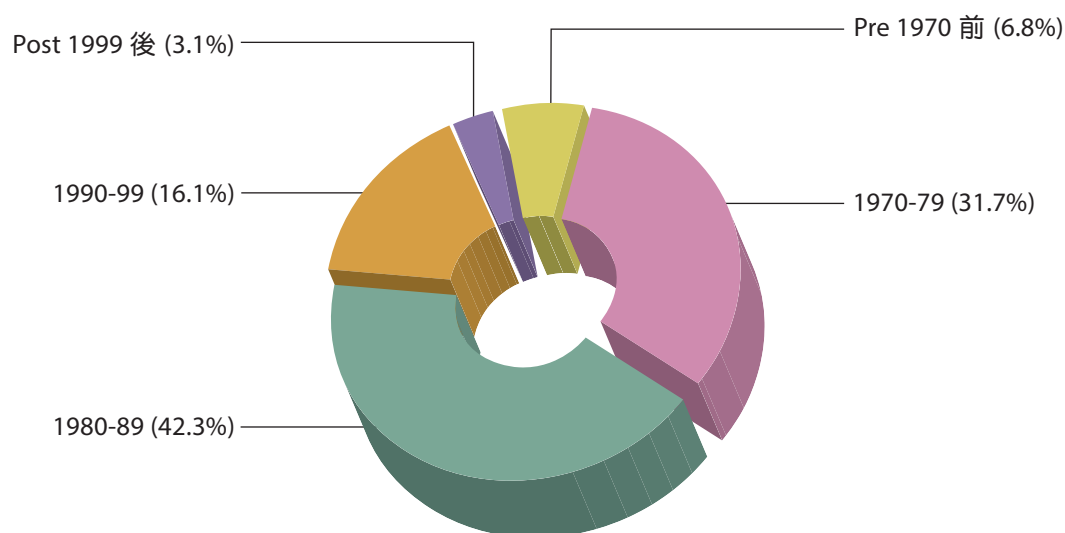# 私人分層工廠大廈
## PRIVATE FLATTED FACTORIES

這類別包括分層工廠大廈及其附屬寫字樓。

這類物業於 2020 年年底的總存量為 16 283 400 平方米，平均分布於市區和新界。按樓齡劃分的總存量詳見圖表。

This sector comprises flatted factories and their ancillary office accommodation.

At the end of 2020, the stock in this sector was 16 283 400 m², which was evenly distributed 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

Post 1999 後 (3.1%)

Pre 1970 前 (6.8%)

1990-99 (16.1%)

1970-79 (31.7%)

1980-89 (42.3%)



2020 年的落成量為 37 700 平方米。屯門、觀塘和南區為主要供應來源，合共佔總落成量的 94%。

Completions in 2020 amounted to 37 700 m². Tuen Mun, Kwun Tong and the Southern district, being the main source of supply, contributed 94% of the total.

2020 年的使用量錄得負數 109 500 平方米。年底空置量增加至 1 037 600 平方米,相當於總存量的 6.4%。逾半空置面積位於觀塘、葵青和荃灣。

A negative take-up of 109 500 m$^2$ was recorded in 2020. Vacancy at the year-end increased to 1 037 600 m$^2$, representing 6.4% of the total stock.  Over half of the vacant spaces was located in Kwun Tong, Kwai Tsing and Tsuen Wan.

預計 2021 年的落成量將上升至 67 700 平方米。單是荃灣便佔總落成量的 46%,另有 22% 來自北區。2022 年將有 172 500 平方米的新面積供應,主要來自荃灣和西貢,分別佔新落成量的 43% 和 27%。

Completions in 2021 are expected to rise to 67 700 m$^2$, of which Tsuen Wan alone will provide 46% of the total.  Another 22% will come from the North district. New spaces of 172 500 m$^2$ will come on stream in 2022, largely in Tsuen Wan and Sai Kung accounting for 43% and 27% of the new completions respectively.
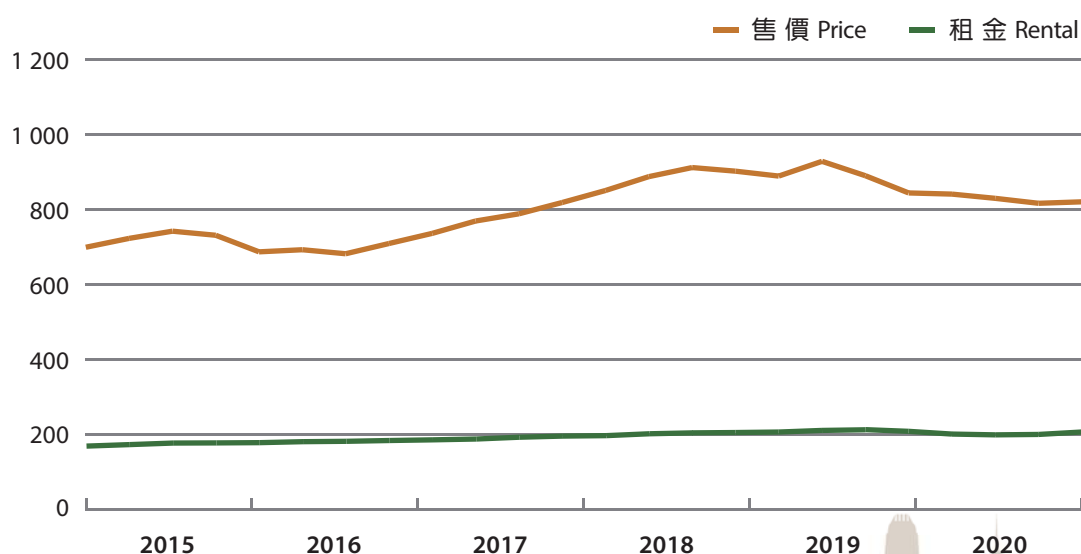
# 私人分層工廠大廈
# PRIVATE FLATTED FACTORIES

售價在 2020 年首三季繼續下跌，並至第四季保持平穩，但於 2020 年第四季及 2019 年同期之間，仍錄得 2.8% 跌幅。租金略為回軟，2020 年第四季的租金較 2019 年同期錄得 0.9% 跌幅。
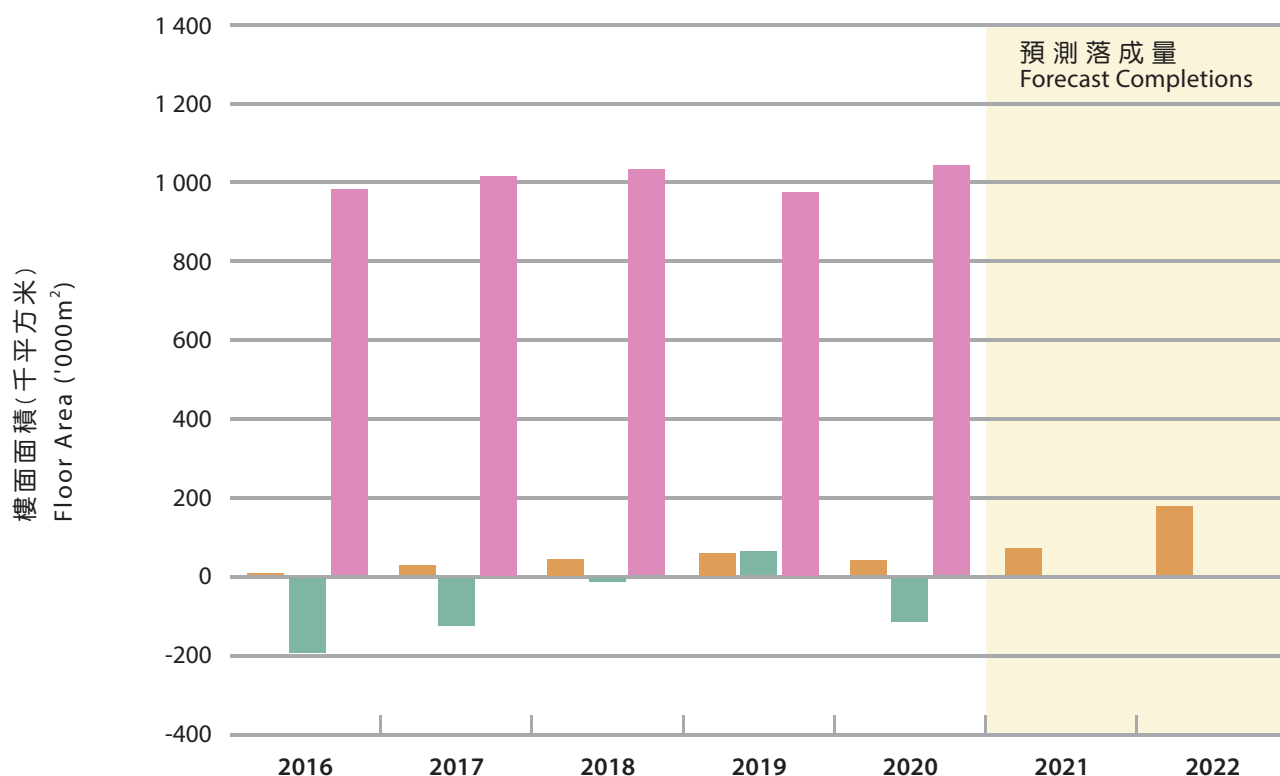
Prices continued to decline in the first three quarters of 2020 and steadied in the fourth quarter, still registering a decrease of 2.8% between the fourth quarters of 2019 and 2020. Rents slightly softened, recording a decline of 0.9% in the fourth quarter of 2020 over the same period in 2019.

## 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



預測落成量
Forecast Completions

樓面面積（千平方米）
Floor Area ('000m²)

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|---|---|---|---|---|---|---|---|
| 落成量 Completions | 5 | 23 | 41 | 56 | 38 | 68[#] | 173[#] |
| 使用量 Take-up | -189 | -120 | -8 | 60 | -110 | | |
| 空置量 Vacancy | 978 | 1 012 | 1 029 | 972 | 1 038 | | |
| %[+] | 5.8 | 6.1 | 6.3 | 5.9 | 6.4 | | |

+ 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