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 m², 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

Post 1999 後 (3.8%)
Pre 1970 前 (6.6%)
1990-99 (16.2%)
1970-79 (31.3%)
1980-89 (42.1%)
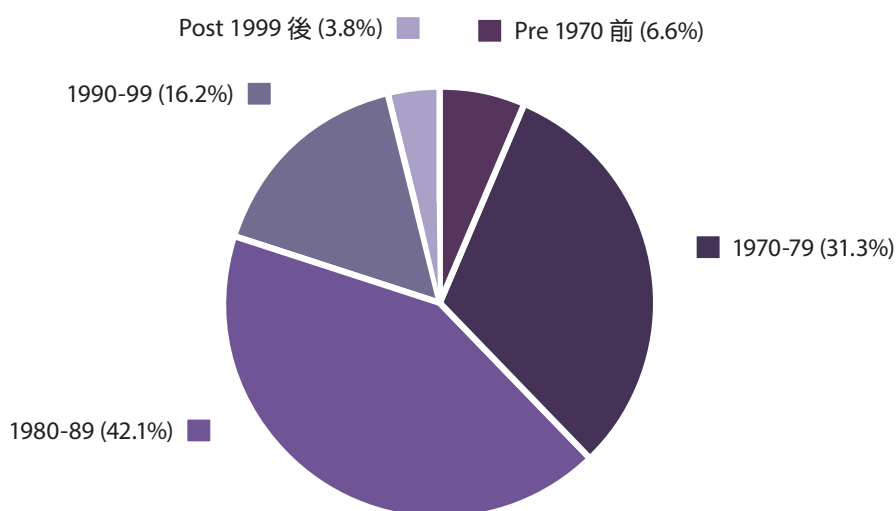
2022 年的落成量為 105 000 平方米。新供應之中有 60% 來自荃灣，其餘則來自九龍，當中黃大仙佔總落成量的 20%。

Completions in 2022 amounted to 105 000 m². 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 m². Vacancy at the year-end decreased to 851 600 m², 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 m². 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 m² 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。
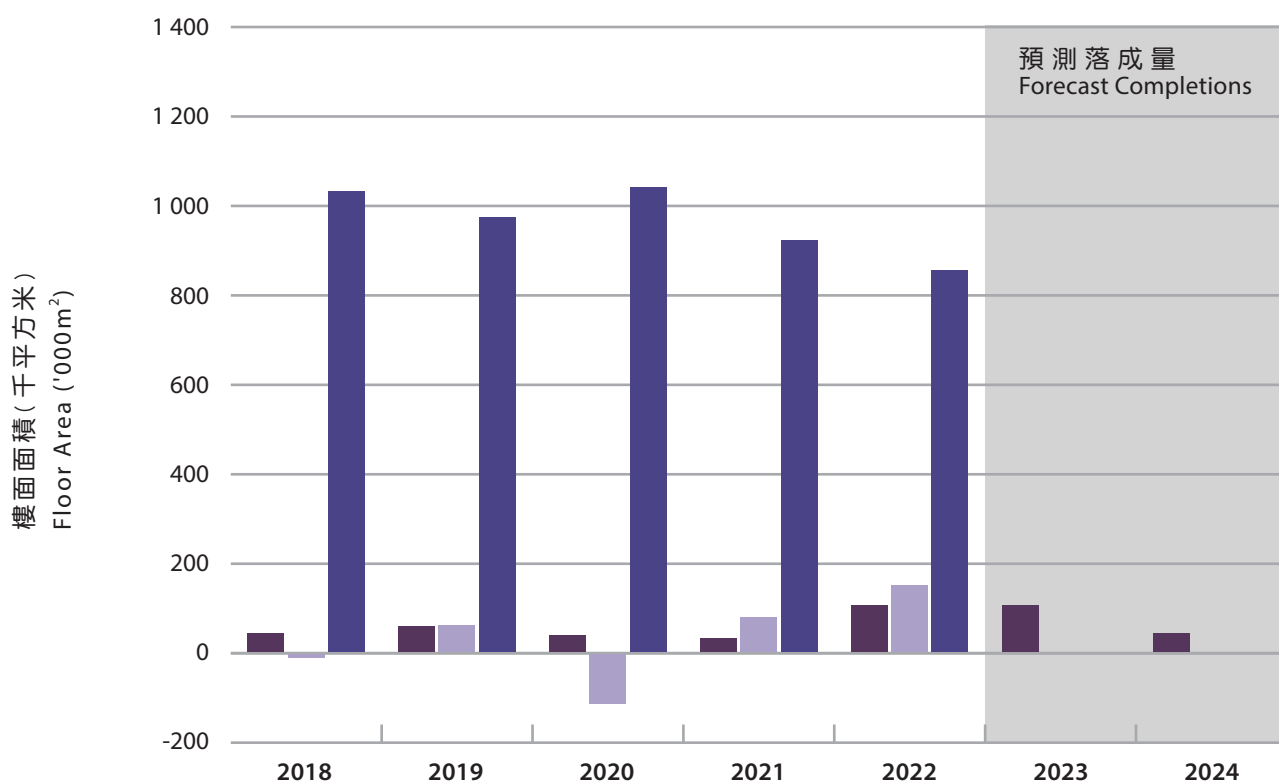
Prices dropped moderately in the first three quarters of 2022 and fell noticeably in the fourth quarter, ending the year with a decline of 5.3% between the final quarters of 2021 and 2022. Rents moved up and down moderately, recording a slight decrease of 0.2% in the fourth quarter of 2022 over the same period in 2021.

售價及租金指數
Price and Rental Indices

━ 售價 Price   ━ 租金 Rental
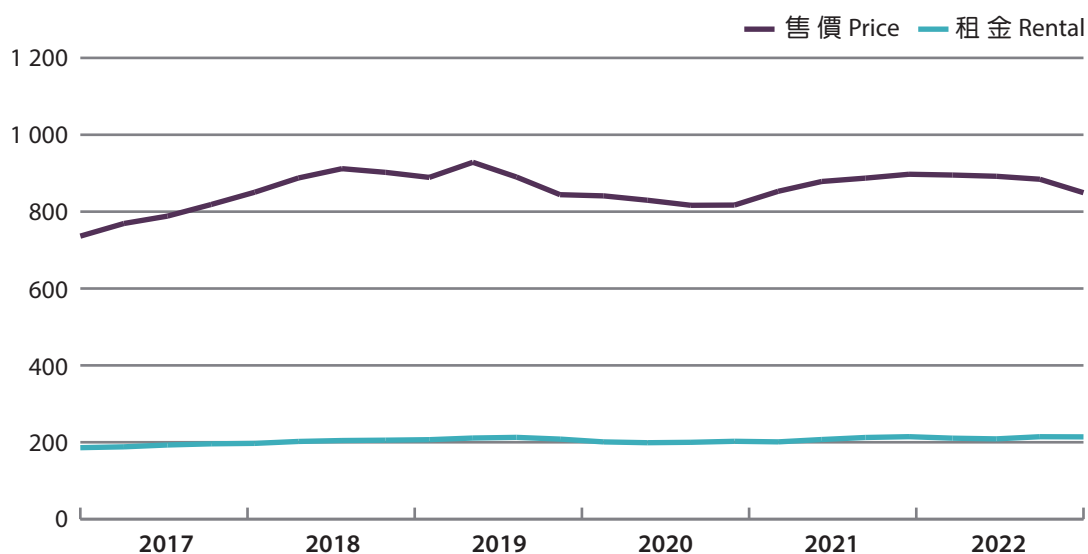
落成量、使用量及空置量
Completions, Take-up and Vacancy

預測落成量
Forecast Completions

樓面面積（千平方米）
Floor Area ('000m²)

樓面面積（千平方米）
Floor Area ('000m²)

	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