

## 私人工貿大廈 Private Industrial/Office

這個類別包括設計作工貿用途，並且取得入伙紙作此用途的樓宇。

2004年底的總存量與前一年相若，達612 500平方米，分布在本港11個地區，其中深水埗、觀塘和葵青佔總面積的70%以上。

2004年並無新落成的私人工貿大廈。使用量變為正數，達23 300平方米，空置量因而減少至67 700平方米，佔總存量的11.1%，與前一年相比，跌幅相當顯著。約有70%的空置量集中於東區、觀塘和葵青。

許多工貿大廈的發展項目都已擱置，情況跟分層工廠大廈相若。預計落成量仍會處於低水平，2005年內只有位於葵涌的工貿大廈將會落成，面積為4 100平方米，至於2006年則可能沒有新供應。

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

The 2004 year end stock remained at nearly the same level as the previous year, which was 612 500 m<sup>2</sup>. The stock was distributed in 11 districts throughout the territory, with Sham Shui Po, Kwun Tong and Kwai Tsing accounting for more than 70% of the total space.

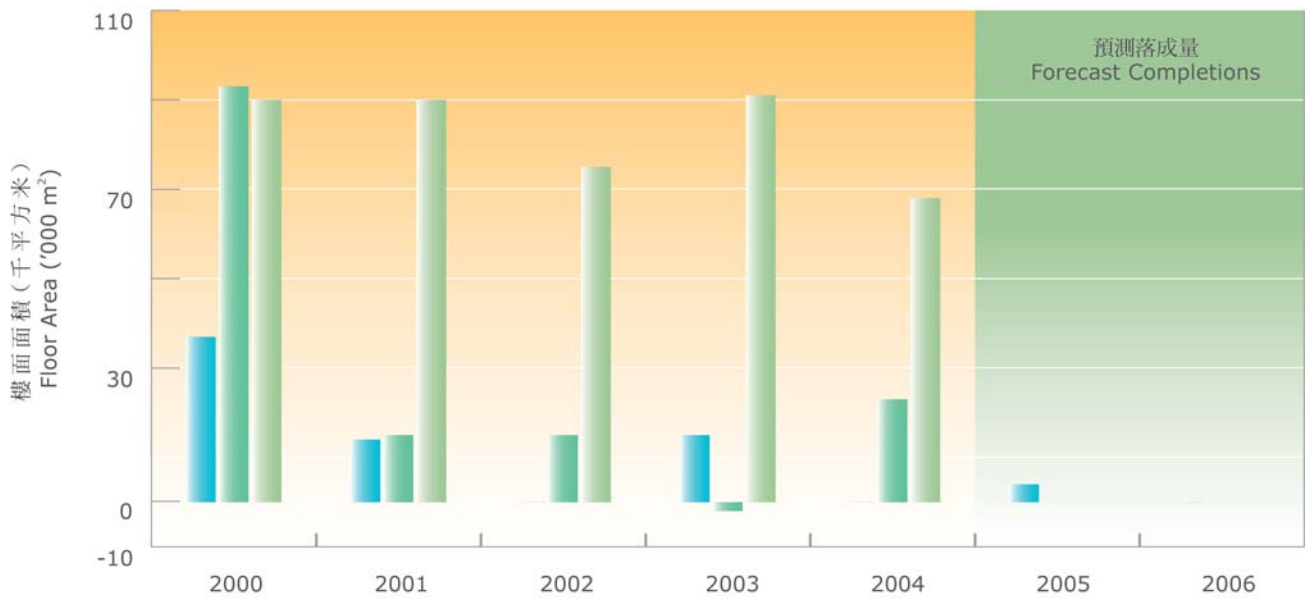
With an absence of new completions in 2004 and a positive take-up of 23 300 m<sup>2</sup> being recorded, vacancy was reduced to 67 700 m<sup>2</sup>, or 11.1% of stock. This represented a substantial drop from the vacancy of the previous year. About 70% of the vacant space was located in the Eastern District, Kwun Tong and Kwai Tsing.

Similar to flatted factories, many industrial/office development projects have been put on hold. Completions are expected to stay at a low level, with only 4 100 m<sup>2</sup> in 2005 located in Kwai Chung, and probably none in 2006.



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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	37	14	0	15	0	4 <sup>#</sup>	0 <sup>#</sup>
■ 使用量 Take-up	93	15	15	-2	23		
■ 空置量 Vacancy	90	90	75	91	68		
% <sup>+</sup>	15.7	15.0	12.5	14.8	11.1		
<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>							