

私人分層工廠大廈 Private Flatted Factories

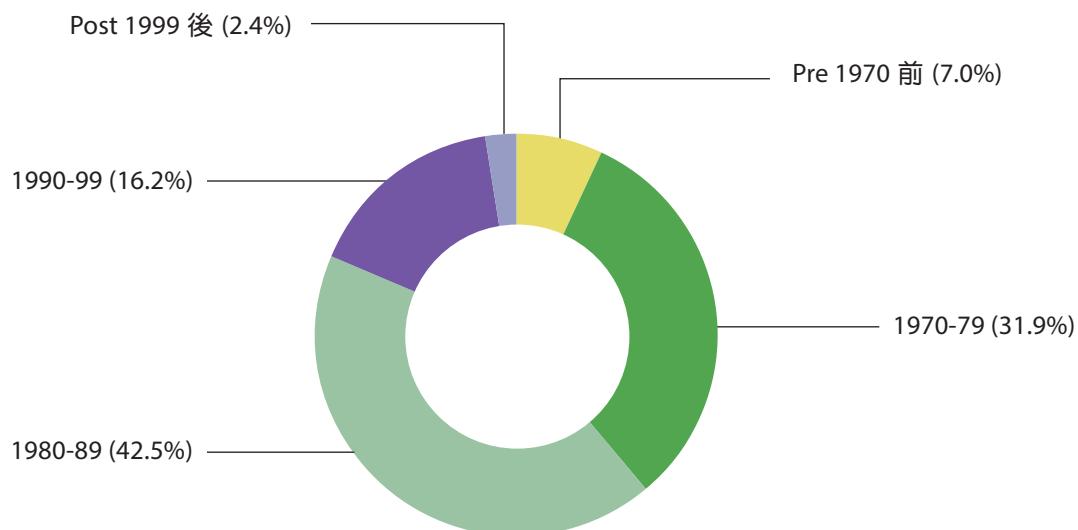
這類別包括分層工廠大廈及其附屬寫字樓。

這類物業於2018年年底的總存量為16 406 000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 2018, the stock in this sector was 16 406 000 m² evenly spread between the urban areas and the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量 Stock Distribution by Age



2018年的落成量為41 100平方米。觀塘和深水埗為主要供應來源，合共佔總落成量的66%。

Completions in 2018 amounted to 41 100 m². Kwun Tong and Sham Shui Po, being the main source of supply, contributed 66% of the total.



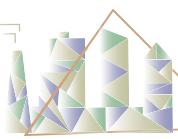
2018年的使用量維持負數7 500平方米。年底空置量上升至1 029 100平方米，相當於總存量的6.3%。逾半空置面積位於觀塘、葵青和荃灣。

Take-up in 2018 remained negative at 7 500 m². Vacancy at the year-end increased to 1 029 100 m², representing 6.3% of the total stock. More than half of the vacant spaces was located in Kwun Tong, Kwai Tsing and Tsuen Wan.



預計2019年的落成量維持46 700平方米，荃灣將供應最大面積，佔總落成量的36%，其次為屯門和葵青，分別佔25%和19%。2020年將有65 100平方米的新面積供應，主要來自葵青，佔新供應量的47%，另有26%來自觀塘。

Completions in 2019 are expected to maintain at 46 700 m². Tsuen Wan will provide the largest space at 36% of the total, followed by Tuen Mun at 25% and Kwai Tsing at 19%. New space of 65 100 m² will come on stream in 2020, largely in Kwai Tsing accounting for 47% of the new supply. Another 26% of new space will come from Kwun Tong.

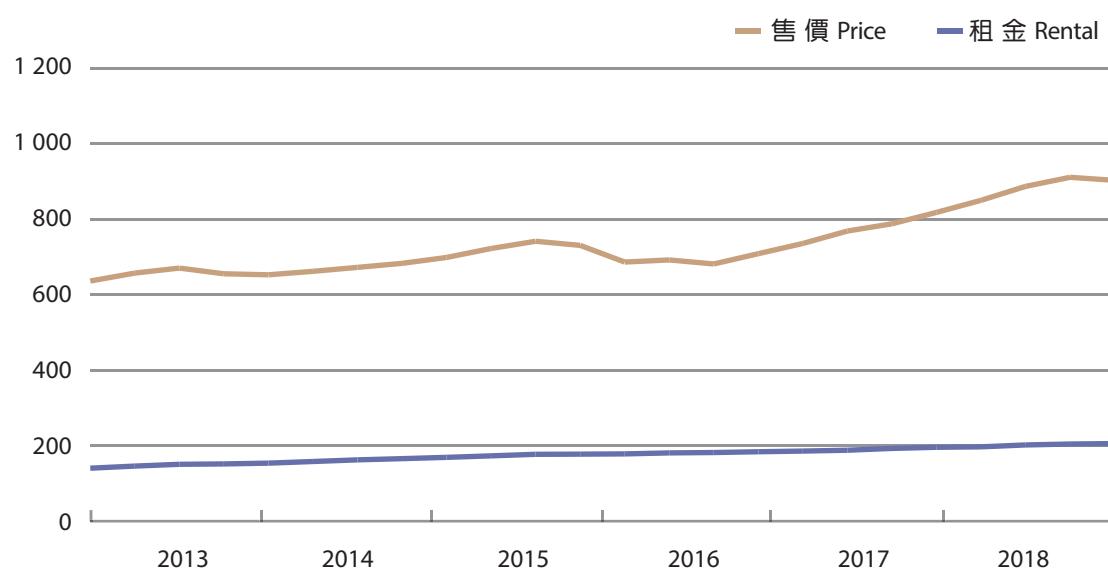


售價在2018年首三季持續上升，但至第四季略為放軟。以2018年第四季與2017年同季相比，售價上升10.4%。租金全年穩步上升5.1%。

Prices continued to rise in the first three quarters of 2018 but slightly softened in the fourth quarter. When comparing the fourth quarter of 2018 with the corresponding quarter of the year earlier, prices increased by 10.4%. Rents rose steadily by 5.1% throughout the year.

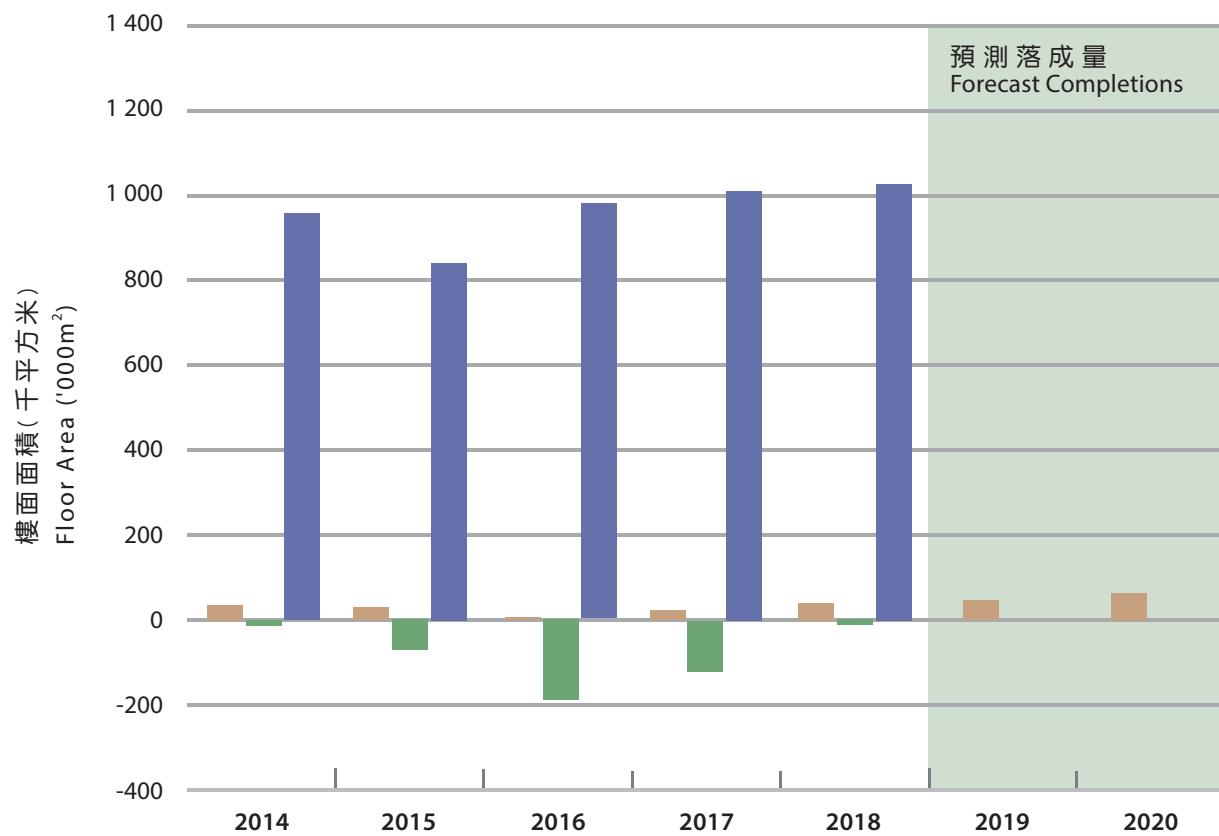


售價及租金指數 Price and Rental Indices





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)						
	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	36	30	5	23	41	47 [#]	65 [#]
使用量 Take-up	-13	-71	-189	-120	-8		
空置量 Vacancy	959	843	978	1 012	1 029		
% ⁺	5.6	5.0	5.8	6.1	6.3		

+ 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