

私人工業樓宇

PRIVATE

INDUSTRIAL





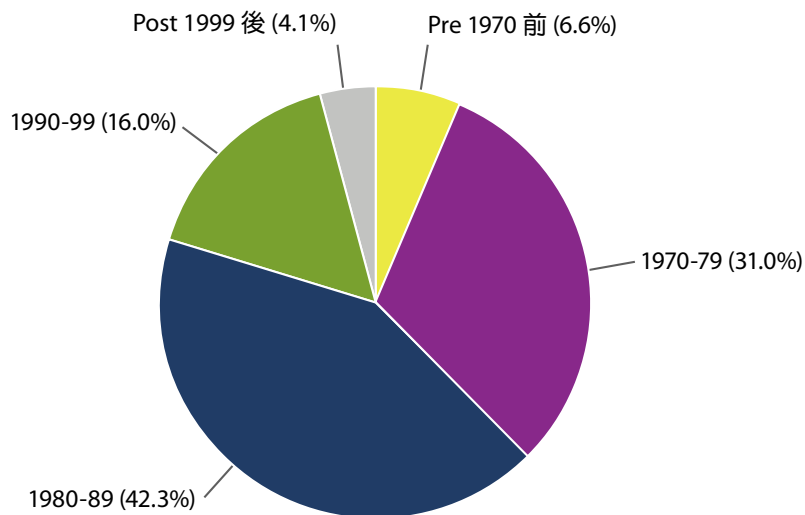
這類別包括分層工廠大廈及其附屬寫字樓。

This sector comprises flatted factories and their ancillary office accommodation.

這類物業於 2025 年年底的總存量為 16 138 900 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 2025, the stock in this sector was 16 138 900 m². 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



2025 年的落成量為 43 900 平方米，主要來自深水埗和荃灣，合共佔總落成量 68%。

Completions in 2025 were 43 900 m². They mainly came from Sham Shui Po and Tsuen Wan, altogether accounting for 68% of the total.

2025 年的使用量仍為負數，達 113 600 平方米。年底空置量微升至 1 230 800 平方米，相當於總存量的 7.6%，其中一半的空置面積位於觀塘、荃灣和葵青。

Take-up in 2025 remained negative at 113 600 m². Vacancy at the year-end edged up to 1 230 800 m², representing 7.6% of the total stock. Half of the vacant spaces was located in Kwun Tong, Tsuen Wan and Kwai Tsing.



預計 2026 和 2027 年的落成量將分別增至 78 500 平方米和 123 200 平方米。2026 年的新面積將主要來自沙田、西貢和葵青，分別佔總預測落成量的 30%、23% 及 21%，而 2027 年的新面積則全數來自葵青和西貢。

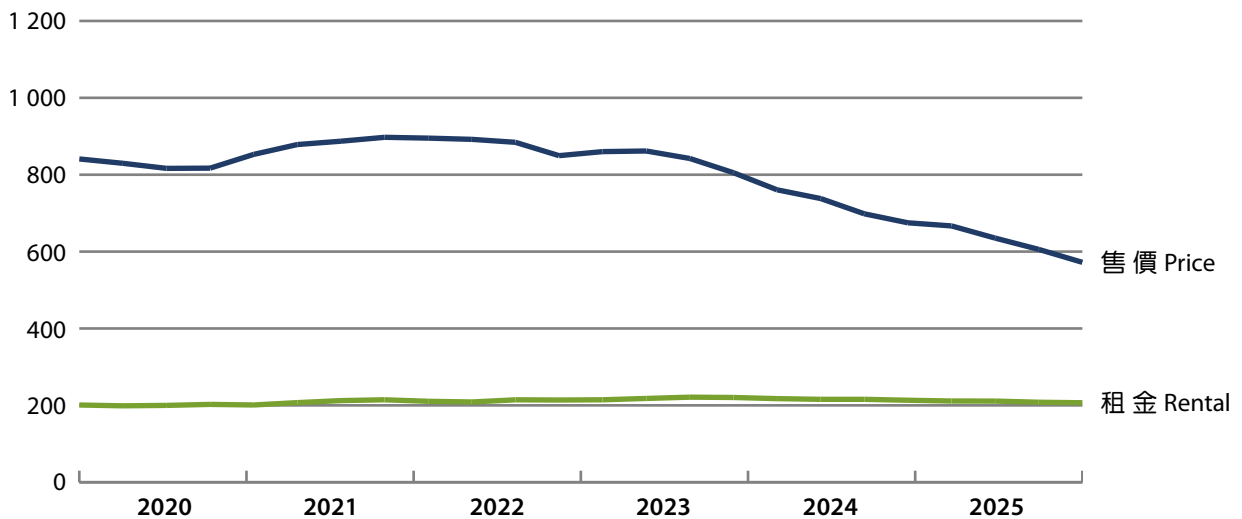
Completions in 2026 and 2027 are expected to increase to 78 500 m² and 123 200 m² respectively. New spaces in 2026 will mainly come from Sha Tin, Sai Kung and Kwai Tsing, contributing 30%, 23% and 21% of the total forecast completions respectively, while new spaces in 2027 will all come from Kwai Tsing and Sai Kung.

售價全年下滑，以 2025 年第四季和 2024 年同期相比錄得 15.2% 的跌幅。2025 年第四季的租金與 2024 年第四季相比，亦錄得 3.0% 溫和跌幅。

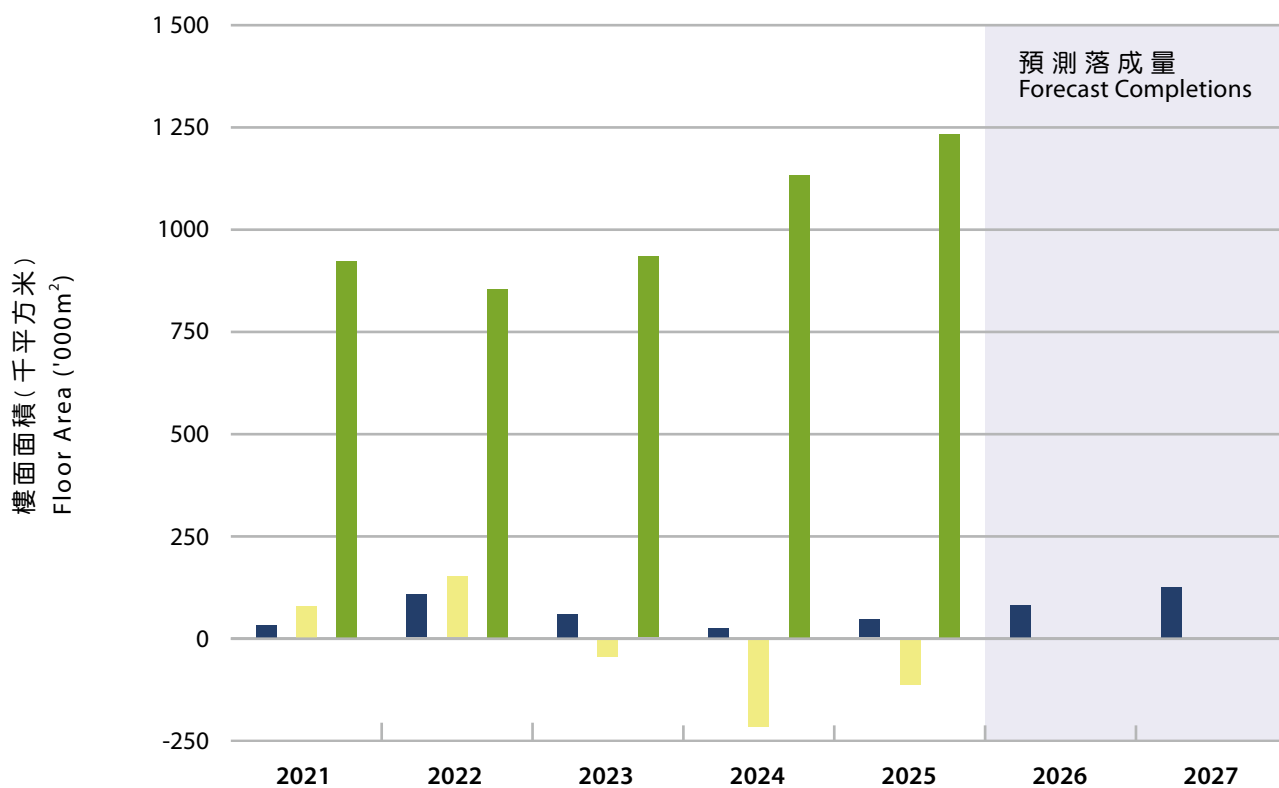
Prices fell throughout the year, registering a decrease of 15.2% in the fourth quarter of 2025 over the same period of 2024. Rents recorded a modest decline of 3.0% between the fourth quarters of 2024 and 2025.



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



	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	30	105	57	23	44	79 [#]	123 [#]
使用量 Take-up	77	149	-46	-212	-114		
空置量 Vacancy	920	852	931	1 130	1 231		
% ⁺	5.7	5.3	5.7	7.0	7.6		

+ 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。

2025年年底的總存量為494 700平方米，年內並無新落成量或樓宇拆卸。大部分面積位於市區，其中觀塘和深水埗共佔總面積的55%。

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

Stock at the end of 2025 was 494 700 m² with no new completions or demolition in 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.



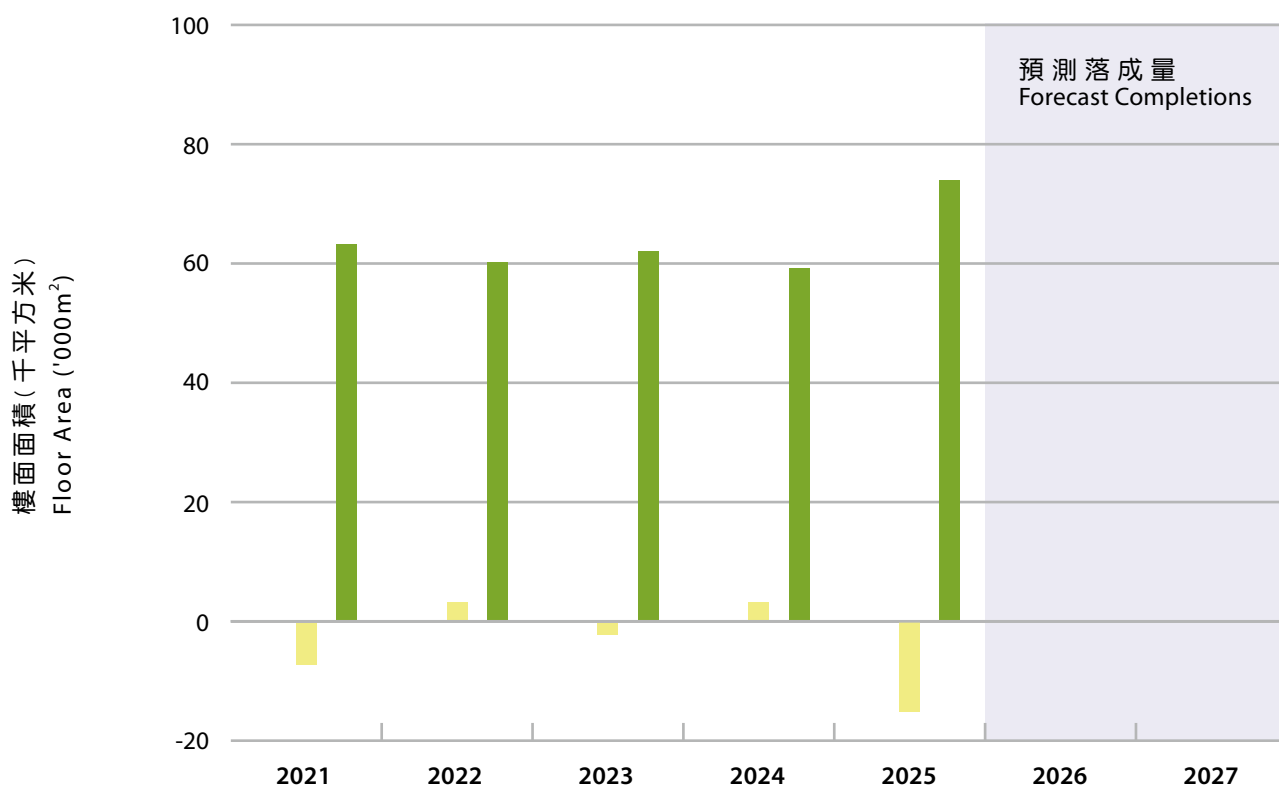
使用量轉為負數14 900平方米。空置率為年底總存量的14.9%，相當於73 700平方米。36%的空置面積位於觀塘，其次為深水埗和東區，各佔19%。

預計2026和2027年均不會有新落成量。

Take-up turned negative at 14 900 m². Vacancy rate was 14.9% of the year-end stock, amounting to 73 700 m². 36% of the vacant spaces was found in Kwun Tong, followed by Sham Shui Po and the Eastern district at 19% each.

No new completions are anticipated in both 2026 and 2027.

落成量、使用量及空置量
Completions, Take-up and Vacancy



	2021	2022	2023	2024	2025	2026	2027
落成量 Completions	0	0	0	0	0	0 [#]	0 [#]
使用量 Take-up	-7	3	-2	3	-15		
空置量 Vacancy	63	60	62	59	74		
% ⁺	11.5	11.3	11.9	11.9	14.9		

+ 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。

2025年年底，這類物業的總存量為3 466 700平方米，其中91%來自新界。

This sector 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 3 466 700 m² at the end of 2025, of which 91% came from the New Territories.



2025年的落成量全部位於荃灣，提供8 500平方米新面積。

預計落成量在2026及2027年將分別增至54 900平方米及41 800平方米。2026年的新落成量將主要來自西貢，佔總預測落成量的47%。在2027年，全部預測落成量將來自離島。

Completions in 2025 were all located in Tsuen Wan, providing 8 500 m² of new spaces.

Completions are expected to rise to 54 900 m² in 2026 and 41 800 m² in 2027. New completions in 2026 will be mainly from Sai Kung at 47% of the total. In 2027, all of the forecast completions will come from Islands.

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。

2025年年底的總存量為3 633 600平方米，其中88%來自新界，主要位於葵青、沙田和荃灣，合共佔總面積的72%。

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.

The stock amounted to 3 633 600 m² at the end of 2025. 88% of the stock was in the New Territories, mainly located in Kwai Tsing, Sha Tin and Tsuen Wan which altogether accounted for 72% of the total spaces.



2025年並無錄得新落成量。年底空置量增至377 400平方米，相當於總存量的10.4%，使用量則為負數156 200平方米。

預計這類樓宇在2026和2027年均不會有新落成量。

No new completions were recorded in 2025. Vacancy at the year-end increased to 377 400 m², representing 10.4% of the stock, with a negative take-up of 156 200 m².

There will be no anticipated completions in this sector in both 2026 and 2027.