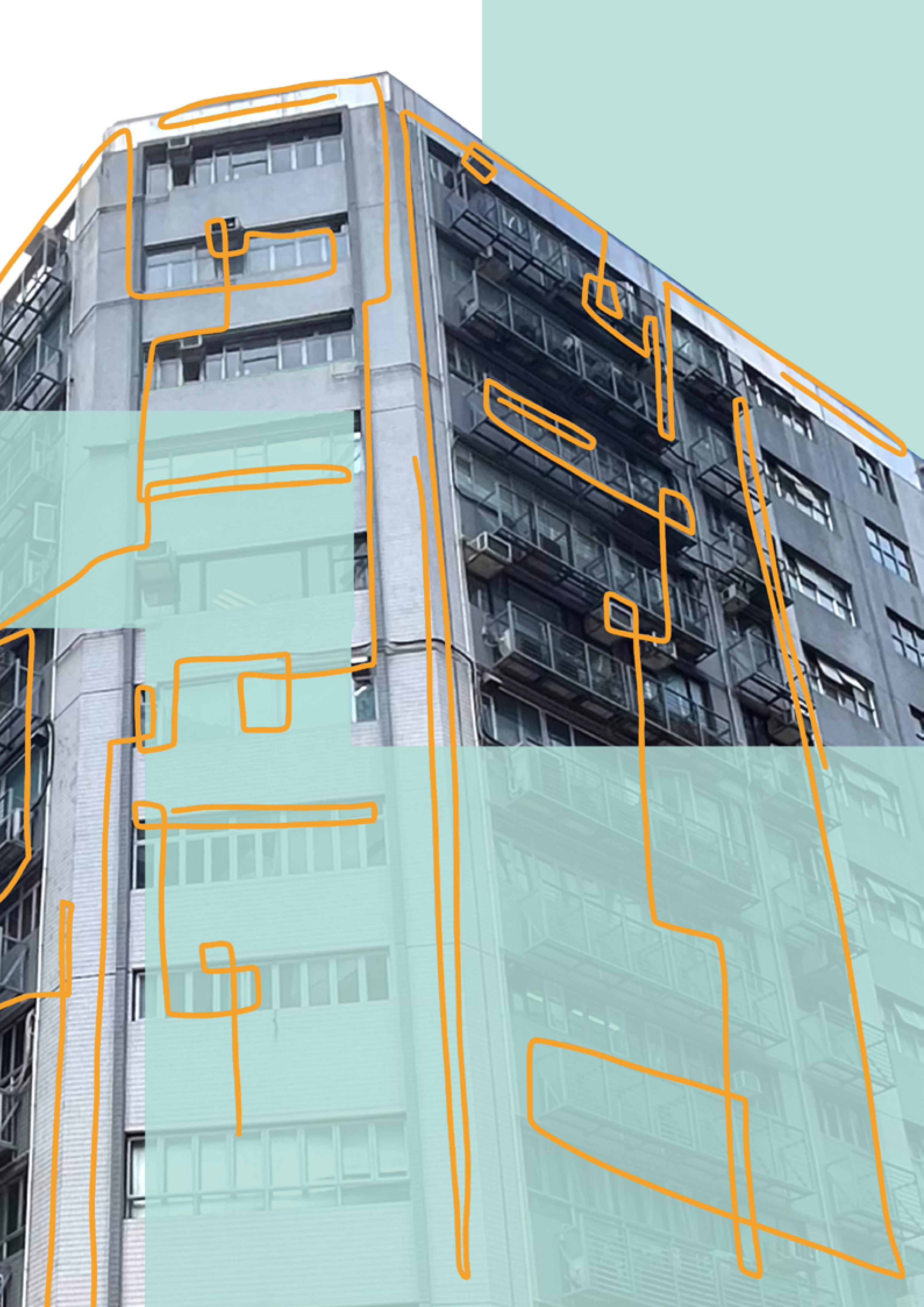
私人工業樓宇
PRIVATE INDUSTRIAL



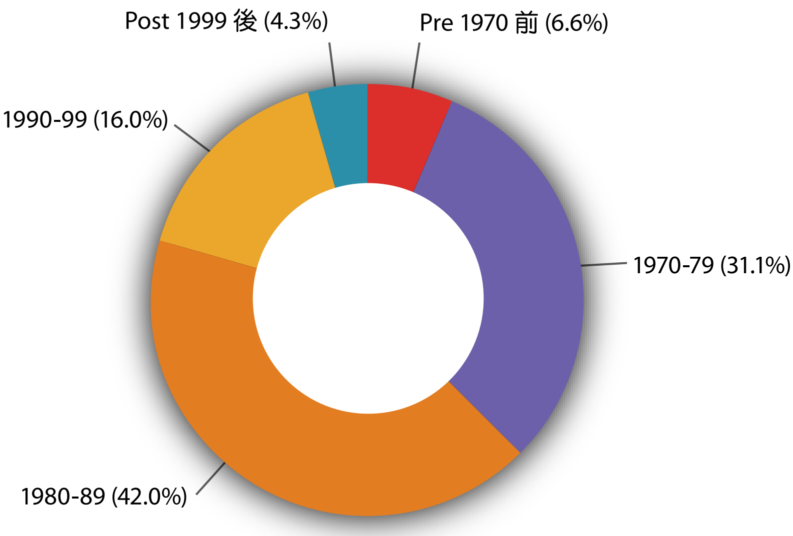
這類別包括分層工廠大廈及其附屬寫字樓。

This sector comprises flatted factories and their ancillary office accommodation.

這類物業於 2024 年年底的總存量為 16 211 100 平方米，新界約佔總存量的一半。按樓齡劃分的總存量詳見圖表。

At the end of 2024, the stock in this sector was 16 211 100 m^2. The New Territories accounted for about half of the total stock. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2024 年的落成量銳減至 22 900 平方米。全部新落成量均來自深水埗。

Completions in 2024 plunged to 22 900 m^2. All of the new completions came from Sham Shui Po.

2024 年的使用量仍為負數，達 212 100 平方米。年底空置量進一步上升至 1 130 300 平方米，相當於總存量的 7.0%。約一半的空置面積位於荃灣、觀塘和葵青。

Take-up in 2024 remained negative at 212 100 m^2. Vacancy at the year-end rose further to 1 130 300 m^2, representing 7.0% of the total stock. Around half of the vacant spaces was located in Tsuen Wan, Kwun Tong and Kwai Tsing.

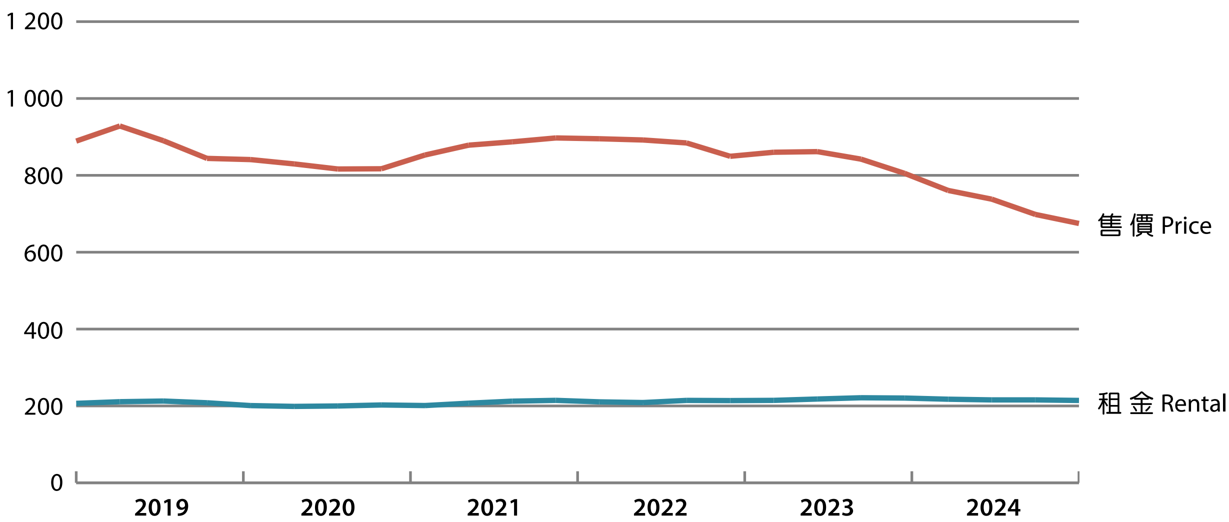
預計 2025 年的落成量將增至 50 300 平方米。新面積將主要來自深水埗、荃灣和觀塘，分別佔總落成量的 33%、29% 及 18%。2026 年將有 77 000 平方米的新面積供應，主要來自西貢，佔新落成量的 44%。另有 31% 的新面積將來自沙田。

Completions in 2025 are expected to increase to 50 300 m^2. New spaces will mainly come from Sham Shui Po, Tsuen Wan and Kwun Tong, contributing 33%, 29% and 18% of the total completions respectively. New spaces of 77 000 m^2 will come on stream in 2026, largely from Sai Kung accounting for 44% of the new completions. Another 31% of the new spaces will come from Sha Tin.

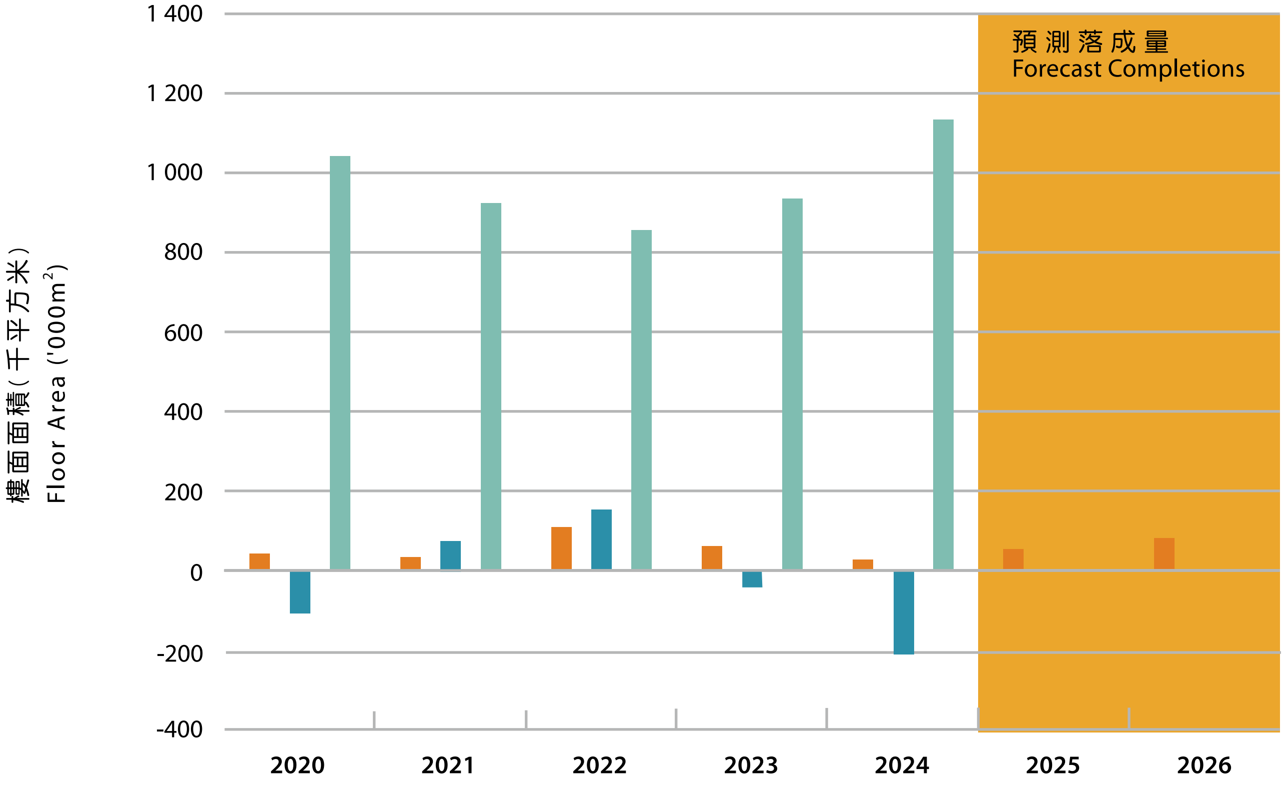
售價在 2024 年第四季較 2023 年同期下跌 16.2%。與 2023 年第四季相比，2024 年第四季的租金亦錄得 2.8% 溫和跌幅。

Prices declined by 16.2% between the fourth quarter of 2024 and the same period of 2023. Rents also recorded a modest decline of 2.8% between the fourth quarters of 2023 and 2024.

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)

	2020	2021	2022	2023	2024	2025	2026
落成量 Completions	38	30	105	57	23	50#	77#
使用量 Take-up	-110	77	149	-46	-212		
空置量 Vacancy	1 038	920	852	931	1 130		
%+	6.4	5.7	5.3	5.7	7.0		

\+ 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

這類別包括設計作工貿用途，並為此取得佔用許可證的樓面面積。

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

儘管 2024 年並無新落成量或樓宇拆卸，但由於部分樓面面積年內轉作其他非住宅用途，年底的總存量輕微下降至 495 200 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 55%。

Although there were no new completions or demolition in 2024, stock at year-end decreased slightly to 495 200 m^2 as some spaces had been converted to other non-domestic uses during the year. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po together accounted for 55% of the total spaces.

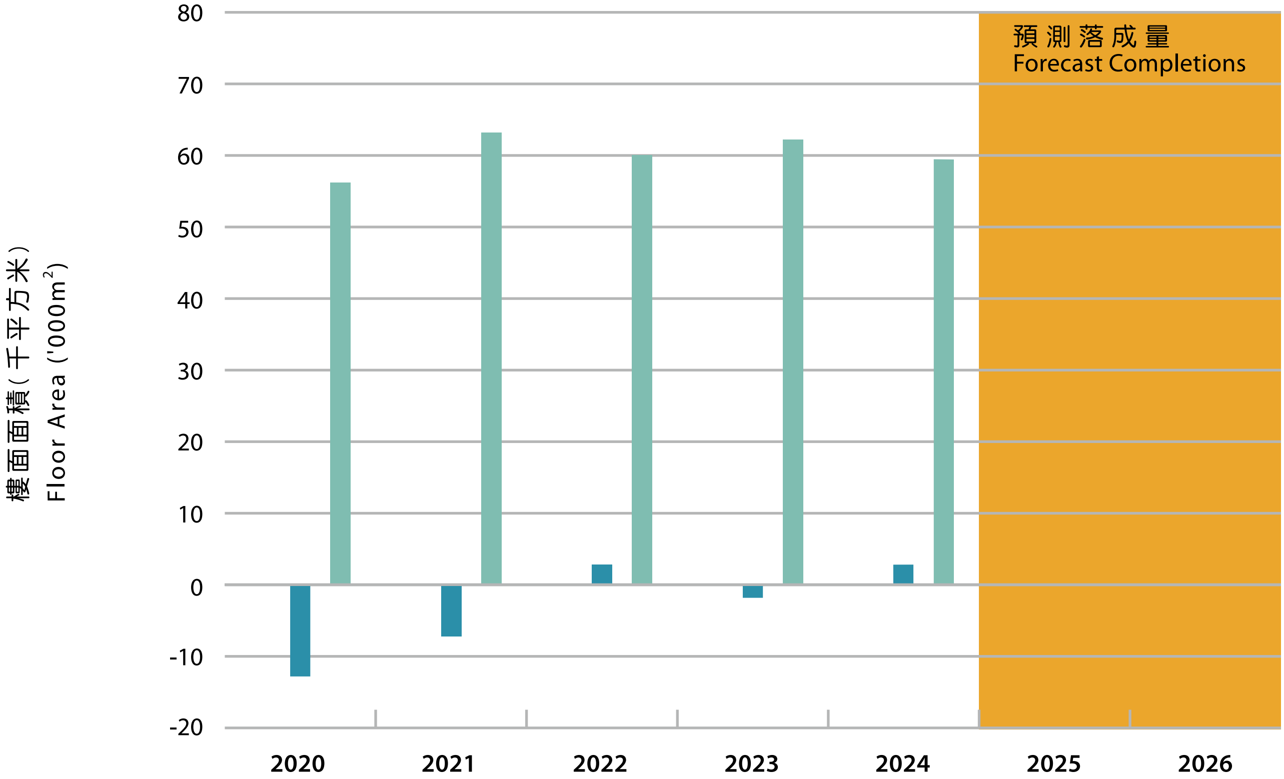
使用量轉為正數 3 400 平方米。空置率維持在年底總存量的 11.9%，相當於 58 800 平方米。59% 的空置面積位於觀塘和葵青。

Take-up turned positive at 3 400 m^2. Vacancy rate remained at 11.9% of the year-end stock, amounting to 58 800 m^2. 59% of the vacant spaces was found in Kwun Tong and Kwai Tsing.

預計 2025 和 2026 年均不會有新落成量。

No new completions are anticipated in both 2025 and 2026.

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)

	2020	2021	2022	2023	2024	2025	2026
落成量 Completions	0	0	0	0	0	0#	0#
使用量 Take-up	-13	-7	3	-2	3		
空置量 Vacancy	56	63	60	62	59		
%+	10.2	11.5	11.3	11.9	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

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.

2024年年底，這類物業的總存量為 3 370 800 平方米，其中 90% 來自新界。

The stock in this sector was 3 370 800 m^2 at the end of 2024, of which 90% came from the New Territories.

2024年，共有 25 800 平方米樓面面積在新界落成，當中單是荃灣便提供 59% 的落成量，另有 29% 來自大埔。

A total of 25 800 m^2 floor space in the New Territories were completed in 2024. Tsuen Wan alone provided 59% of the completions and another 29% came from Tai Po.

預計落成量在 2025 及 2026 年將分別增至 34 700 平方米及 30 000 平方米。2025 年的新落成量將主要來自葵青，佔總落成量的 44%。在 2026 年，西貢將佔預測落成量的 87%。

Completions are expected to rise to 34 700 m^2 in 2025 and 30 000 m^2 in 2026. New completions in 2025 will be mainly from Kwai Tsing at 44% of the total. In 2026, Sai Kung will contribute 87% 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.

2024年年底的總存量為3 675 900平方米，其中87%來自新界，主要位於葵青、沙田和荃灣，合共佔總面積的71%。

The stock amounted to 3 675 900 m^2 at the end of 2024. 87% of the stock was in the New Territories, mainly located in Kwai Tsing, Sha Tin and Tsuen Wan which altogether accounted for 71% of the total spaces.

2024年並無錄得新落成量。年底空置量增至263 800平方米，相當於總存量的7.2%，使用量則為負數57 500平方米。

No new completions were recorded in 2024. Vacancy at the year-end increased to 263 800 m^2, representing 7.2% of the stock, with a negative take-up of 57 500 m^2.

預計這類樓宇在2025和2026年均不會有新落成量。

There will be no anticipated completions in this sector in both 2025 and 2026.