

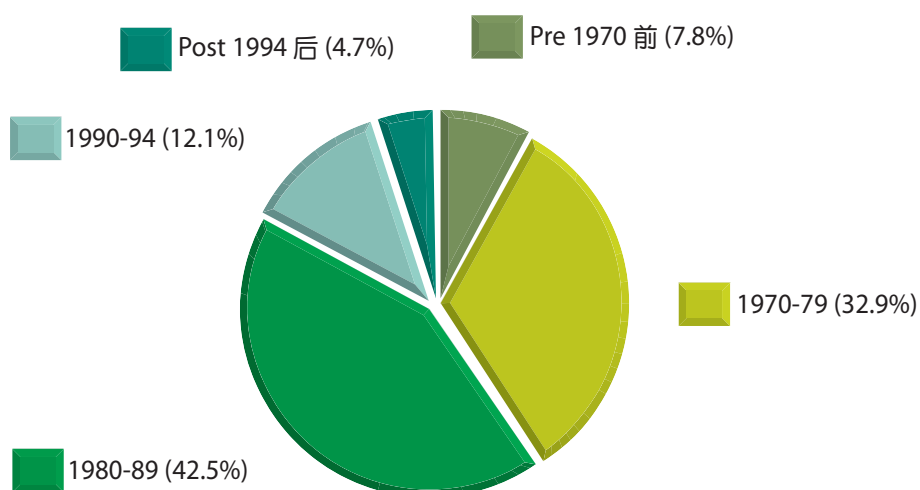
这类别包括分层工厂大厦及其附属写字楼。

这类物业在2009年底的总存量为17 284 300平方米，平均分布于市区和新界。按楼龄分类的总存量详见图表。

This category comprises flatted factories and ancillary office accommodation.

At the end of 2009, stock in this sector was 17 284 300 m², which was evenly distributed between the urban areas and the New Territories. Distribution of stock by age is shown in the chart.

按楼龄分类的总存量
Stock Distribution by Age



2009年只有一个位于荃湾的发展项目落成，提供约3 000平方米工厦楼面面积。

Only one development in Tsuen Wan was completed in 2009, providing some 3 000 m² industrial space.

使用量出现负数，使用面积的净跌幅为290 300平方米。空置量则微升至1 388 000平方米，相当于总存量的8%。大约56%的空置面积集中于观塘、葵青和荃湾三个地区。

2010年的落成量预计约为68 500平方米，其中的70%和26%分别位于南区及荃湾。2011年有39 400平方米楼面面积落成，主要来自深水埗。

The take-up was negative with a net loss of occupied space amounting to 290 300 m². Vacancy increased slightly to 1 388 000 m² representing 8% of stock. About 56% of the vacant space was found in the three districts of Kwun Tong, Kwai Tsing and Tsuen Wan.

Around 68 500 m² are forecast to be completed in 2010, of which 70% and 26% will be located in the Southern district and Tsuen Wan respectively. New supply of 39 400 m², mainly from Sham Shui Po, will also be coming on stream in 2011.

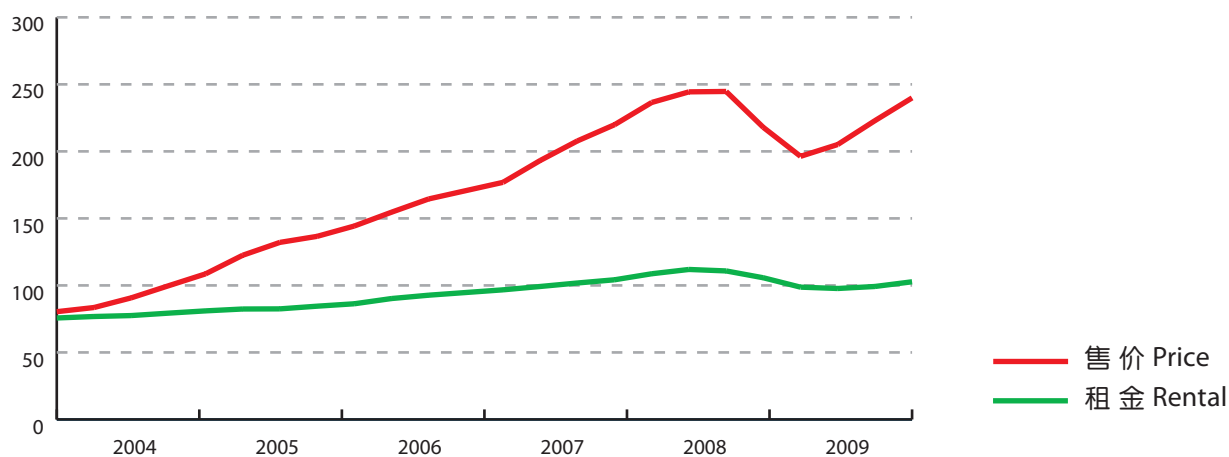


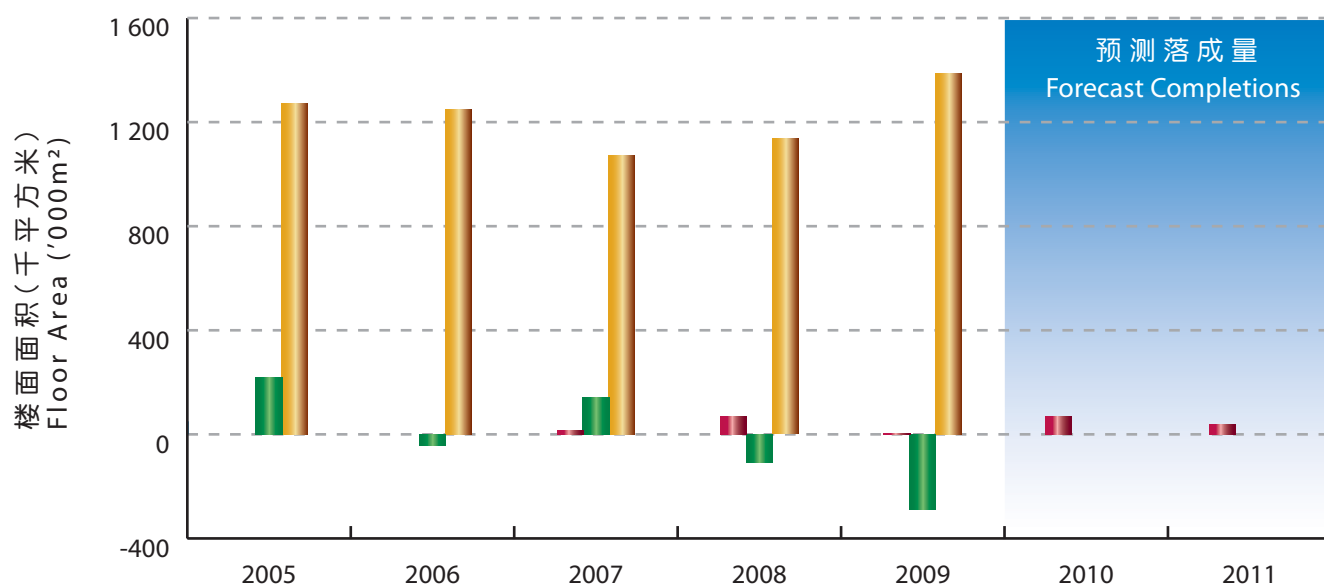
分层工厂大厦的售价在2009年第一季度大幅滑落，但到第二季掉头回升，其后一直稳步上扬，第四季的临时售价指数录得10%按年升幅。另一方面，租金在第二季继续下调，但幅度较为温和。由于租金在2009年下半年出现缓慢的增长，第四季的临时租金指数与前一年同期相比跌了3%。

Prices for flatted factories fell severely in the first quarter of 2009 but took a turn in the second quarter with positive growth in subsequent months. The provisional price index registered 10% year-on-year gain in the last quarter. On the other hand, rents continued to drop in the second quarter but at a milder pace. With the slow pick-up in the second half of the year, the provisional rental index for the fourth quarter was 3% lower than the same period a year earlier.



售价及租金指数
Price and Rental Indices



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

 楼面面积(千平方米)
 Floor Area ('000m²)

	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	0	0	16	70	3	69 [#]	39 [#]
使用量 Take-up	219	-42	141	-107	-290		
空置量 Vacancy	1 273	1 250	1 070	1 134	1 388		
% ⁺	7.3	7.2	6.2	6.5	8.0		
+ 年底空置量占总存量的百分率。 Vacancy at the end of the year as a percentage of stock. # 预测数字 Forecast figures							