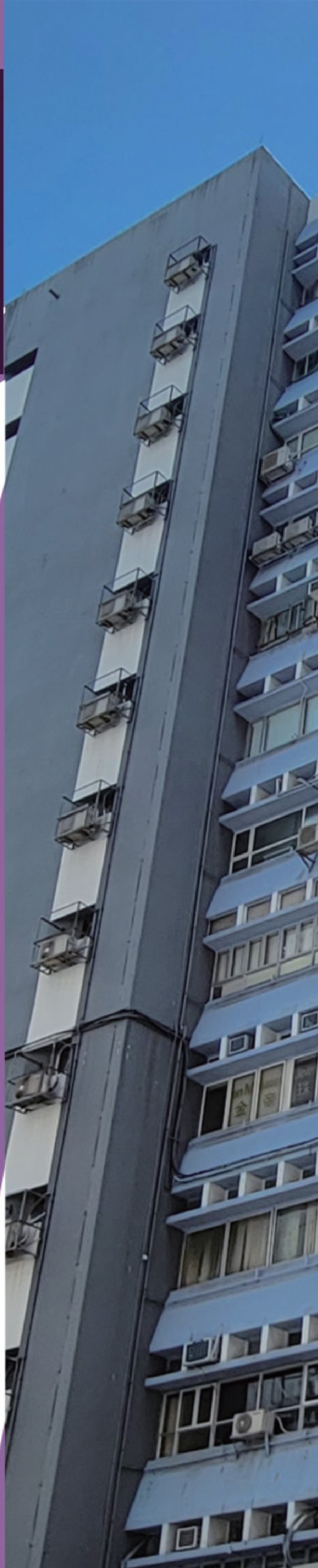
私人工業樓宇
PRIVATE INDUSTRIAL



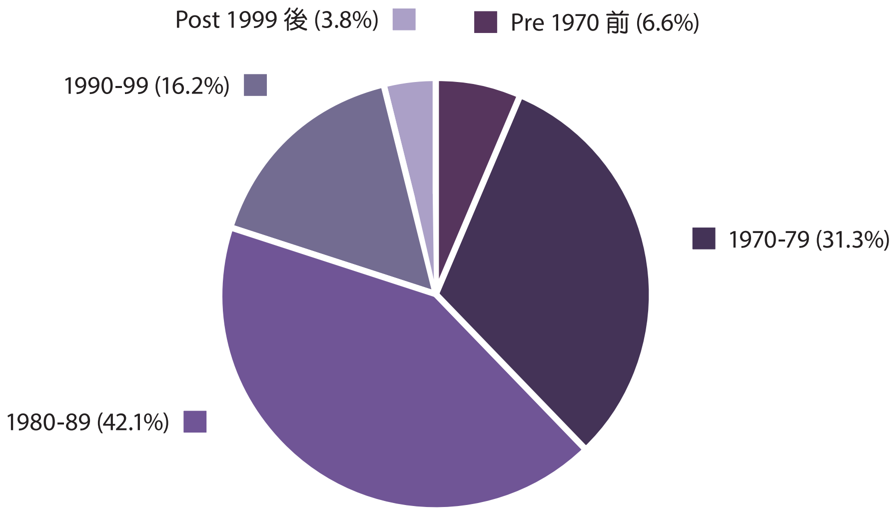
這類別包括分層工廠大廈及其附屬寫字樓。

This sector comprises flatted factories and their ancillary office accommodation.

這類物業於2022年年底的總存量為16 218 900平方米，平均分布於市區和新界。按樓齡劃分的總存量詳見圖表。

At the end of 2022, the stock in this sector was 16 218 900 m^2, which was evenly distributed between the urban areas and the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2022年的落成量為105 000平方米。新供應之中有60%來自荃灣，其餘則來自九龍，當中黃大仙佔總落成量的20%。

Completions in 2022 amounted to 105 000 m^2. 60% of the new supply came from Tsuen Wan whereas the remaining was from Kowloon of which Wong Tai Sin contributed 20% of the total.

2022年的使用量維持正數，為148 700平方米。年底空置量下跌至851 600平方米，相當於總存量的5.3%。近半空置面積位於觀塘、荃灣和葵青。

Take-up in 2022 remained positive at 148 700 m^2. Vacancy at the year-end decreased to 851 600 m^2, representing 5.3% of the total stock. Nearly half of the vacant spaces was located in Kwun Tong, Tsuen Wan and Kwai Tsing.

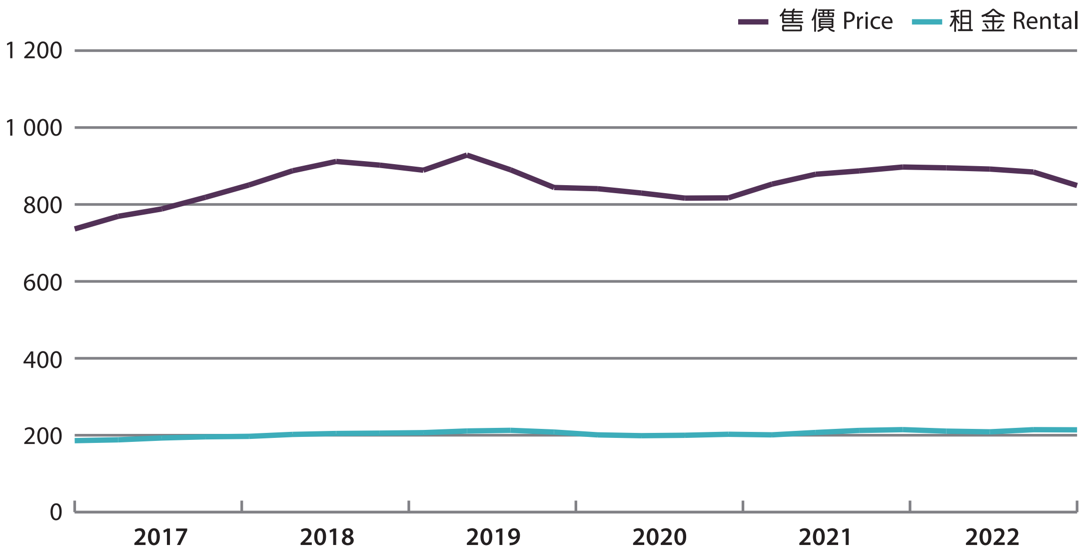
預計2023年的落成量將下降至102 700平方米。新面積將主要來自西貢、深水埗和葵青，分別佔總供應量的45%、25%和23%。2024年將有41 100平方米的新面積供應，主要來自荃灣，佔新供應量的34%。另有22%新面積將來自觀塘。

Completions in 2023 are expected to fall to 102 700 m^2. New spaces will mainly come from Sai Kung, Sham Shui Po and Kwai Tsing, respectively contributing 45%, 25% and 23% of the total supply. New spaces of 41 100 m^2 will come on stream in 2024, largely from Tsuen Wan accounting for 34% of the new supply. Another 22% of new spaces will come from Kwun Tong.

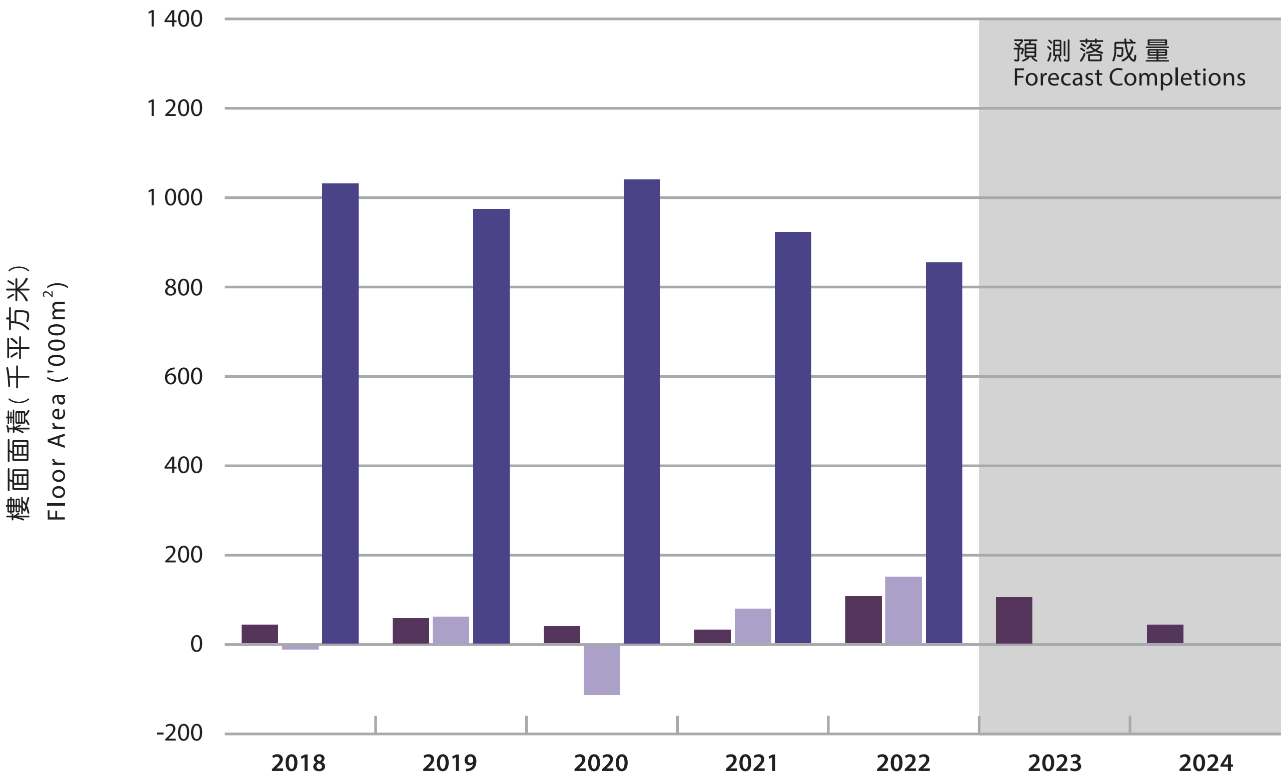
售價在2022年首三季微跌，並在第四季顯著下跌，以2021年和2022年最後一季相比，全年以5.3%的跌幅作結。租金輕微起伏，以2022年第四季與2021年同期相比，錄得0.2%的輕微跌幅。

Prices dropped moderately in the first three quarters of 2022 and fell noticeably in the fourth quarter, ending the year with a decline of 5.3% between the final quarters of 2021 and 2022. Rents moved up and down moderately, recording a slight decrease of 0.2% in the fourth quarter of 2022 over the same period in 2021.

售價及租金指數
Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



樓面面積(千平方米)
Floor Area ('000m^2)

	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	41	56	38	30	105	103#	41#
使用量 Take-up	-8	60	-110	77	149		
空置量 Vacancy	1 029	972	1 038	920	852		
%+	6.3	5.9	6.4	5.7	5.3		

\+ 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

這類別指設計作工貿用途，並為此取得佔用許可證的樓宇。

This sector comprises floor space in developments designed for industrial/office use, and certified for occupation as such.

2022年年底的總存量為534 600平方米，亦無新供應或樓宇拆卸。大部分面積位於市區，其中觀塘和深水埗共佔總面積的56%。

Stock at the end of 2022 was 534 600 m^2 with no new supply or demolition. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po together accounted for 56% of the total spaces.

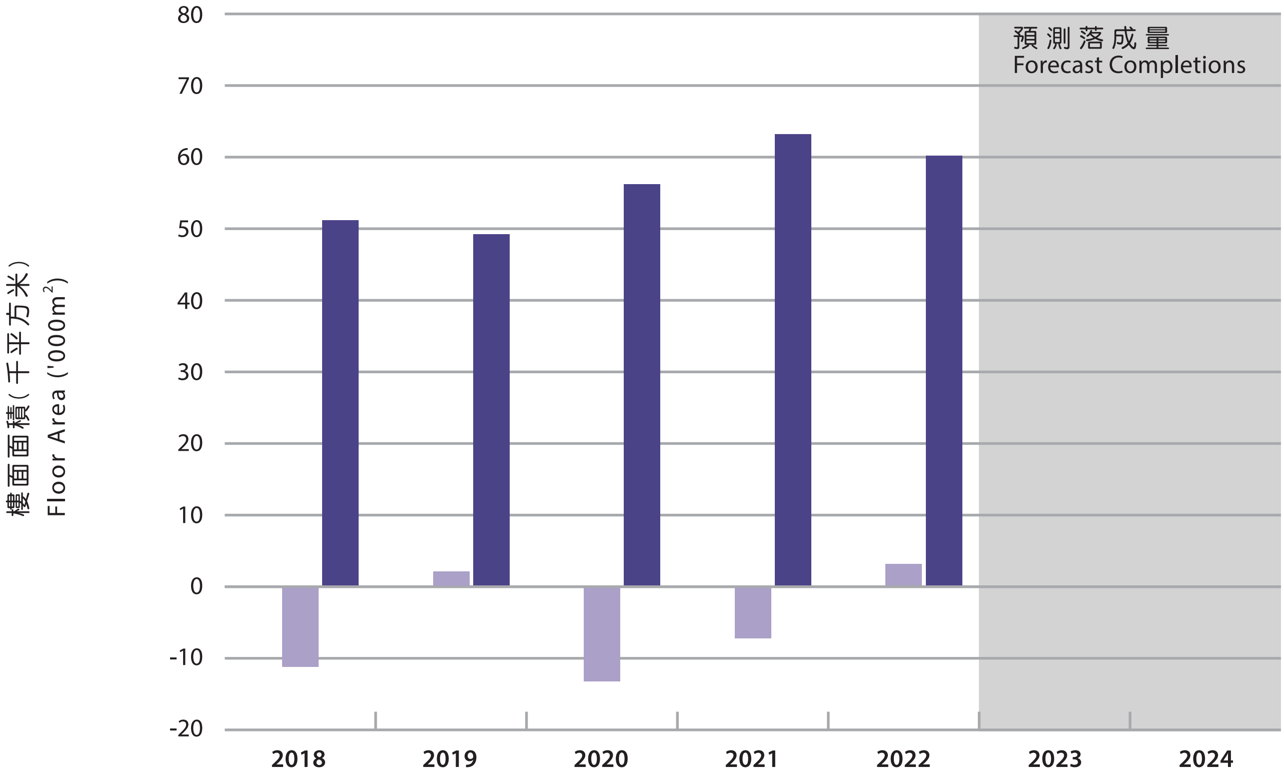
使用量轉為正數2 500平方米。空置率微跌至年底總存量的11.3%，相當於60 300平方米，大約一半空置面積位於觀塘。

Take-up turned positive at 2 500 m^2. Vacancy rate edged down to 11.3% of the year-end stock at 60 300 m^2. Around half of the vacant spaces was in Kwun Tong.

預測2023和2024年均不會有新供應。

No new supply is anticipated in both 2023 and 2024.

落成量、使用量及空置量
Completions, Take-up and Vacancy



樓面面積（千平方米）
Floor Area ('000m^2)

	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	0	0	0	0	0	0#	0#
使用量 Take-up	-11	2	-13	-7	3		
空置量 Vacancy	51	49	56	63	60		
%+	9.3	9.0	10.2	11.5	11.3		

\+ 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

私人特殊廠房 Private Specialised Factories

這類別包括所有其他廠房，主要是專為特殊製造業而建，每間廠房通常由一名廠東使用。

This sector comprises all other factory premises, primarily purpose-built for specialised manufacturing processes, and usually for occupation by a single operator.

2022 年年底，這類物業的總存量為 3 283 500 平方米，其中 90% 來自新界。

The stock in this sector was 3 283 500 m² at the end of 2022, of which 90% came from the New Territories.

2022 年，共有 124 900 平方米樓面面積的新發展項目在新界落成，當中單是西貢便提供新落成面積的 70%，其餘 30% 則來自荃灣和大埔。

New developments with 124 900 m² of floor space in the New Territories were completed in 2022. Sai Kung alone provided 70% of the newly completed spaces while the remaining 30% came from Tsuen Wan and Tai Po.

預計落成面積將於 2023 和 2024 年分別下降至 66 900 平方米和 67 500 平方米。2023 年的供應將主要來自元朗和葵青，分別佔總落成面積的 42% 和 29%。在 2024 年，主要供應將來自北區和荃灣。

Completions are expected to fall to 66 900 m² in 2023 and 67 500 m² in 2024. Supply in 2023 will be mainly from Yuen Long at 42% and Kwai Tsing at 29% of the total completions. In 2024, the major suppliers will be the North district and Tsuen Wan.

這類別包括設計或改建作倉庫或冷藏庫的樓宇，以及其附屬寫字樓，貨櫃碼頭內的樓宇亦包括在內。

This sector comprises premises designed or adapted for use as godowns, or cold stores, and includes ancillary offices. Premises located within container terminals are also included.

2022年年底的總存量為3 818 700平方米，其中超過80%來自新界，以葵青、沙田和荃灣為主導，合共佔總面積的68%。

The stock amounted to 3 818 700 m^2 at the end of 2022. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Sha Tin and Tsuen Wan which accounted for 68% of the total spaces.

2022年新落成的面積全部位於屯門，合共74 600平方米。年底空置量減至237 300平方米，相當於總存量的6.2%，使用量則為正數100 200平方米。

Completions in 2022 were all located in Tuen Mun providing 74 600 m^2 of new spaces. Vacancy at the year-end dropped to 237 300 m^2, representing 6.2% of the stock, with a positive take-up of 100 200 m^2.

預計此類樓宇在2023和2024年均不會有新供應。

No new supply in this sector is anticipated in both 2023 and 2024.