私人工業樓宇

Private Industrial

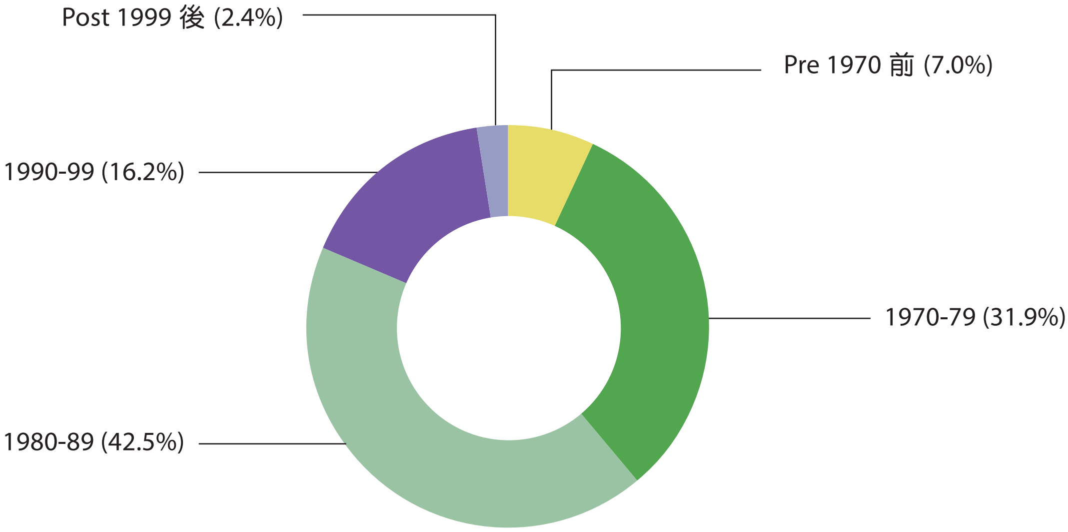
這類別包括分層工廠大廈及其附屬寫字樓。

This category comprises flatted factories and their ancillary office accommodation.

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。

At the end of 2018, the stock in this sector was 16 406 000 m^2 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 m^2. 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 m^2. Vacancy at the year-end increased to 1 029 100 m^2, representing 6.3% of the total stock. More than half of the vacant spaces was located in Kwun Tong, Kwai Tsing and Tsuen Wan.

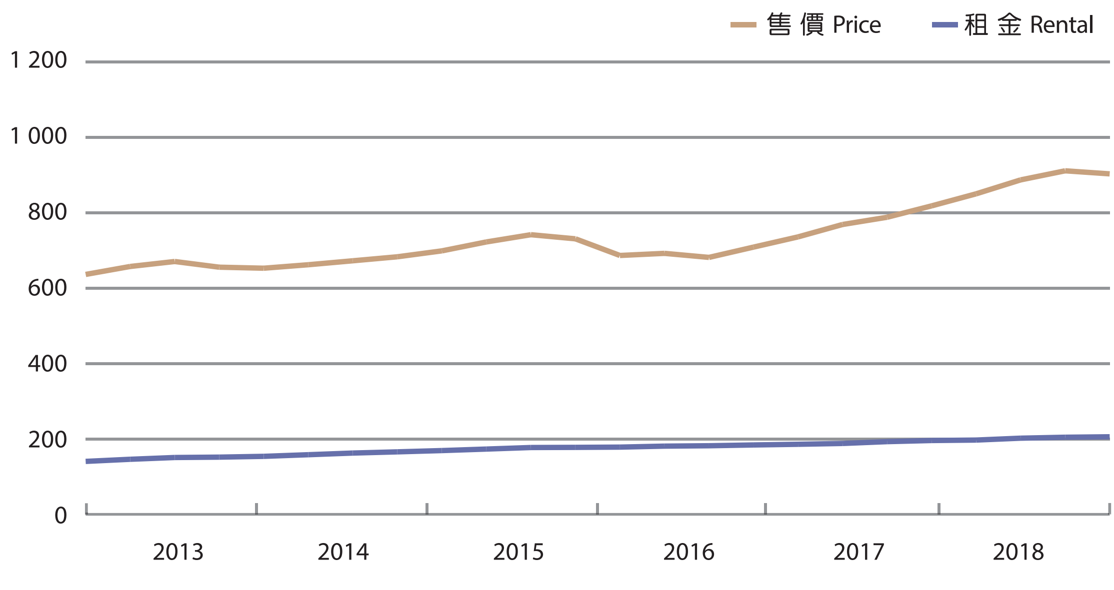
預計2019年的落成量維持46 700平方米，荃灣將供應最大面積，佔總落成量的36%，其次為屯門和葵青，分別佔25%和19%。2020年將有65 100平方米的新面積供應，主要來自葵青，佔新供應量的47%，另有26%來自觀塘。

Completions in 2019 are expected to maintain at 46 700 m^2. 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 m^2 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.

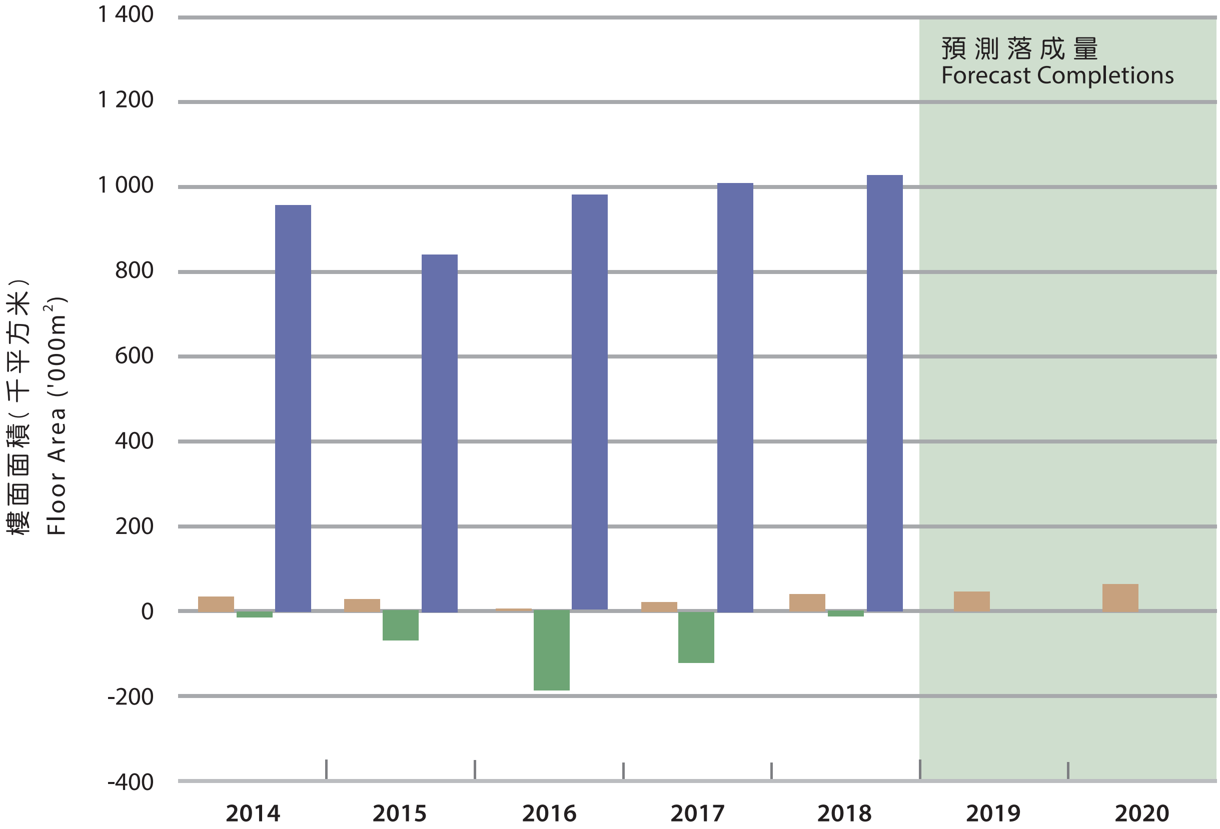
售價在2018年首三季持續上升，但至第四季略為放軟。以2018年第四季與2017年同季相比，售價上升10.4%。租金全年穩步上升5.1%。

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

這類別指設計作工貿用途，並為此取得佔用許可證的樓宇。

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

在2018年並無新供應，亦無樓宇拆卸。年底的總存量維持550 000平方米。大部分面積位於市區，其中觀塘和深水埗共佔總面積的58%。

Stock at the end of 2018 maintained at 550 000 m^2 with no new supply or demolition. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po accounted for 58% of the total spaces.

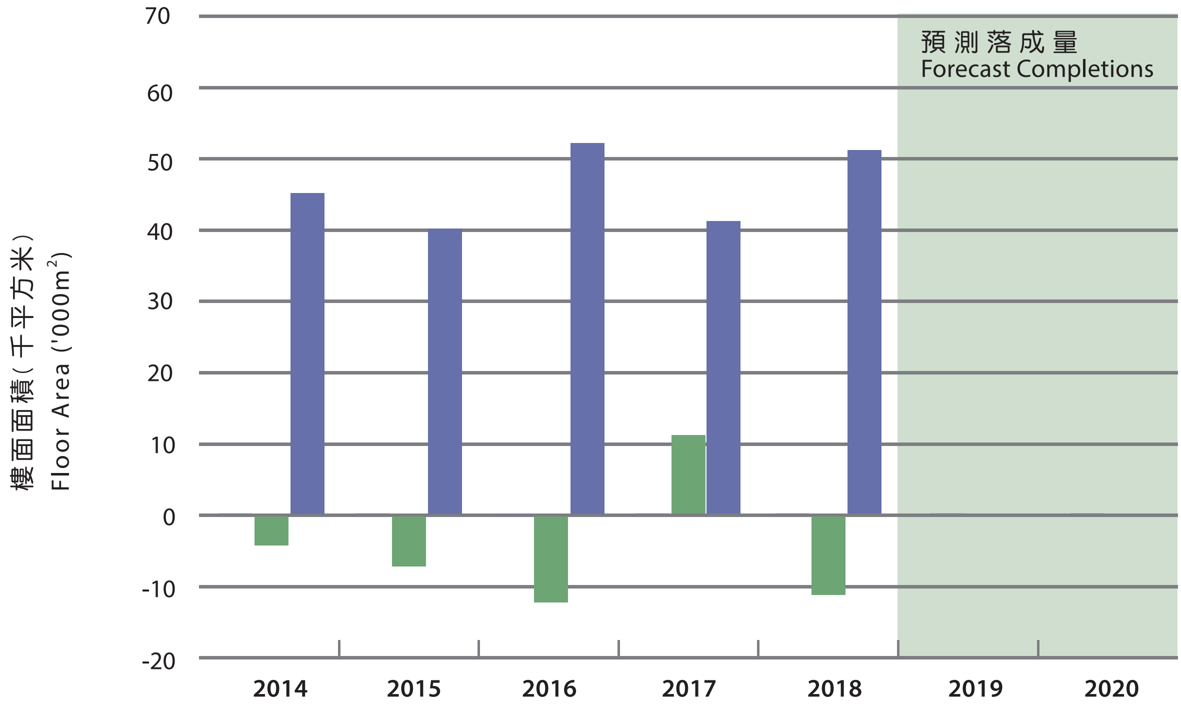
使用量為負數10 500平方米。空置率上升至年底總存量的9.3%，相當於51 400平方米，逾半數的空置面積位於觀塘。

Take-up was negative at 10 500 m^2. Vacancy rate rose to 9.3% of the year-end stock at 51 400 m^2. More than half of the vacant spaces was found in Kwun Tong.

預測此類樓宇在2019和2020年均不會有新供應。

No new supply in this category is anticipated in both 2019 and 2020.

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	0	0	0	0	0	0#	0#
使用量 Take-up	-4	-7	-12	11	-11		
空置量 Vacancy	45	40	52	41	51		
%+	7.5	6.8	8.9	7.4	9.3		

\+ 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

這類別包括所有其他廠房，主要是專為特殊製造業而建，每間廠房通常由一名廠東使用。

2018年年底，這類物業的總存量為3 159 100平方米，其中89%來自新界。

2018年，共26 000平方米樓面面積於新界落成，大部分位於西貢，佔新落成面積的52%，另有43%來自元朗。

This category comprises all other factory premises, primarily purpose-built for specialised manufacturing processes, and usually for occupation by a single operator.

The stock in this sector was 3 159 100 m^2 at the end of 2018, of which 89% came from the New Territories.

A total of 26 000 m^2 floor space in the New Territories were completed in 2018. The majority of space was located in Sai Kung and Yuen Long accounting for 52% and 43% of the new space respectively.

預計2019年的落成量將上升至71 400平方米，但於2020年下跌至14 600平方米。2019及2020年的供應主要來自西貢和葵青，分別佔當年落成量的57%和67%。而元朗預計是2019年新供應的第二位，提供29%預測落成量。

Completions are expected to rise to 71 400 m^2 in 2019 but drop to 14 600 m^2 in 2020. The major supplier in 2019 and 2020 will be Sai Kung and Kwai Tsing respectively, with each contributing 57% and 67% to the new supply in the year. Yuen Long will rank second in 2019, offering 29% of the forecast completions.

這類別包括設計或改建作倉庫或冷藏庫的樓宇，以及其附屬寫字樓，貨櫃碼頭內的樓宇亦包括在內。

This category comprises premises designed or adapted for use as godowns, or cold stores, and includes ancillary offices. Premises located within container terminals are also included.

2018年年底的總存量為3 772 800平方米，其中超過80%來自新界，以葵青、沙田和荃灣為主導，合共佔總面積的69%。

The stock amounted to 3 772 800 m^2 at the end of 2018. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Sha Tin and Tsuen Wan which accounted for 69% of the total spaces.

2018年的落成量來自一個位於葵青達3 000平方米的發展項目。年底空置量下降至181 400平方米，或相當於總存量的4.8%，使用量則為正數40 500平方米。

Only one new development in Kwai Tsing was completed in 2018, providing 3 000 m^2 of space. Vacancy at the year-end decreased to 181 400 m^2, or 4.8% of the stock, with a positive take-up of 40 500 m^2.

預計2019年屯門將另有一座此類樓宇落成，面積達8 000平方米。預測此類樓宇在2020年不會有新供應。

Another storage building of 8 000 m^2 in Tuen Mun is expected to be completed in 2019 while no new supply is anticipated in 2020.