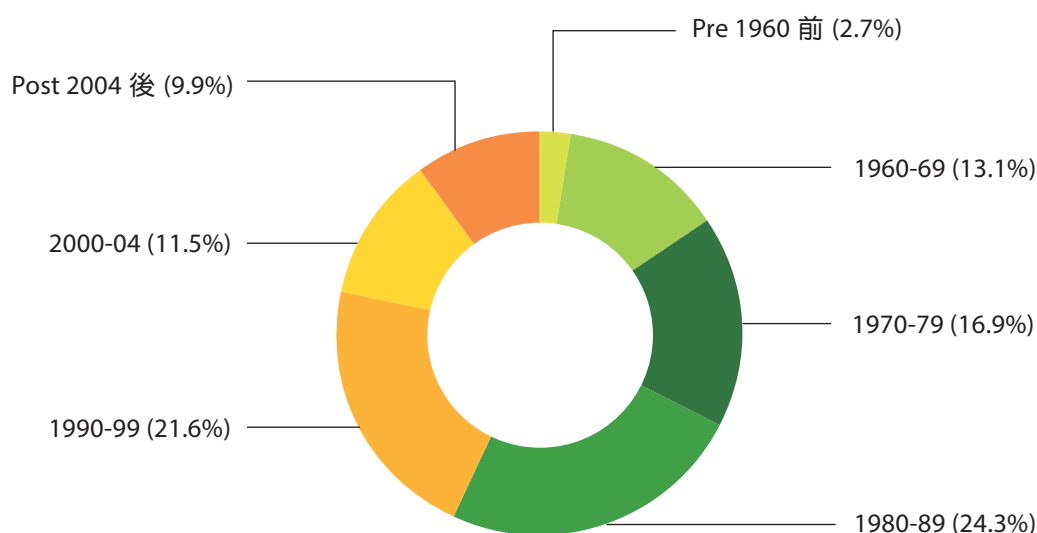




此分類包括實用面積為100平方米以下的單位。2014年底的總存量為1 049 200個單位，佔私人住宅總存量的92%。圖表顯示按樓齡分類的總存量。

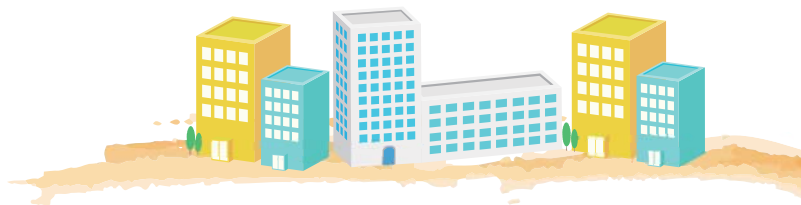
This sub-sector comprises units with a saleable area of less than 100 m². Stock at the end of 2014 was 1 049 200 units which accounted for 92% of the total private domestic stock. The chart shows stock distribution by age.

按樓齡分類的總存量 Stock Distribution by Age



2014年約有14 810個單位落成，其中68%位於新界，其餘20%位於九龍，12%位於港島。西貢、荃灣和元朗的落成量最多，佔此分類總落成量的40%以上。以單位面積計，B類單位獨佔新供應量的57%，A、C類單位的比例則分別為15%和28%。

Around 14 810 units were completed in 2014, of which 68% were located in the New Territories, 20% in Kowloon and 12% on Hong Kong Island. Sai Kung, Tsuen Wan and Yuen Long provided the largest completions, together contributing over 40% of the total completions in this sub-sector. In terms of flat size, class B units alone accounted for 57% of the new supply while the shares of class A and class C units were 15% and 28% respectively.



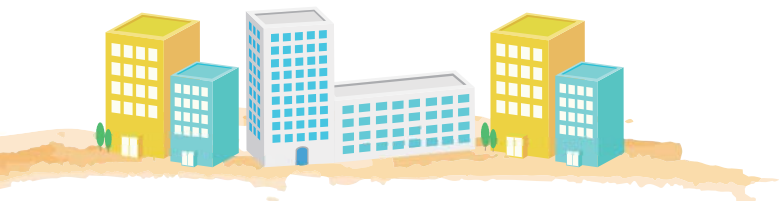
2014年的入住量飆升122%至14 210個單位，
年底空置量因而減至36 370個單位，佔此
分類總存量的3.5%。

Take-up in 2014 soared by 122% to 14 210 units. Vacancy
at the year-end, as a result, reduced to 36 370 units, or 3.5%
of the stock in this sub-sector.



預期2015年的落成量較少，約10 190個單
位，而2016年的落成量預計增至18 330個
單位。2015年的新落成量中，新界佔51%，
主要位於沙田和元朗。到2016年，新界
的供應量會增至約70%，單位主要分布於
元朗、西貢和離島。

Lower completions of 10 190 units are expected in 2015
while completions in 2016 are forecast to increase to 18 330
units. Of the completions in 2015, the New Territories will
provide 51%, mainly in Sha Tin and Yuen Long. Its share
will increase to about 70% in 2016, distributing mainly in
Yuen Long, Sai Kung and Islands.

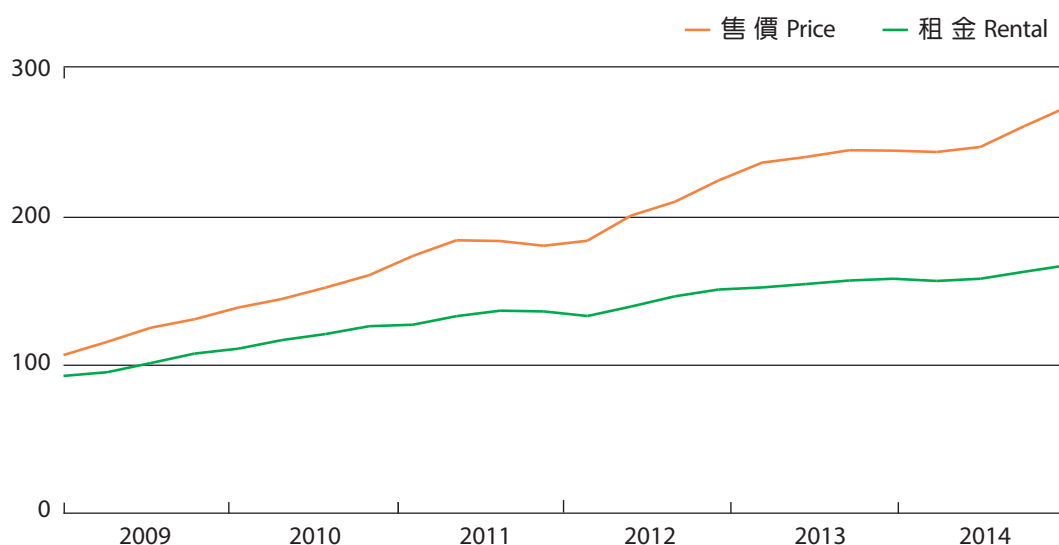


這類單位的售價自2014年第一季整固後，持續向上。市場對小型單位的需求殷切，部分較受歡迎的屋苑售價達到新高。最後一季售價較去年增加12%。租金稍落後於售價，第四季租金較去年同季增加6%。

Prices in this sub-sector exhibited an uninterrupted rising trend after the consolidation in the first quarter of 2014. With strong demand of small flats, prices in some popular housing estates reached new highs. The price in the last quarter was 12% higher than a year earlier. Lagging behind the prices, rents increased by 6% in the fourth quarter over the corresponding quarter in last year.

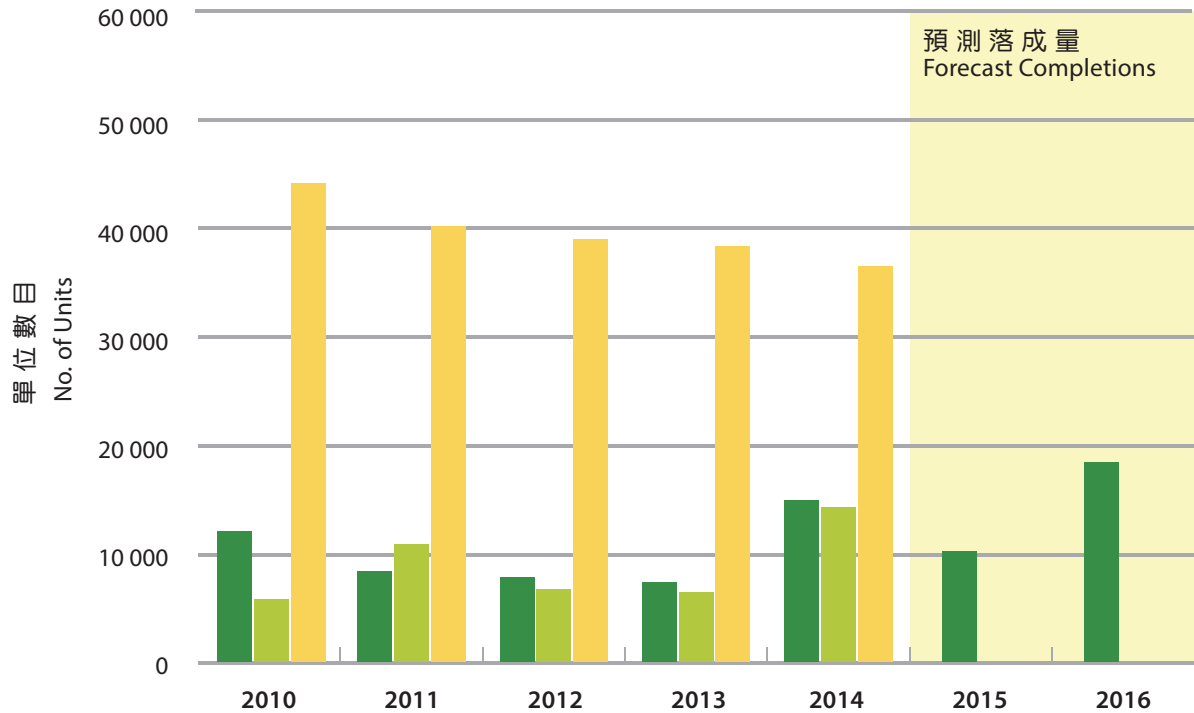


售價及租金指數 Price and Rental Indices





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



單位數目
No. of Units

	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	11 970	8 320	7 730	7 310	14 810	10 190 [#]	18 330 [#]
入住量 Take-up	5 790	10 770	6 680	6 390	14 210		
空置量 Vacancy	43 960	40 000	38 860	38 210	36 370		
% ⁺	4.3	3.9	3.8	3.7	3.5		

+ 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