

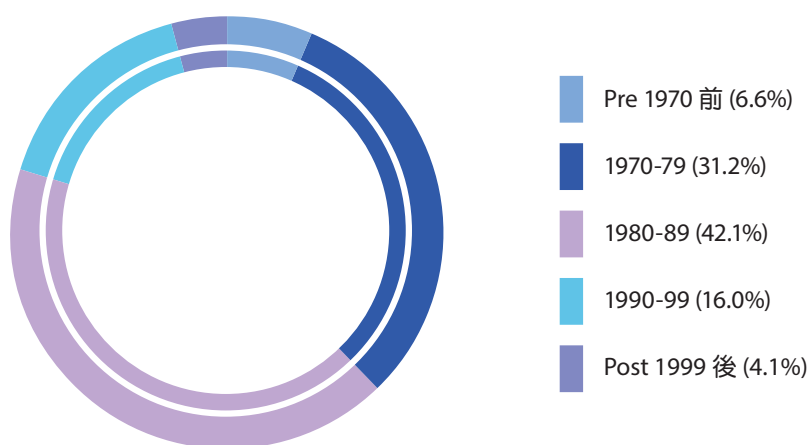
這類別包括分層工廠大廈及其附屬寫字樓。

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<sup>2</sup>, 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<sup>2</sup>. 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<sup>2</sup> was recorded in 2023. Vacancy at the year-end increased slightly to 930 700 m<sup>2</sup>, 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%。

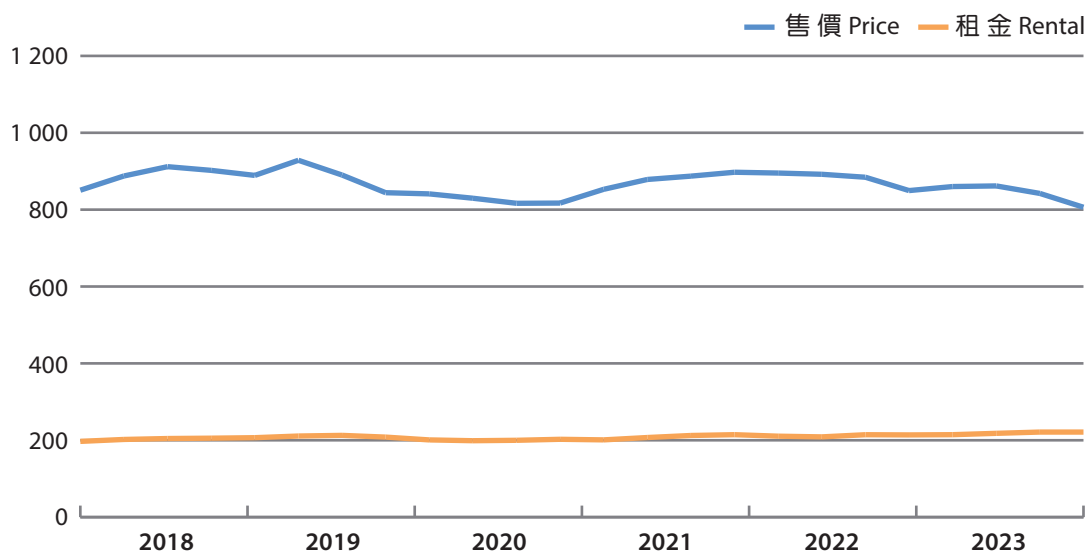
Completions in 2024 are expected to stay steady at 54 600 m<sup>2</sup> of which Sham Shui Po will provide 38% of the total. Another 26% of the new spaces will come from Tsuen Wan. New spaces of 52 200 m<sup>2</sup> will come on stream in 2025, largely from Sha Tin and Sham Shui Po accounting for 45%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

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。

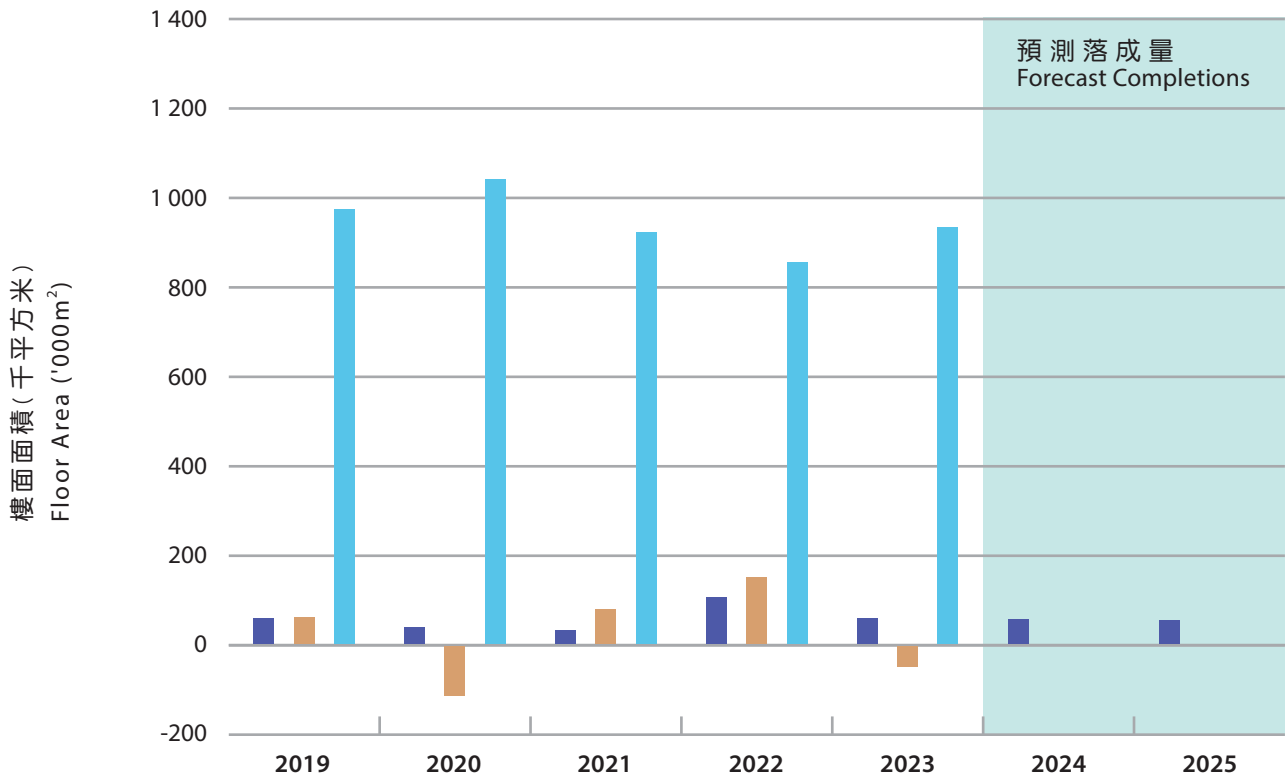
Prices increased mildly in the first half of 2023 but fell in the second half, ending the year with a decline of 5.1% between the fourth quarters of 2022 and 2023. Rents rose moderately in the first three quarters and consolidated afterwards, posting an increase of 3.5% between the fourth quarters of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



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