

私人分層工廠大廈 Private Flatted Factories

這類別包括分層工廠大廈及其附屬寫字樓。

2004年底這類樓宇的總存量為17 480 000平方米，平均分布於市區及新界。按樓齡分類的總存量詳見圖表。

This category comprises flatted factories and ancillary office accommodation.

Stock in this sector was 17 480 000 m² at the end of 2004, and was distributed evenly 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



2004年只有一幢面積800平方米的工廠大廈落成，位於粉嶺。使用量則扭轉了前一年的負數，錄得龐大的正數，達329 100平方米，為1992年以來最高的水平。跟前一年相比，空置量大幅減少至1 512 400平方米，相等於總存量的8.7%。大約50%的空置面積集中在3個地區，分別是觀塘、葵青和屯門。

Only one factory building of 800 m² located in Fanling was completed in 2004. Take-up reversed the negative trend of the previous year, and recorded a staggering positive figure of 329 100 m², the highest since 1992. Vacancy fell considerably from the previous year, to 1 512 400 m² or 8.7% of stock. About 50% of the vacant space was found in the three districts of Kwun Tong, Kwai Tsing and Tuen Mun.

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新供應量仍會極為稀少。目前鮮見有發展地盤動工。預計2005年的落成量為1 200平方米，位於油塘，而2006年大概不會有新供應。

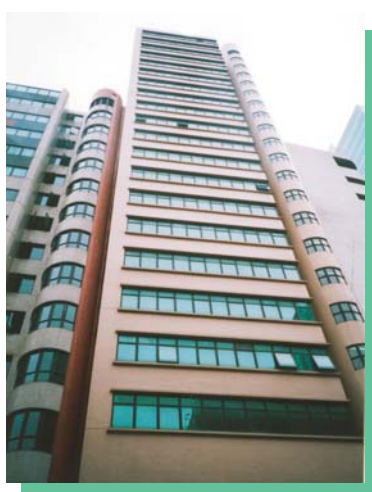
New supplies will be negligible. There are few signs of development sites being re-activated. The forecast completions for 2005 are 1 200 m² located in Yau Tong, and there is unlikely to be any new supply in 2006.



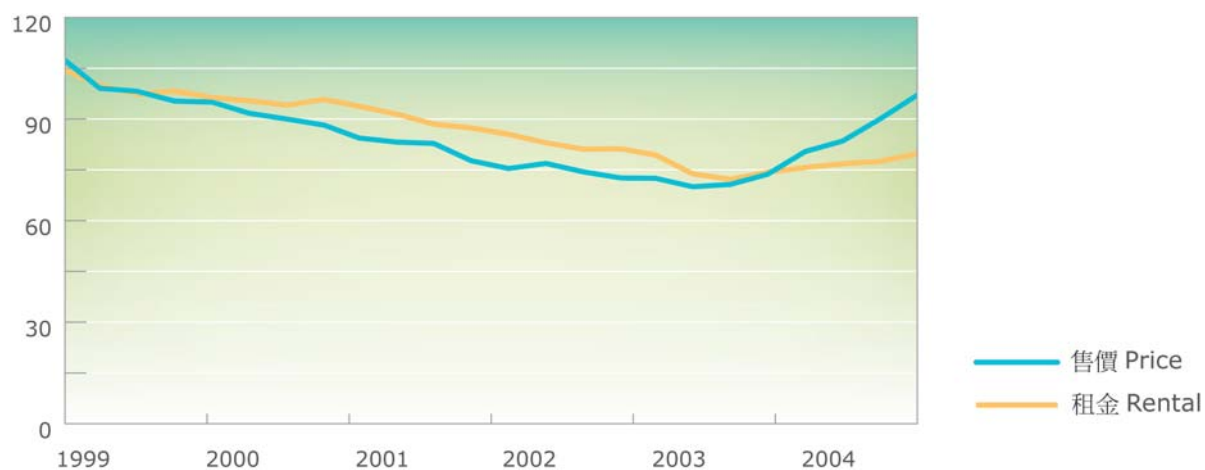
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年內私人分層工廠大廈的售價逐步攀升，2004年第四季的臨時指數較一年前錄得31%的累積升幅。年內租金水平亦是向上，但租金升幅追不上售價升幅。2004年第四季的臨時租金指數與2003年同期相比，只有7%的溫和增長。

Prices climbed up steadily during the year, with the provisional index of the 2004 fourth quarter registering a 31% year-on-year increase. Rents also edged upwards in the course of the year, though the substantial price growth was not matched on the rental side. The provisional rental index of the fourth quarter 2004 showed a mild increase of 7% over the same period in 2003.

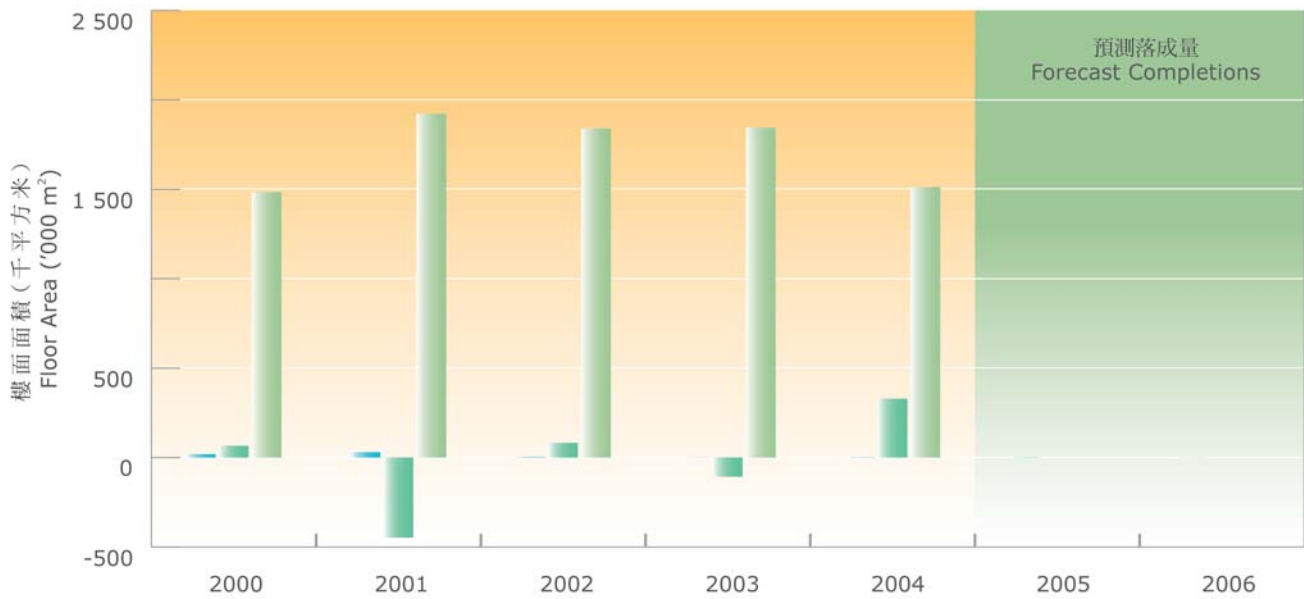


售價及租金指數
Price and Rental Indices



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



	2000	2001	2002	2003	2004	2005	2006
落成量 Completions	19	30	3	0	1	1 [#]	0 [#]
使用量 Take-up	66	-447	82	-107	329		
空置量 Vacancy	1 484	1 923	1 840	1 844	1 512		
% ⁺	8.5	10.9	10.5	10.6	8.7		
<p>+ 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</p> <p># 預測數字 Forecast figures</p>							