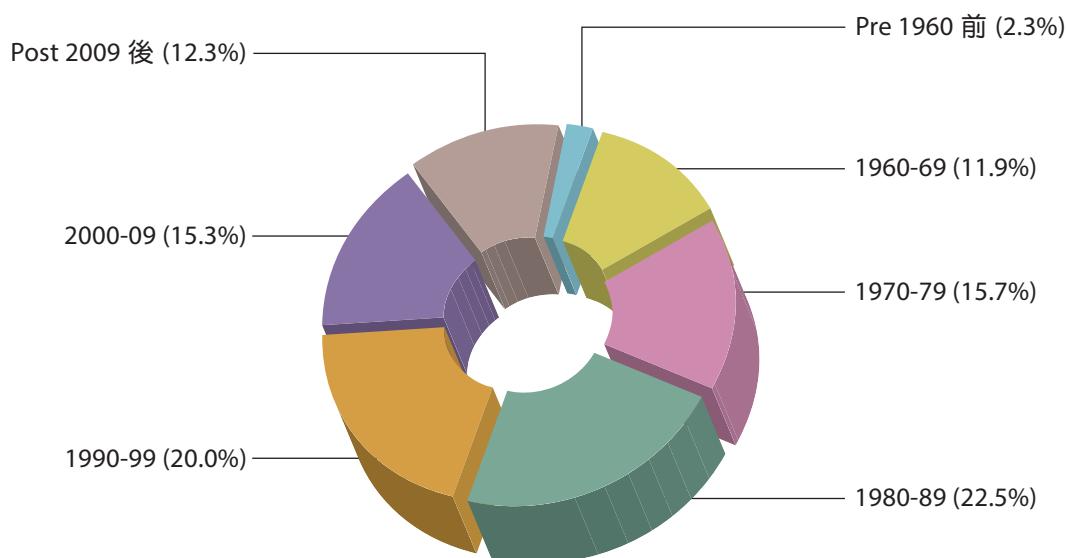
私人住宅 (中 / 小型單位)

PRIVATE DOMESTIC (SMALL/MEDIUM UNITS)

此分類包括實用面積為 100 平方米以下的單位。2020 年年底的總存量為 1 129 118 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 2020 was 1 129 118 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



2020 年共有 19 751 個單位落成，其中 75% 位於新界，18% 位於九龍，7% 位於港島。供應主要來自屯門和大埔，合共佔此分類總落成量的 41%。以單位面積計，A 類和 B 類單位分別佔新供應的 47% 和 39%，而 C 類單位則佔 14%。

There were 19 751 units completed in 2020, of which 75% were located in the New Territories, 18% in Kowloon and 7% on Hong Kong Island. Supply mainly came from Tuen Mun and Tai Po, together contributing 41% of the total completions in this sub-sector. In terms of flat size, Class A and Class B units accounted for 47% and 39% of the new supply respectively, while the share for Class C units was 14%.



私人住宅（中 / 小型單位） PRIVATE DOMESTIC (SMALL/MEDIUM UNITS)

2020 年的入住量下跌 36% 至 10 787 個單位。年底空置量上升至 45 260 個單位，相當於此分類總存量的 4.0%。

Take-up in 2020 dropped by 36% to 10 787 units. Vacancy at the year-end rose to 45 260 units, or 4.0% of the stock in this sub-sector.



預計 2021 和 2022 年將分別有 17 252 個和 19 017 個單位落成。該兩年的新供應將主要來自新界，分別佔預測落成量的 57% 和 60%。按地區計，在 2021 年，西貢的落成量最多，達 26%，其次為屯門和九龍城，分別佔 15% 和 14%。在 2022 年的落成量中，九龍城所佔的比例最高，佔新落成單位的 21%，其次是沙田，佔 20%，以及元朗，佔 14%。

Completions in 2021 and 2022 are estimated to be 17 252 units and 19 017 units respectively. New supply will mainly come from the New Territories in both years, accounting for 57% and 60% of the forecast completions in 2021 and 2022 respectively. On district basis, Sai Kung will contribute the most completions in 2021 at 26%, followed by Tuen Mun and Kowloon City at 15% and 14% respectively. In 2022, Kowloon City will contribute the largest share of 21% of the new units, followed by Sha Tin at 20% and Yuen Long at 14%.

私人住宅 (中 / 小型單位)

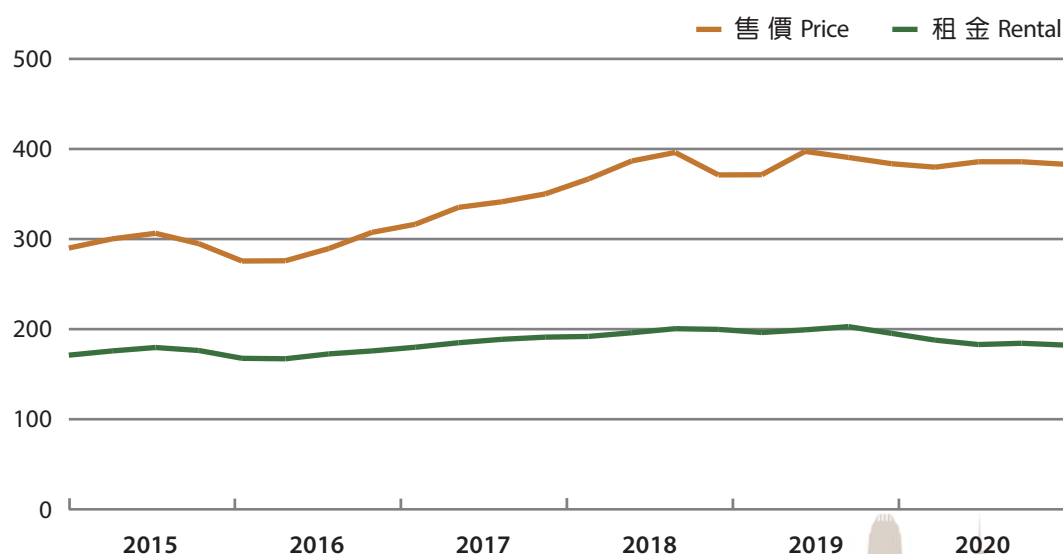
PRIVATE DOMESTIC (SMALL/MEDIUM UNITS)

此分類的售價在最後一季按年微跌 0.2%，而租金則錄得 6.7% 的跌幅。售價繼 2020 年第一季下行後，在第二季回升，到第四季再次回落，年底售價比 2019 年第二季的頂峯低 3.6%。租金在上半年顯著下跌，至第三季回穩，但第四季再度下跌。與 2019 年第三季的頂峯相比，整體跌幅達 10.1%。

Prices in this sub-sector in the last quarter were 0.2% marginally lower than a year earlier, while rents registered a reduction of 6.7%. After a downward movement in the first quarter, prices rebounded in the second quarter and resumed the falling trend in the fourth quarter of the year. Prices at the year-end were 3.6% below the peak in the second quarter of 2019. Rents fell distinctly in the first half of the year and stabilised in the third quarter but declined in the fourth quarter again. An overall reduction of 10.1% was noted as compared with the peak in the third quarter of 2019.

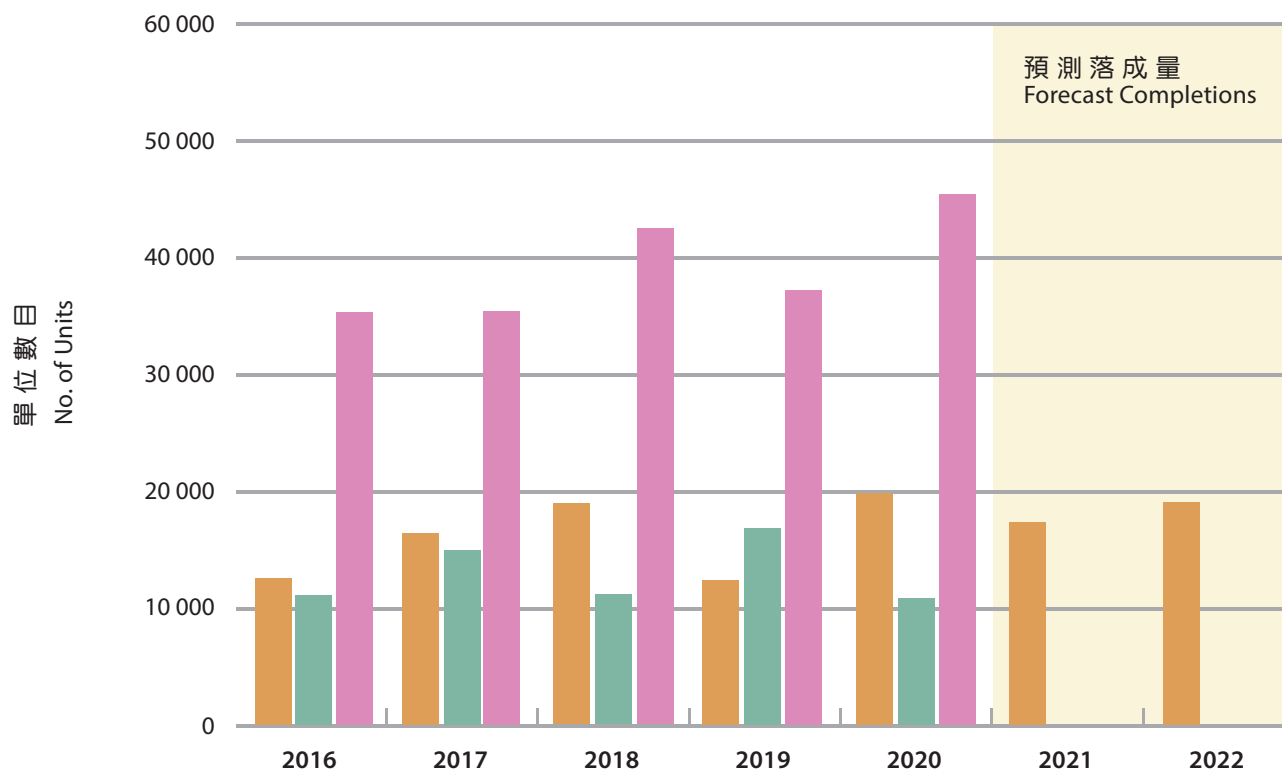


售價及租金指數 Price and Rental Indices



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

2016 2017 2018 2019 2020 2021 2022

落成量 Completions	12 512	16 350	18 863	12 302*	19 751	17 252#	19 017#
入住量 Take-up	11 040	14 867	11 083	16 751	10 787		
空置量 Vacancy	35 234	35 314	42 336	37 091	45 260		
% ⁺	3.3	3.3	3.9	3.3	4.0		

* 2019年落成量包括在年內落成並預計以市價在公開市場發售，但其後於2020年轉為資助出售房屋的43個住宅單位。

Completions of 2019 include 43 units completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.

+ 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