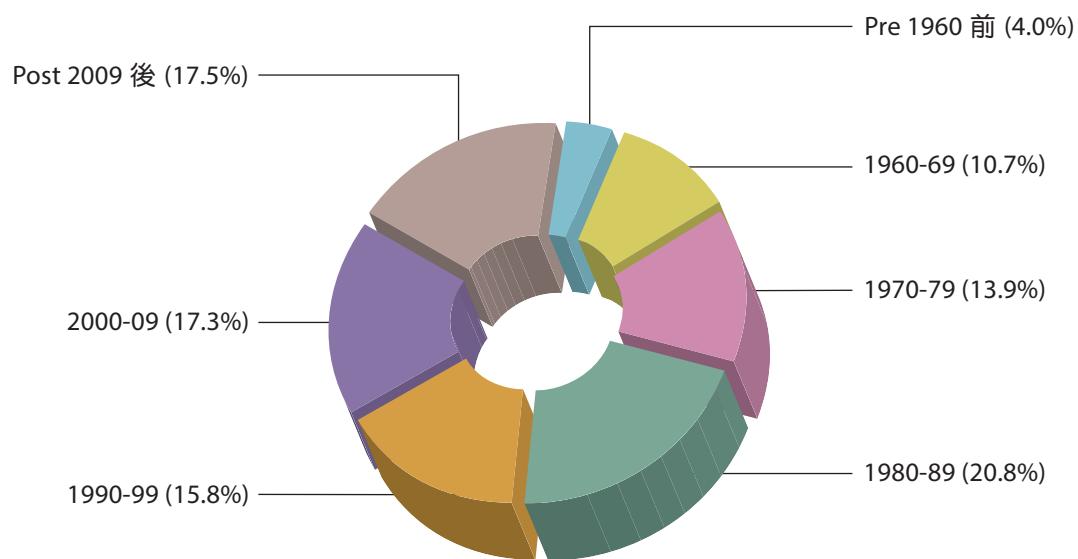


私人住宅（大型單位） PRIVATE DOMESTIC (LARGE UNITS)

此分類包括實用面積為 100 平方米或以上的單位。2020 年年底的總存量為 96 730 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 2020 was 96 730 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



2020 年落成的 1 137 個單位中，有 64% 位於新界。按地區計，大埔和九龍城合共佔落成量的 56%。

Of the 1 137 units completed in 2020, 64% were located in the New Territories. On district basis, Tai Po and Kowloon City together accounted for 56% of the completions.

私人住宅（大型單位）
PRIVATE DOMESTIC (LARGE UNITS)

2020 年的入住量減少 30% 至 1 758 個單位。年底空置量下跌至 7 106 個單位，相當於此分類單位總存量的 7.3%。

Take-up in 2020 decreased by 30% to 1 758 units. Vacancy at the year-end fell to 7 106 units, representing 7.3% of the stock in this sub-sector.



預計此分類的落成量在 2021 年將下跌至 976 個單位，並在 2022 年進一步下跌至 967 個。在 2021 年，此分類的新供應將集中在港島，當中南區將提供落成量的 39%。在 2022 年，新供應將集中在新界。大埔和沙田將合共提供新落成單位的 51%。

Completions in this sub-sector are expected to drop to 976 units in 2021 and further to 967 units in 2022. In 2021, new supply in this sub-sector will be concentrated in Hong Kong Island, with the Southern district providing 39% of the completions. In 2022, new supply will be concentrated in the New Territories, with Tai Po and Sha Tin together providing 51% of the new completions.



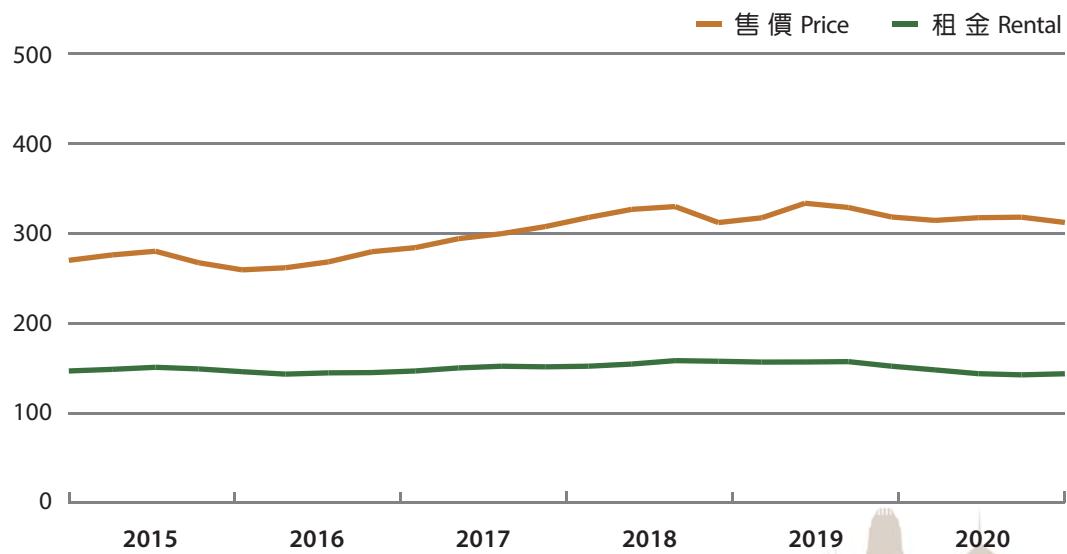
私人住宅（大型單位） PRIVATE DOMESTIC (LARGE UNITS)

此分類物業的售價在年內有升有跌。2020 年第四季的售價較前一年同期下跌 1.9%。租金則於首三季下跌，但在第四季回升。然而，第四季的租金仍較 2019 年同期下跌 5.5%。與近期的市場頂峯相比，售價較 2019 年第二季下跌 6.4%，租金則較 2018 年第三季下跌 9.2%。

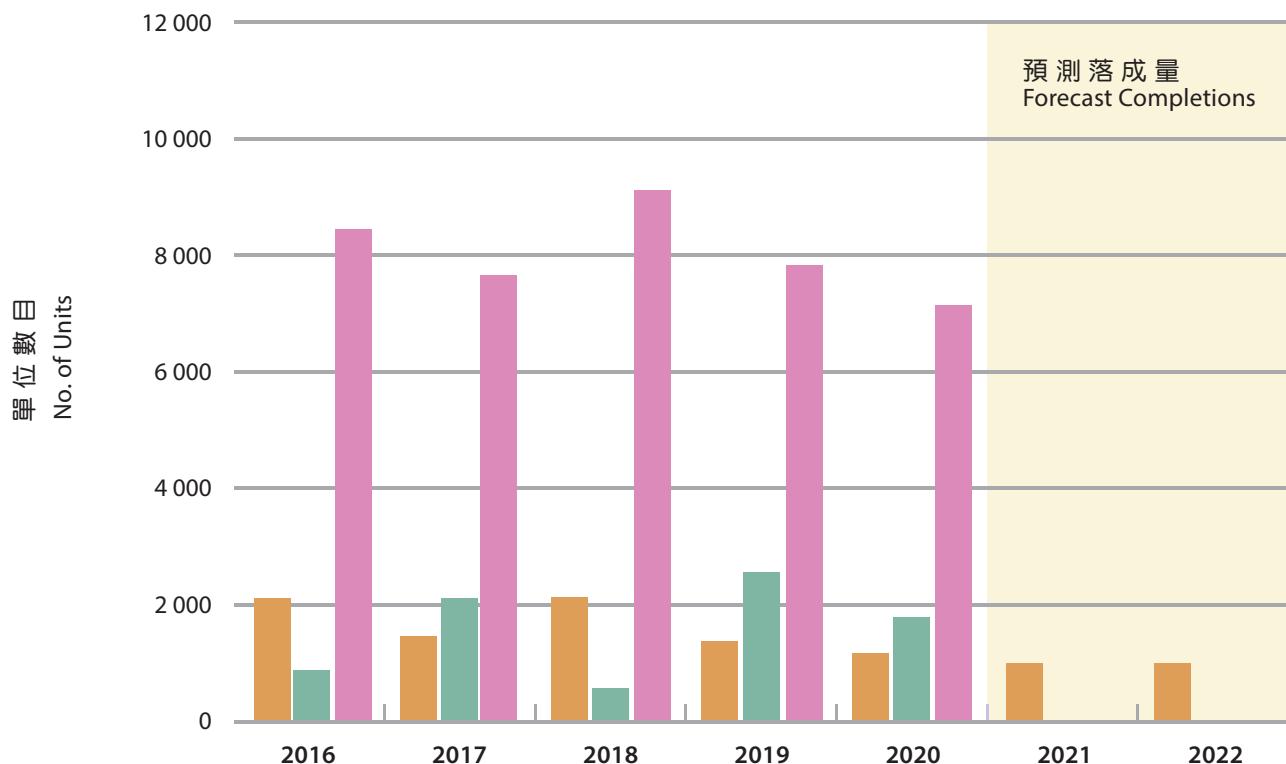
Prices in this sub-sector experienced ups and downs throughout the year. In the fourth quarter of 2020, prices registered a decrease of 1.9% from a year earlier. Rents dropped in the first three quarters but rebounded in the fourth quarter. Nevertheless, rentals still recorded a fall of 5.5% in the fourth quarter over the same period in 2019. Comparing with the recent market peak, prices fell by 6.4% from the second quarter of 2019 while rents dropped by 9.2% from the third quarter of 2018.



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						
	2016	2017	2018	2019	2020	2021	2022
落成量 Completions	2 083	1 441	2 105	1 341	1 137	976 [#]	967 [#]
入住量 Take-up	841	2 087	540	2 527	1 758		
空置量 Vacancy	8 423	7 628	9 090	7 801	7 106		
% ⁺	9.2	8.2	9.6	8.1	7.3		

- + 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