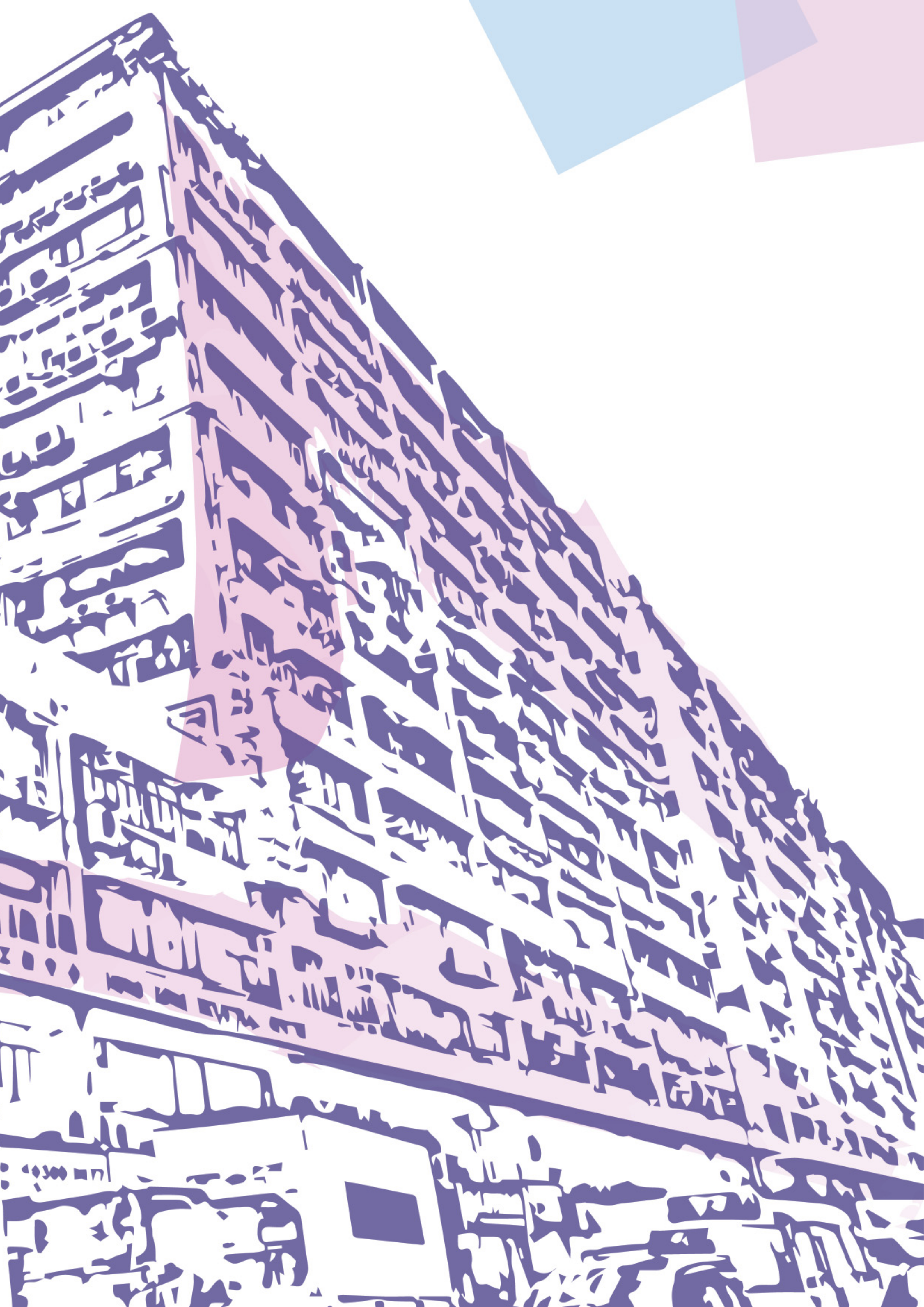
私人工業樓宇

PRIVATE INDUSTRIAL



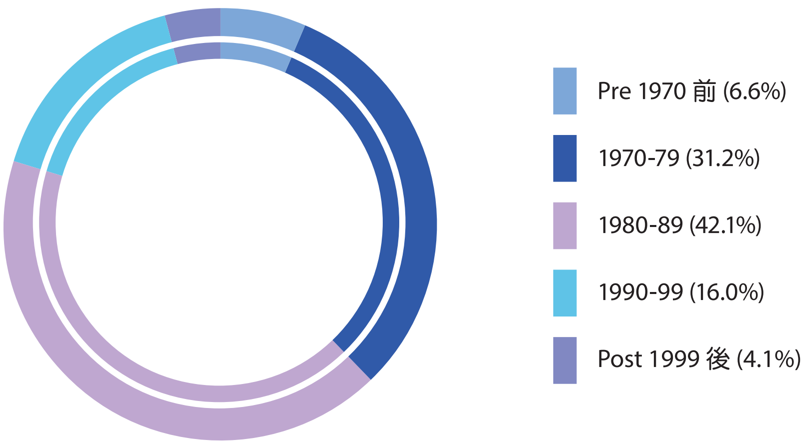
這類別包括分層工廠大廈及其附屬寫字樓。

This sector comprises flatted factories and their ancillary office accommodation.

這類物業於2023年年底的總存量為16 210 300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。

At the end of 2023, the stock in this sector was 16 210 300 m^2, 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



2023年的落成量減半至57 400平方米。主要供應來自西貢和葵青，佔總落成量的88%。

Completions in 2023 decreased by half to 57 400 m^2. Sai Kung and Kwai Tsing, being the main source of supply, contributed 88% of the total completions.

2023 年的使用量為負數 46 000 平方米。年底空置量略升至 930 700 平方米，相當於總存量的 5.7%。逾半空置面積位於觀塘、荃灣和葵青。

A negative take-up of 46 000 m^2 was recorded in 2023. Vacancy at the year-end increased slightly to 930 700 m^2, representing 5.7% of the total stock. Over half of the vacant spaces was located in Kwun Tong, Tsuen Wan and Kwai Tsing.

預計 2024 年的落成量將維持在 54 600 平方米的穩定水平，其中深水埗將佔總落成量的 38%。另有 26% 的新面積將來自荃灣。2025 年將有 52 200 平方米的新面積供應，主要來自沙田和深水埗，分別佔新落成量的 45% 和 31%。

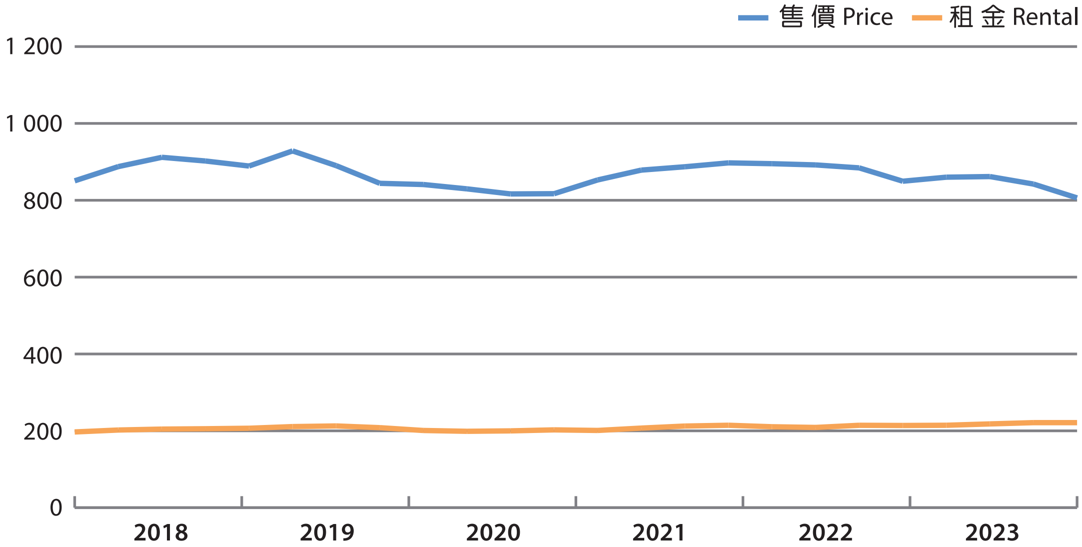
Completions in 2024 are expected to stay steady at 54 600 m^2 of which Sham Shui Po will provide 38% of the total. Another 26% of the new spaces will come from Tsuen Wan. New spaces of 52 200 m^2 will come on stream in 2025, largely from Sha Tin and Sham Shui Po accounting for 45% and 31% of the new completions respectively.

私人分層工廠大廈 Private Flatted Factories

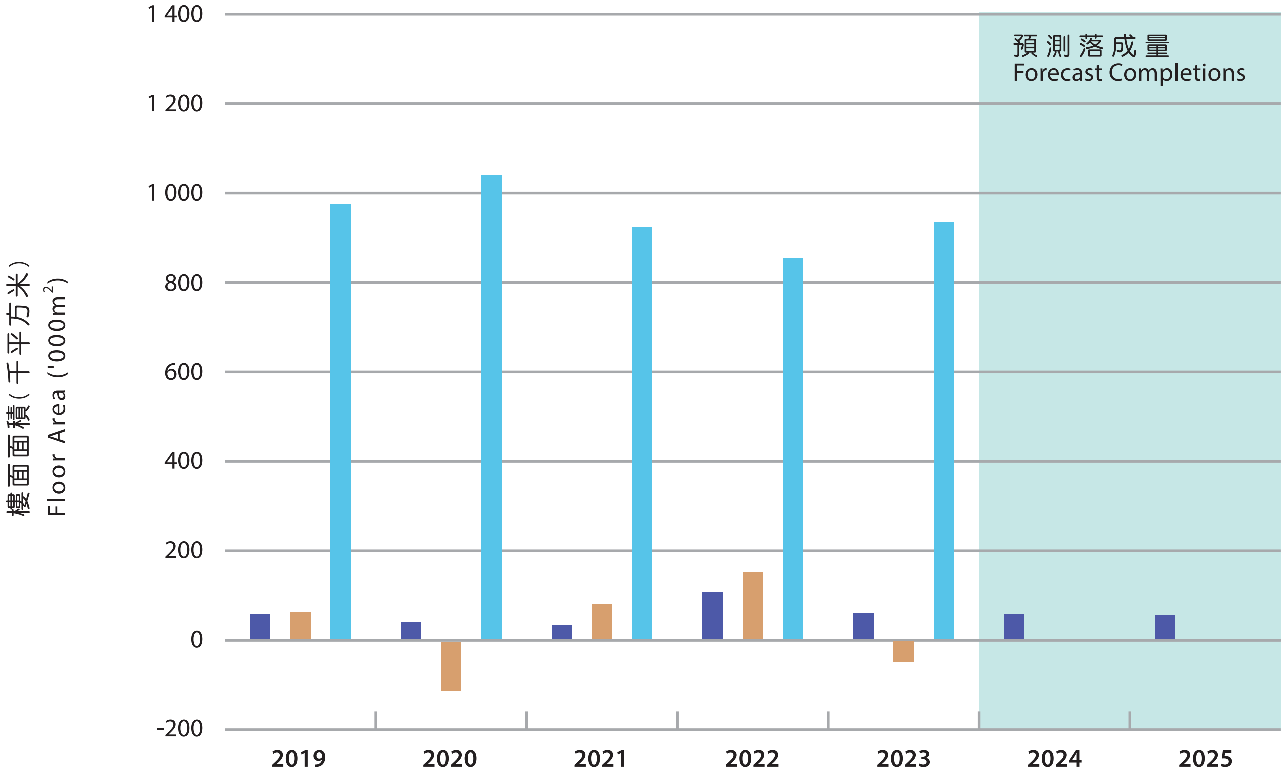
售價在 2023 年上半年溫和上升，但在下半年下跌，2022 年第四季與 2023 年第四季相比，以 5.1% 的跌幅作結。租金在首三季溫和上升，隨後有所整固，以 2022 年第四季與 2023 年第四季相比，租金錄得 3.5% 的升幅。

Prices increased mildly in the first half of 2023 but fell in the second half, ending the year with a decline of 5.1% between the fourth quarters of 2022 and 2023. Rents rose moderately in the first three quarters and consolidated afterwards, posting an increase of 3.5% between the fourth quarters of 2022 and 2023.

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 ('000m²)

	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	56	38	30	105	57	55#	52#
使用量 Take-up	60	-110	77	149	-46		
空置量 Vacancy	972	1 038	920	852	931		
%+	5.9	6.4	5.7	5.3	5.7		

\+ 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

私人工貿大廈 Private Industrial / Office

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

2023 年年底的總存量為 524 600 平方米，亦無新供應或樓宇拆卸。大部分面積位於市區，其中觀塘和深水埗共佔總面積的 57%。

Stock at the end of 2023 was 524 600m^2 with no new supply or demolition. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po together accounted for 57% of the total spaces.

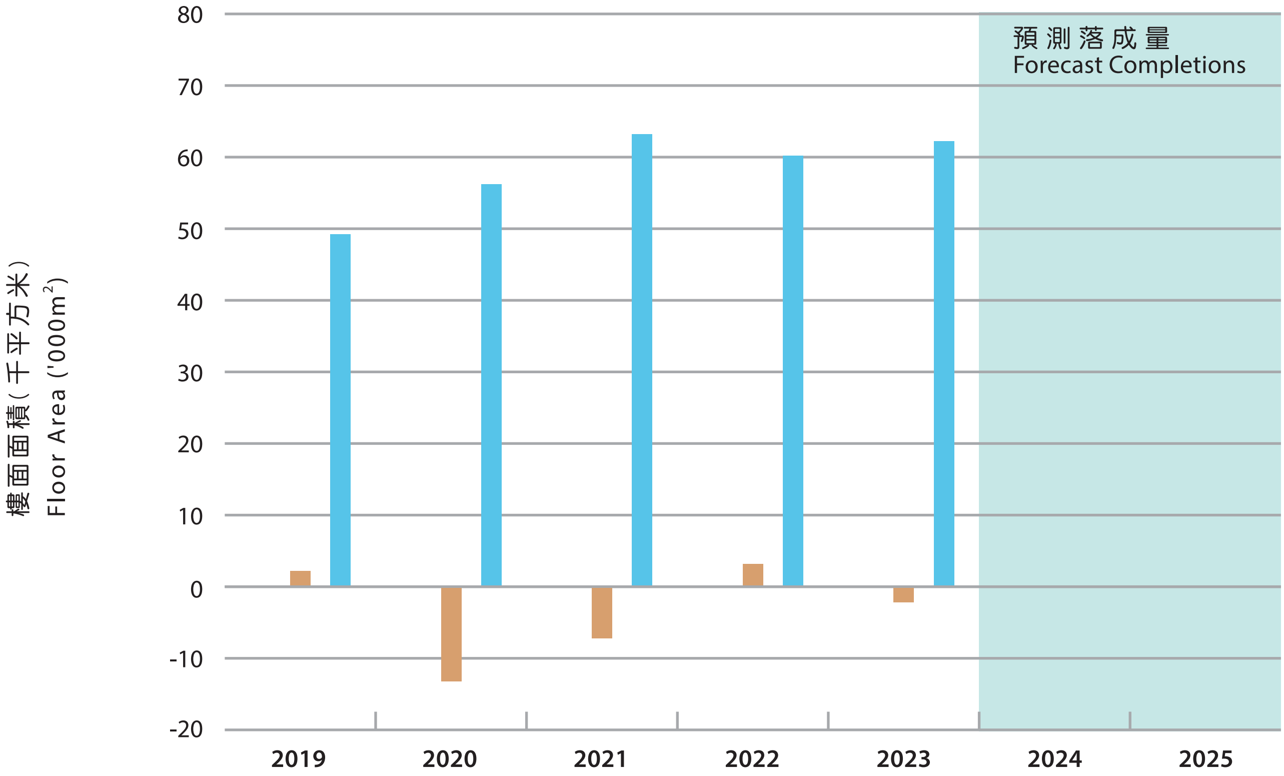
使用量為負數 1 900 平方米。空置率上升至年底總存量的 11.9%，相當於 62 200 平方米，45% 的空置面積位於觀塘。

Take-up was negative at 1 900 m^2. Vacancy rate rose to 11.9% of the year-end stock at 62 200 m^2. 45% of the vacant spaces was found in Kwun Tong.

預測 2024 和 2025 年均不會有新供應。

No new supply is anticipated in both 2024 and 2025.

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)

	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	0	0	0	0	0	0#	0#
使用量 Take-up	2	-13	-7	3	-2		
空置量 Vacancy	49	56	63	60	62		
%+	9.0	10.2	11.5	11.3	11.9		

\+ 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

私人特殊廠房 Private Specialised Factories

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。

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

2023 年年底，這類物業的總存量為 3 333 900 平方米，其中 90% 來自新界。

The stock in this sector was 3 333 900 m^2 at the end of 2023, of which 90% came from the New Territories.

2023 年，共有 55 600 平方米樓面面積在新界落成，當中大約一半的落成量位於元朗，其餘則來自葵青和大埔。

A total of 55 600 m^2 floor space in the New Territories were completed in 2023. Around half of the completions was located in Yuen Long while the remaining came from Kwai Tsing and Tai Po.

預計 2024 年的落成量將達 52 200 平方米，而荃灣和葵青將成為主要供應區。預計 2025 年的落成量將大幅減少至 11 400 平方米，主要來自北區，佔預計落成量的 93%。

Completions in 2024 are expected to be 52 200 m^2, with Tsuen Wan and Kwai Tsing being the major suppliers. Completions in 2025 are expected to decrease significantly to 11 400 m^2, mainly found in the North district contributing 93% 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 sector comprises premises designed or adapted for use as godowns, or cold stores, and includes ancillary offices. Premises located within container terminals are also included.

2023 年年底的總存量為 3 678 700 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 71%。

The stock amounted to 3 678 700 m^2 at the end of 2023. Over 80% of the stock was in the New Territories, mainly located in Kwai Tsing, Sha Tin and Tsuen Wan which accounted for 71% of the total spaces.

2023 年新落成的面積全部位於觀塘，合共 200 平方米。年底空置量減至 206 300 平方米，相當於總存量的 5.6%，使用量則為負數 117 600 平方米。

Completions in 2023 were all located in Kwun Tong providing 200 m^2 of new spaces. Vacancy at the year-end fell to 206 300 m^2, representing 5.6% of the stock, with a negative take-up of 117 600 m^2.

預計此類樓宇在 2024 和 2025 年均不會有新供應。

No new supply in this sector is anticipated in both 2024 and 2025.