私人工業樓宇
Private Industrial


NIfCO
SIMMONS

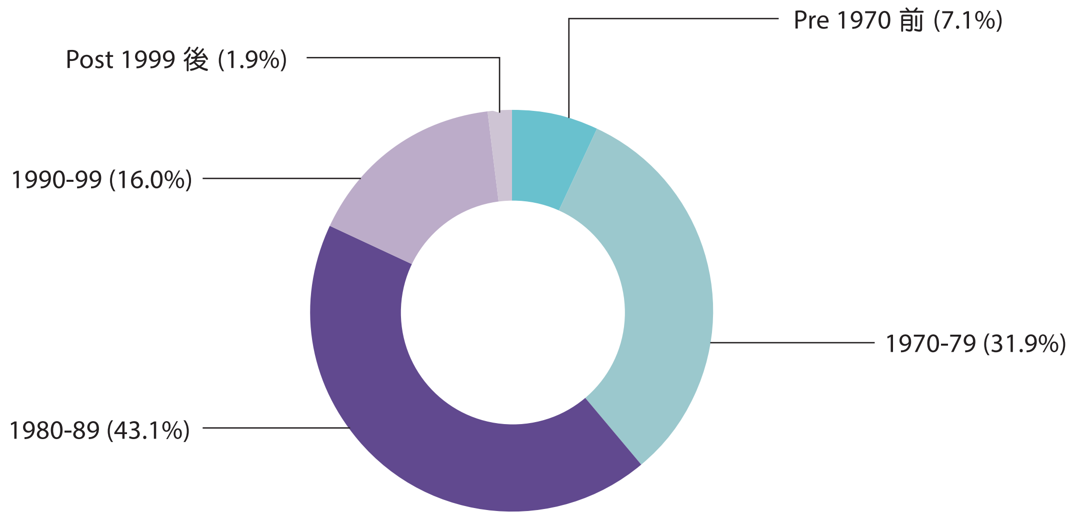
這類別包括分層工廠大廈及其附屬寫字樓。

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 m^2, 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 m^2 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.

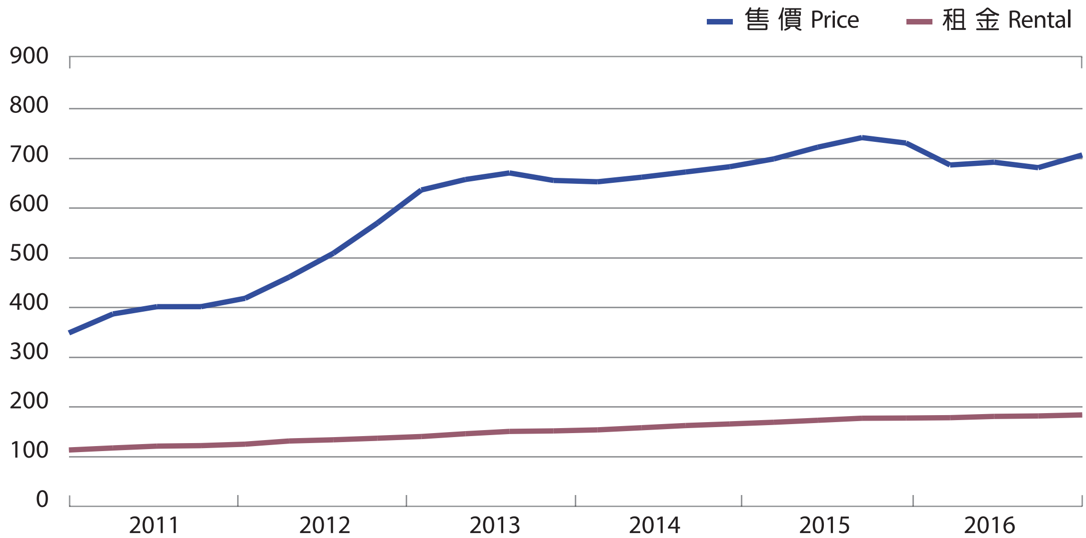
預計2017年的落成量升至40 300平方米，單是葵青將佔總落成量的35%，另外28%則來自南區。2018年將有86 800平方米的新面積供應，主要來自荃灣和葵青，分別佔新落成量的41%和36%。

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.

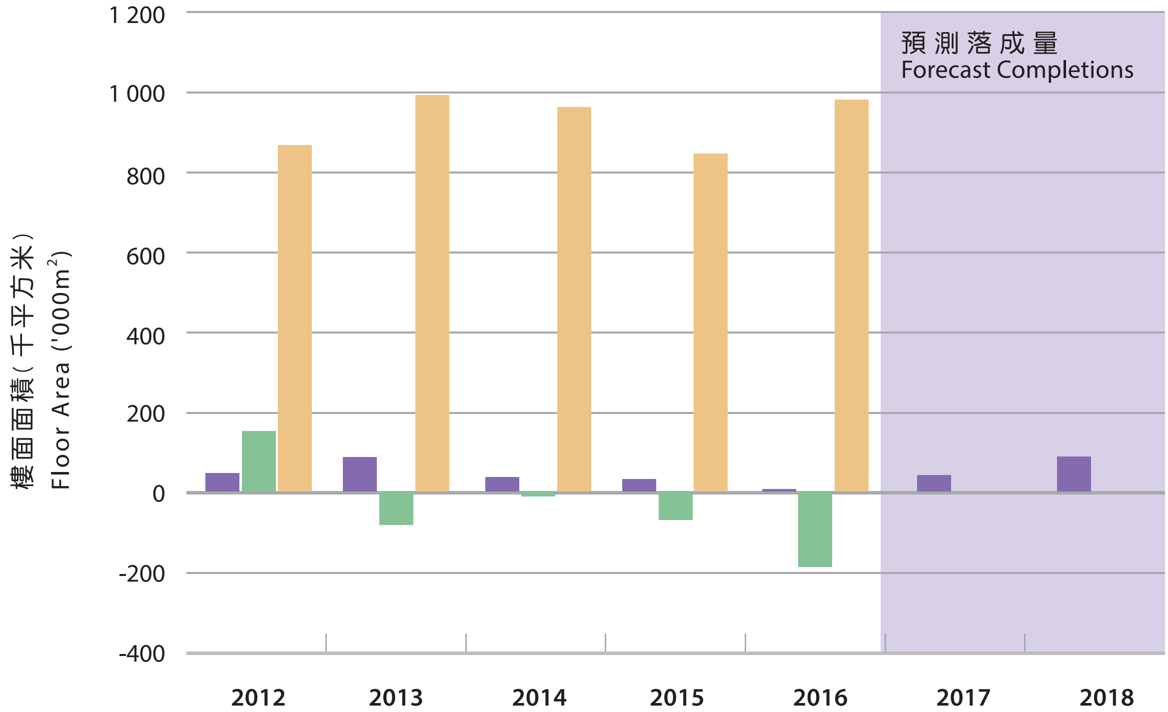
售價於2016年第一季向下調整，但逐漸靠穩，及至第四季開始上升。儘管市場在最後一季重拾上升動力，但比較2015年第四季和2016年第四季，售價仍然錄得3.3%跌幅。年內租金輕微上升，2016年第四季較2015年同期增加3.5%。

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



樓面面積(千平方米)
Floor Area ('000m^2)

	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

這類別包括設計作工貿用途，並為此取得佔用許可證的樓宇。

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

在2016年並無新供應，亦無樓宇拆卸。年底的總存量維持581 700平方米。大部分的樓面面積位於市區，其中觀塘和深水埗共佔總樓面面積的60%。

There was neither new supply nor demolition in 2016. Stock as at the end of this year maintained at 581 700 m^2. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po accounted for 60% of the total space.

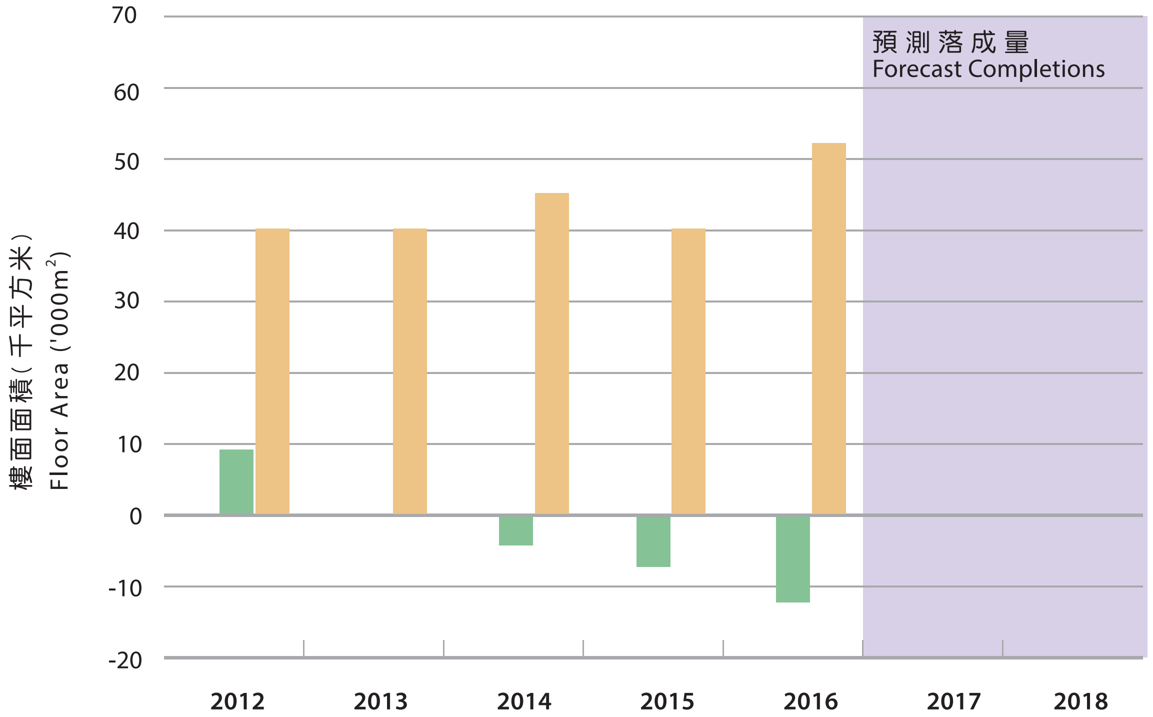
使用量為負數12 300平方米，空置率升至年底總存量的8.9%，即52 000平方米，75%的空置面積位於觀塘和葵青。

Take-up was negative at 12 300 m^2, vacancy rate increased to 8.9% of the year-end stock at 52 000 m^2. 75% of the vacant space was located in Kwun Tong and Kwai Tsing.

預測此類樓宇在2017和2018年均不會有新供應。

No new supply will likely be forthcoming in 2017 and 2018.

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 ('000m²)

	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	0	0	0	0	0	0#	0#
使用量 Take-up	9	0	-4	-7	-12		
空置量 Vacancy	40	40	45	40	52		
%+	6.7	6.8	7.5	6.8	8.9		

\+ 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。

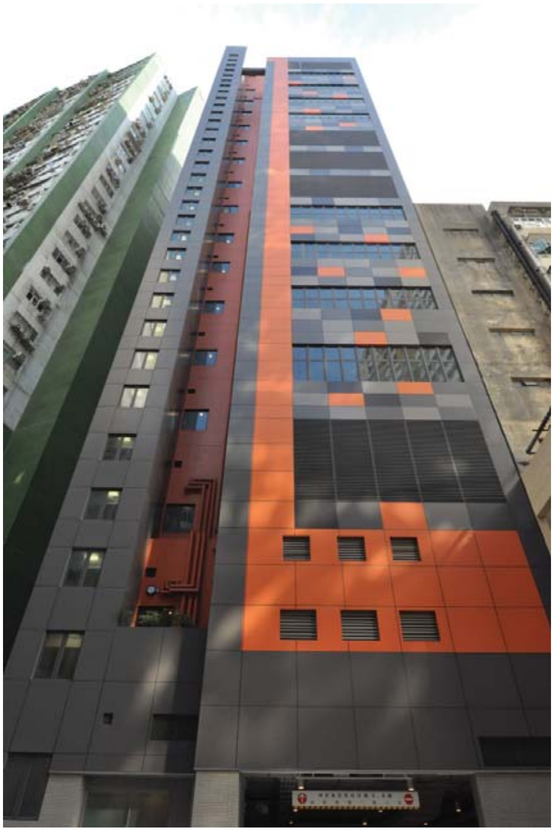
This category comprises all other factory premises, primarily purpose-built for specialised manufacturing processes, and usually for occupation by a single operator.

2016年年底這類物業的總存量為3 100 800平方米，其中新界佔88%。

The stock in this sector was 3 100 800 m^2 at the end of 2016, of which 88% came from the New Territories.

2016年有四個新發展項目於新界落成，共提供47 500平方米樓面面積，單是西貢便佔新落成樓面面積的60%，另外32%則來自大埔。

Four new developments in the New Territories with 47 500 m^2 floor space were completed in 2016. Sai Kung alone provided 60% of the newly completed space and another 32% came from Tai Po.



預計2017年的落成量將升至158 500平方米，但於2018年回落至36 000平方米。2017年的供應量主要來自西貢和元朗，分別佔其中50%和47%。2018年的新供應中，81%位於元朗。

Completions are expected to rise to 158 500 m^2 in 2017 but drop to 36 000 m^2 in 2018. Supply in 2017 will be mainly from Sai Kung with 50% and Yuen Long with 47%. In 2018, 81% of the new supply will be located in Yuen Long.

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

2016年年底的總存量為3 732 700平方米，其中80%以上位於新界，主要集中於葵青、沙田和荃灣，佔整體樓面面積的69%。

Stock amounted to 3 732 700 m^2 at the end of 2016. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Sha Tin and Tsuen Wan which accounted for 69% of the total space.

2016年的落成量為73 200平方米，來自一個位於葵青的發展項目。年底空置量輕微上升至161 700平方米，相當於總存量的4.3%，使用量則為正數64 500平方米。

Completions in 2016 were 73 200 m^2 in one development located in Kwai Tsing. Vacancy at the year-end increased slightly to 161 700 m^2, or 4.3% of stock, with a positive take-up of 64 500 m^2.

一個佔82 800平方米的發展項目將於2017年在葵青落成。預計2018年的新供應將跌至8 000平方米，該新供應來自屯門。

A new development of 82 800 m^2 in Kwai Tsing will be completed in 2017. New supply in 2018 is expected to drop to 8 000 m^2 which will come from Tuen Mun.