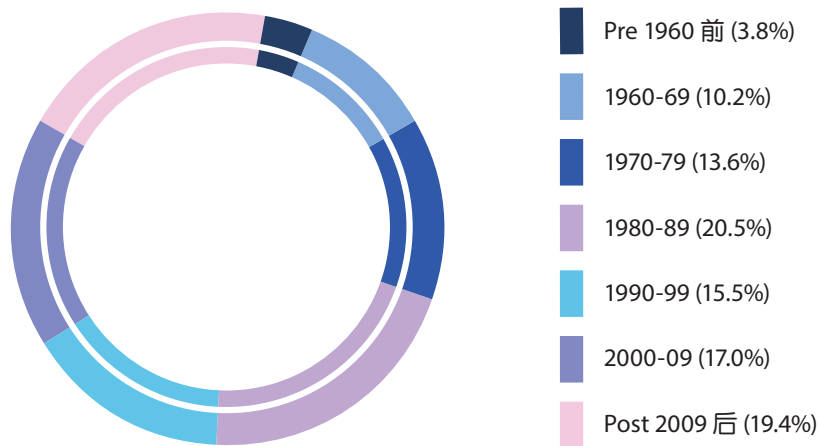


私人住宅(大型单位) Private Domestic (Large Units)

此分类包括实用面积为100平方米或以上的单位。2023年年底的总存量为98 483个单位，占私人住宅总存量的8%。图表显示这分类按楼龄划分的总存量。

This sub-sector comprises units with a saleable area of 100 m² 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.

按楼龄分类的总存量 Stock Distribution by Age



2023年共有319个单位落成，其中49%位于港岛，35%位于九龙及16%位于新界。按地区计，中西区和南区合共占落成量的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.

此分类的入住量在 2023 年录得负数 1 837 个单位。年底空置量上升至 9 867 个单位，相当于此分类单位总存量的 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.



预计此分类的落成量在 2024 和 2025 年将分别上升至 1 351 和 1 144 个单位。该两年的新供应将主要来自九龙，分别占 2024 和 2025 年预测落成量的 69% 和 53%。按地区计，九龙城的供应最多，在 2024 和 2025 年将分别占新落成量的 50% 和 53%。

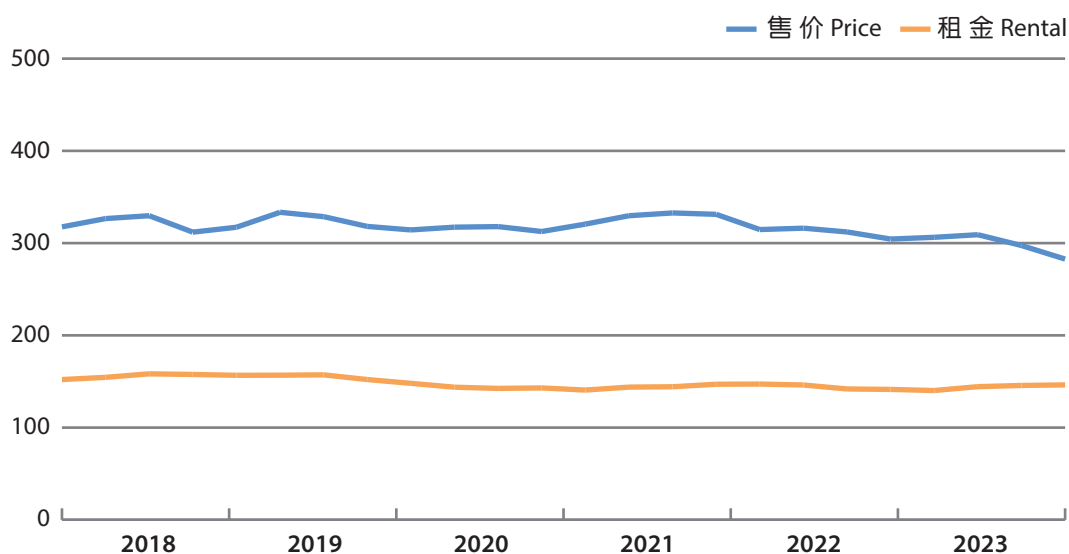
Completions in this sub-sector are expected to rise to 1 351 units in 2024 and 1 144 units in 2025. New supply will mainly come from Kowloon in both years, accounting for 69% and 53% of the forecast completions in 2024 and 2025 respectively. On district basis, Kowloon City will contribute the most supply,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

与中/小型单位的分类相若，此分类物业的售价在2023年上半年轻微上升，但至下半年回落。第四季较前一年同季下跌7.1%。第四季的租金则较2022年同季录得3.5%的升幅。

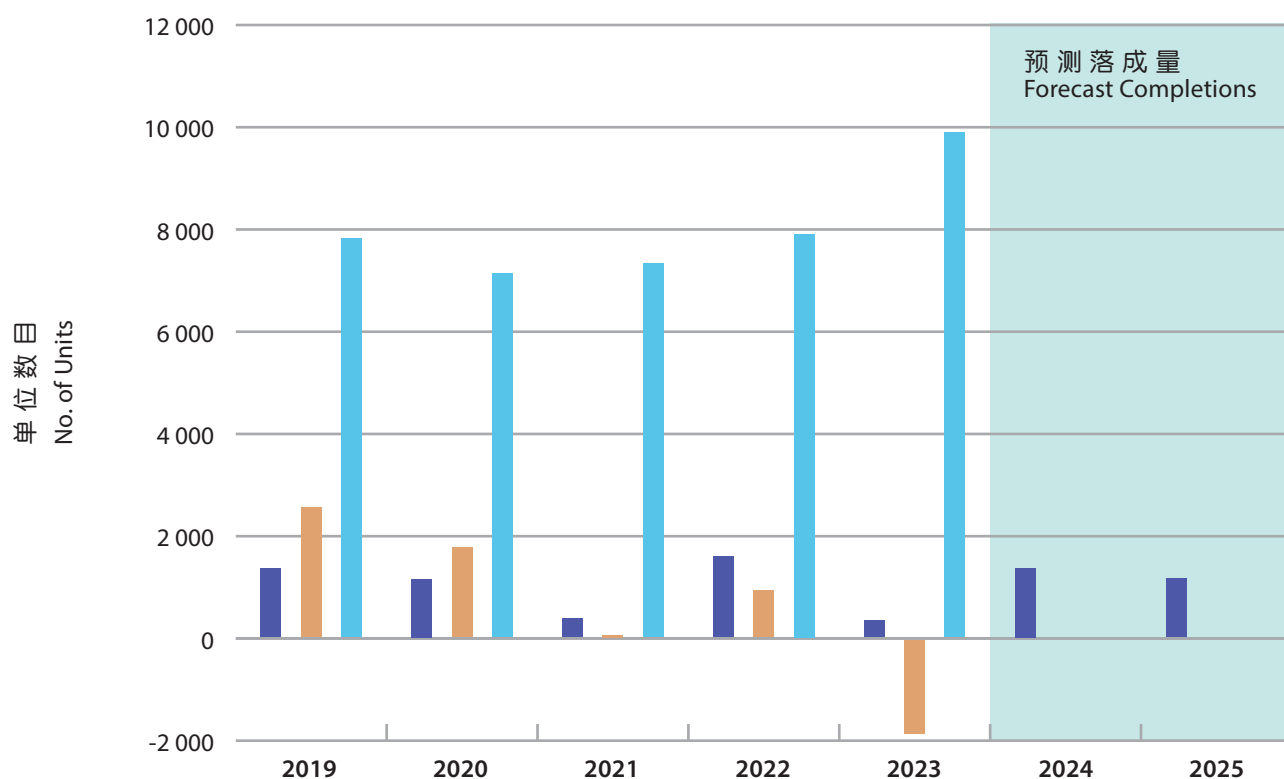
Similar to the sub-sector of the small/medium units, prices in this sub-sector grew mildly in the first half of 2023 but slid in the second half of the year. Prices in the fourth quarter fell by 7.1% from that of the preceding year. Rents recorded an increase of 3.5% in the fourth quarter compared with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



售价及租金指数 Price and Rental Indices



落成量、入住量及空置量
Completions, Take-up and Vacancy



单位数目
No. of Units

2019 2020 2021 2022 2023 2024 2025

落成量* Completions	1 341	1 137	370	1 573	319	1 351 [#]	1 144 [#]
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		
% ⁺	8.1	7.3	7.5	8.0	10.0		

* 2025年起的预测落成量包括港人首次置业(首置)项目下预计落成的资助出售房屋。
Forecast completions from 2025 onwards include subsidised sale flats to be completed under the Starter Homes for Hong Kong Residents (SH) projects.

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures