



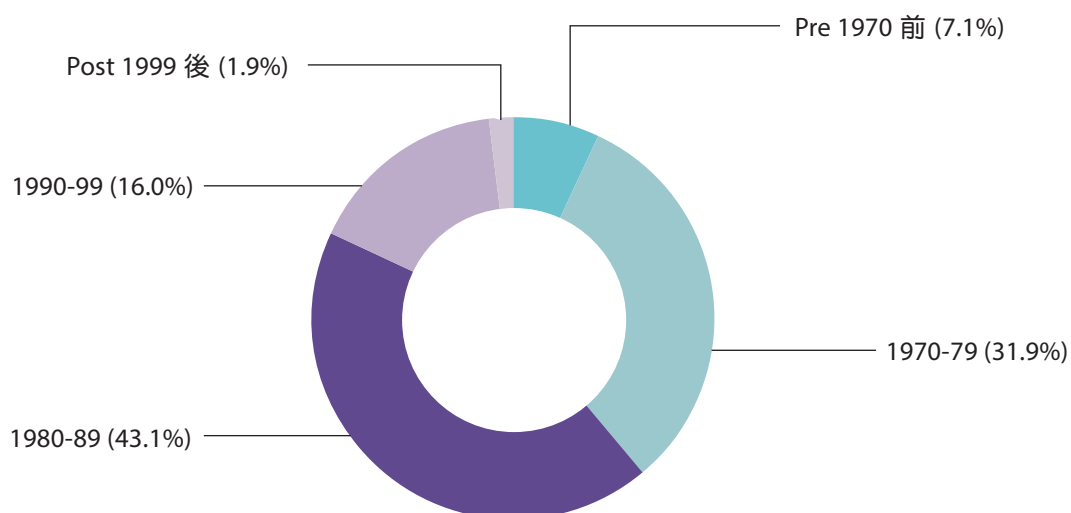
這類別包括分層工廠大廈及其附屬寫字樓。

這類物業於2016年年底的總存量為16 729 100平方米，平均分布於市區和新界。按樓齡分類的總存量詳見圖表。

This category comprises flatted factories and their ancillary office accommodation.

At the end of 2016, stock in this sector was 16 729 100 m², which was evenly distributed between the urban areas and the New Territories. Distribution of the total stock by age is shown in the chart.

按樓齡分類的總存量 Stock Distribution by Age



2016年僅有一幢4 500平方米的工廠大廈在黃大仙落成。

Only one factory building of 4 500 m² located in Wong Tai Sin was completed in 2016.

2016年的使用量維持負數 189 300 平方米。年底空置量增至 977 800 平方米，相當於總存量的 5.8%。逾半空置面積位於葵青、觀塘和荃灣。

Take-up in 2016 remained negative at 189 300 m². Vacancy at the year-end increased to 977 800 m², representing 5.8% of the total stock. More than half of the vacant space was located in Kwai Tsing, Kwun Tong and Tsuen Wan.



預計2017年的落成量升至 40 300 平方米，單是葵青將佔總落成量的 35%，另外 28% 則來自南區。2018 年將有 86 800 平方米的新面積供應，主要來自荃灣和葵青，分別佔新落成量的 41% 和 36%。

Completions in 2017 are expected to increase to 40 300 m², of which Kwai Tsing alone will provide 35% of the total. Another 28% will come from the Southern district. New space of 86 800 m² will be coming on stream in 2018, largely in Tsuen Wan and Kwai Tsing accounting for 41% and 36% of the new completions respectively.

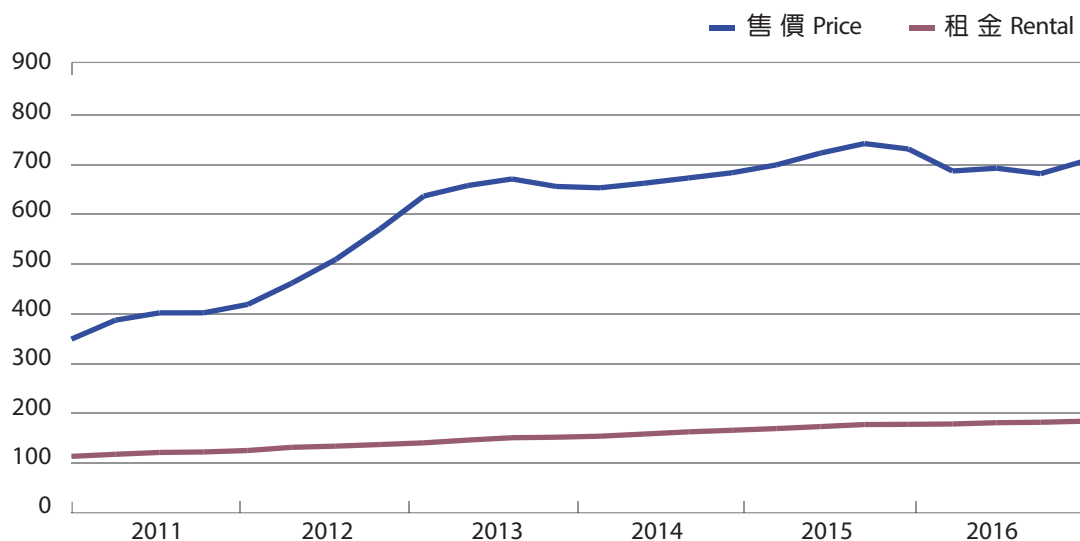


售價於2016年第一季向下調整，但逐漸靠穩，及至第四季開始上升。儘管市場在最後一季重拾上升動力，但比較2015年第四季和2016年第四季，售價仍然錄得3.3%跌幅。年內租金輕微上升，2016年第四季較2015年同期增加3.5%。

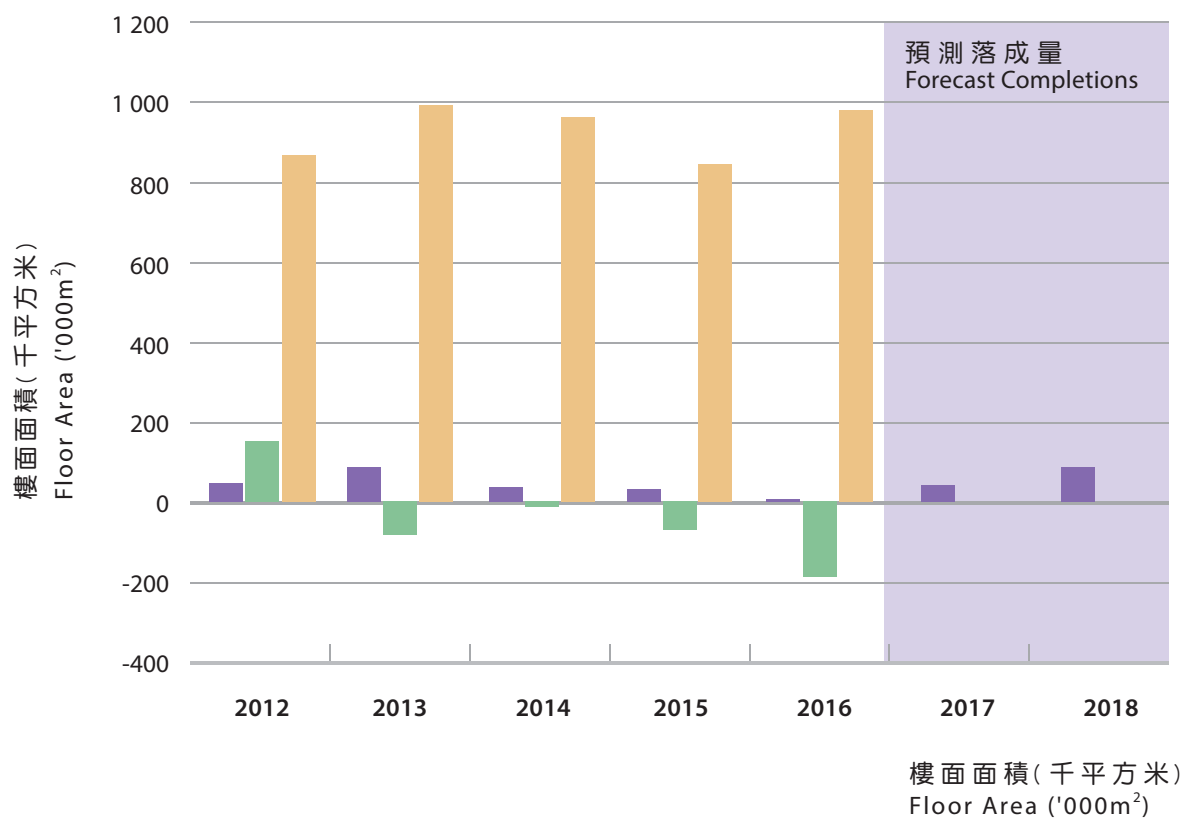
Prices adjusted downwards in the first quarter of 2016 but gradually stabilised and started edging up in the fourth quarter. Despite the market regaining momentum in the final quarter, prices still registered a decrease of 3.3% between the fourth quarters of 2015 and 2016. Rents rose mildly during the year and recorded an increase of 3.5% in the fourth quarter of 2016 over the same period in 2015.



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



	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	46	85	36	30	5	40 [#]	87 [#]
使用量 Take-up	151	-84	-13	-71	-189		
空置量 Vacancy	864	989	959	843	978		
% ⁺	5.0	5.8	5.6	5.0	5.8		

+ 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