



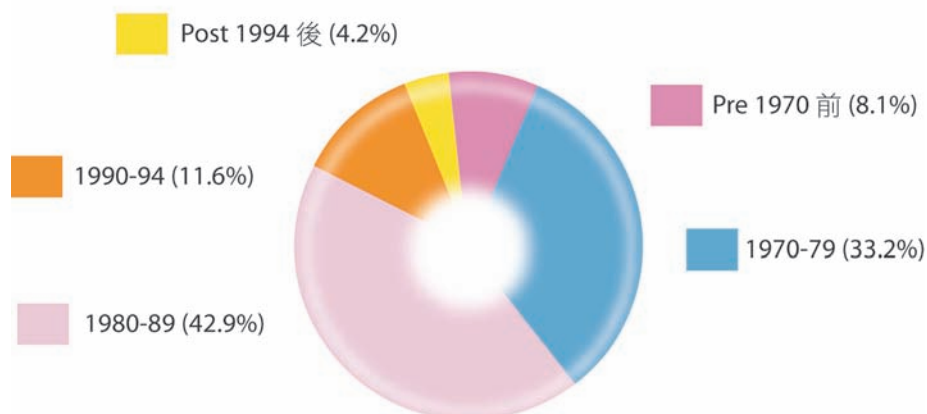
這類別包括分層工廠大廈及其附屬寫字樓。

這類物業在2006年底的總存量為17 396 500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 ancillary office accommodation.

Stock in this sector was 17 396 500 m² at the end of 2006, 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



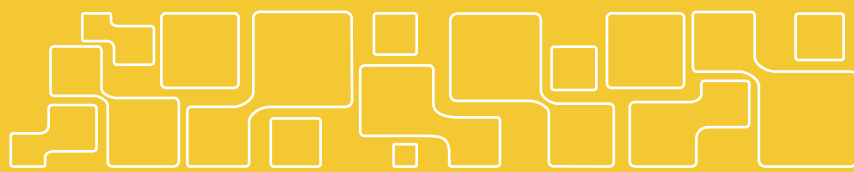
2006年內並無新工廠大廈落成；使用量下跌至負數，佔用樓面面積減少了41 600平方米。不過，由於同期的總存量因大廈清拆而減少，在互相抵銷下，空置量因而輕微下降至1 250 300平方米，相當於總存量的7.2%。超過50%的空置面積集中在三個地區，分別是觀塘、葵青和荃灣。

No new completions were recorded in 2006. The take-up was negative with a net loss of occupied space amounting to 41 600 m². This loss was more than offset by the reduction in the stock due to demolition. Vacancy therefore declined slightly to 1 250 300 m² representing 7.2% of stock. Over 50% of the vacant space was found in the three districts of Kwun Tong, Kwai Tsing and Tsuen Wan.

數幅閒置多年的發展地皮已開始施工，可望在未來一兩年內落成。預計2007年的落成量為15 700平方米，主要集中在黃大仙；2008年的落成量則為72 700平方米，其中的四分之三坐落於觀塘。

A few development sites which had been left idle for years were re-activated with construction work, pointing to likely completions in the two years ahead. 15 700 m² located mainly in Wong Tai Sin are forecast to be completed in 2007. New completions of 72 700 m² are expected to be available in 2008, of which three quarters would be in Kwun Tong.



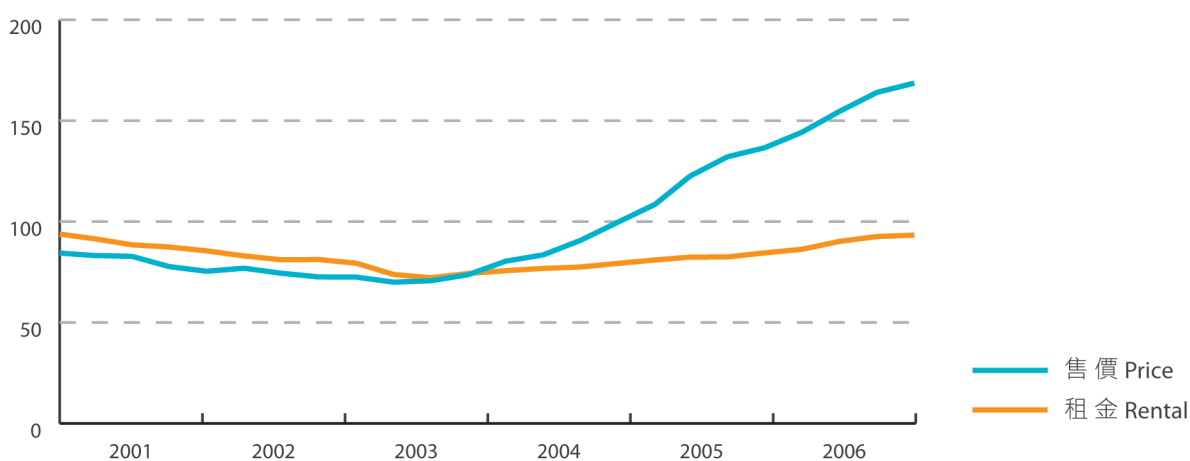


年內這類樓宇的售價和租金均穩步上升，但售價升幅比租金升幅更為顯著。2006年第四季的臨時售價指數較前一年同期上升了23%。租金方面，年內每季都有增長，惟升勢較為緩慢。2006年最後一季的臨時租金指數比2005年底增長了10%。

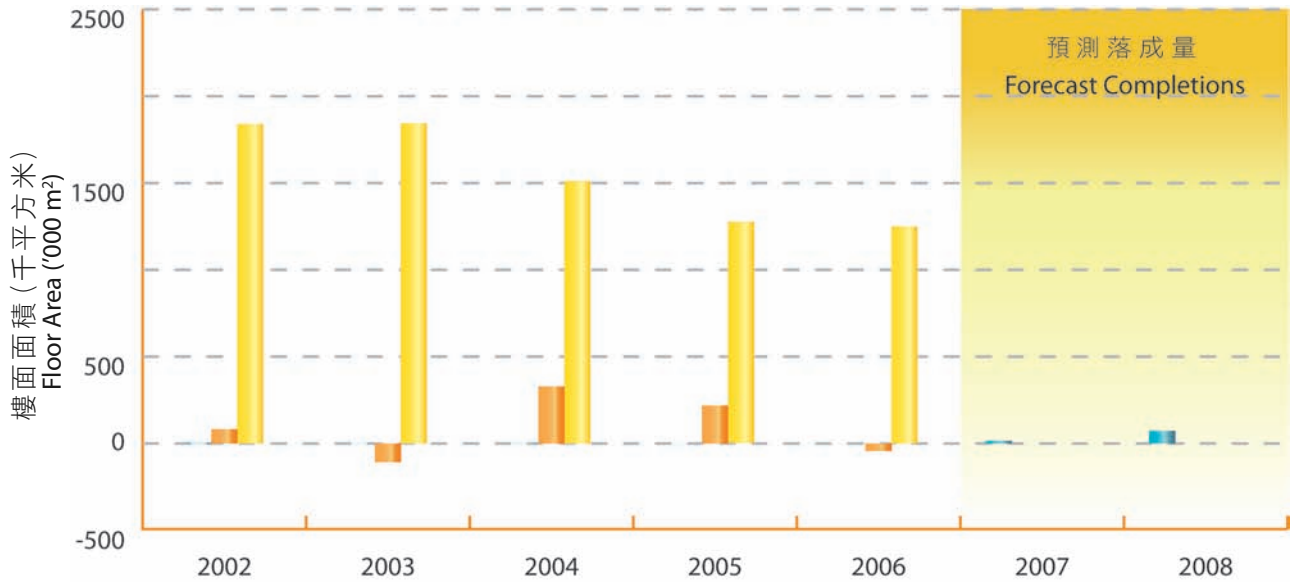
Both prices and rents edged up steadily throughout the year but the increase in prices was more noticeable than that of rents. The provisional price index for 2006 fourth quarter finished 23% higher than the same period of a year earlier. Rents also climbed from quarter to quarter, albeit at a slower pace. The provisional rental index for the final quarter of 2006 increased 10% relative to the end of 2005 level.



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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	3	0	1	0	0	16 [#]	73 [#]
使用量 Take-up	82	-107	329	219	-42		
空置量 Vacancy	1 840	1 844	1 512	1 273	1 250		
% ⁺	10.5	10.6	8.7	7.3	7.2		
<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>							