

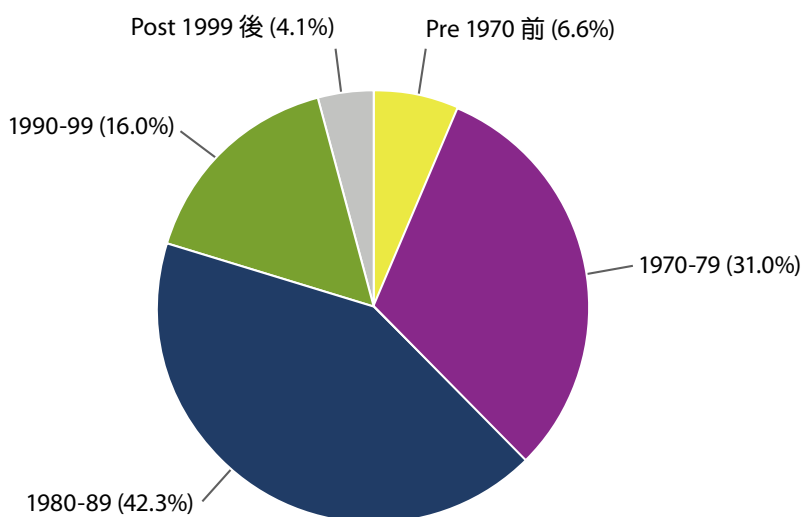
這類別包括分層工廠大廈及其附屬寫字樓。

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。

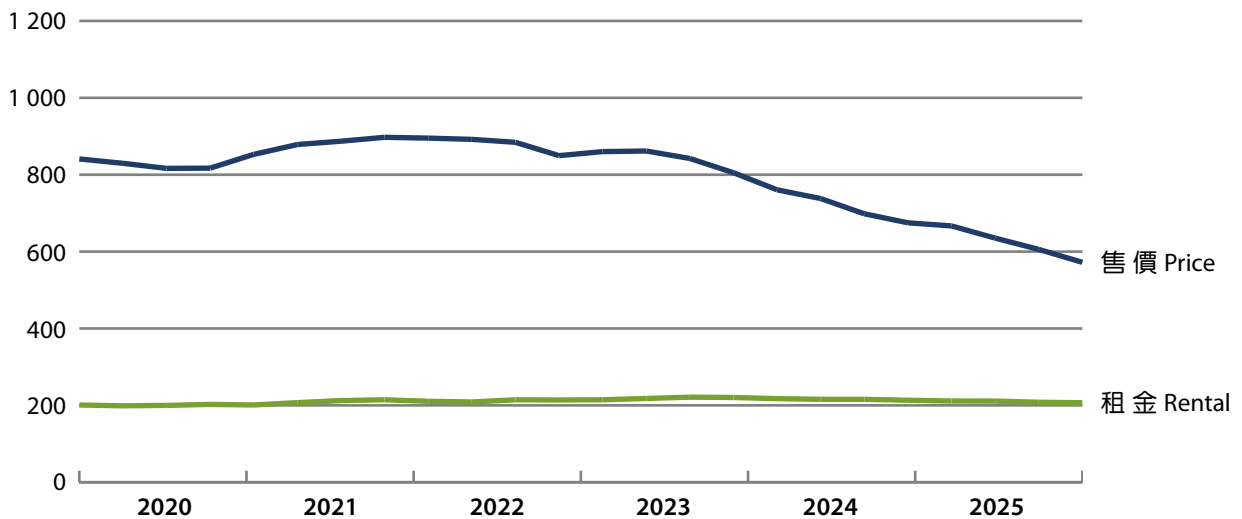
Completions in 2026 and 2027 are expected to increase to 78 500 m² and 123 200 m² respectively. New spaces in 2026 will mainly come from Sha Tin, Sai Kung and Kwai Tsing, contributing 30%, 23% and 21% of the total forecast completions respectively, while new spaces in 2027 will all come from Kwai Tsing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

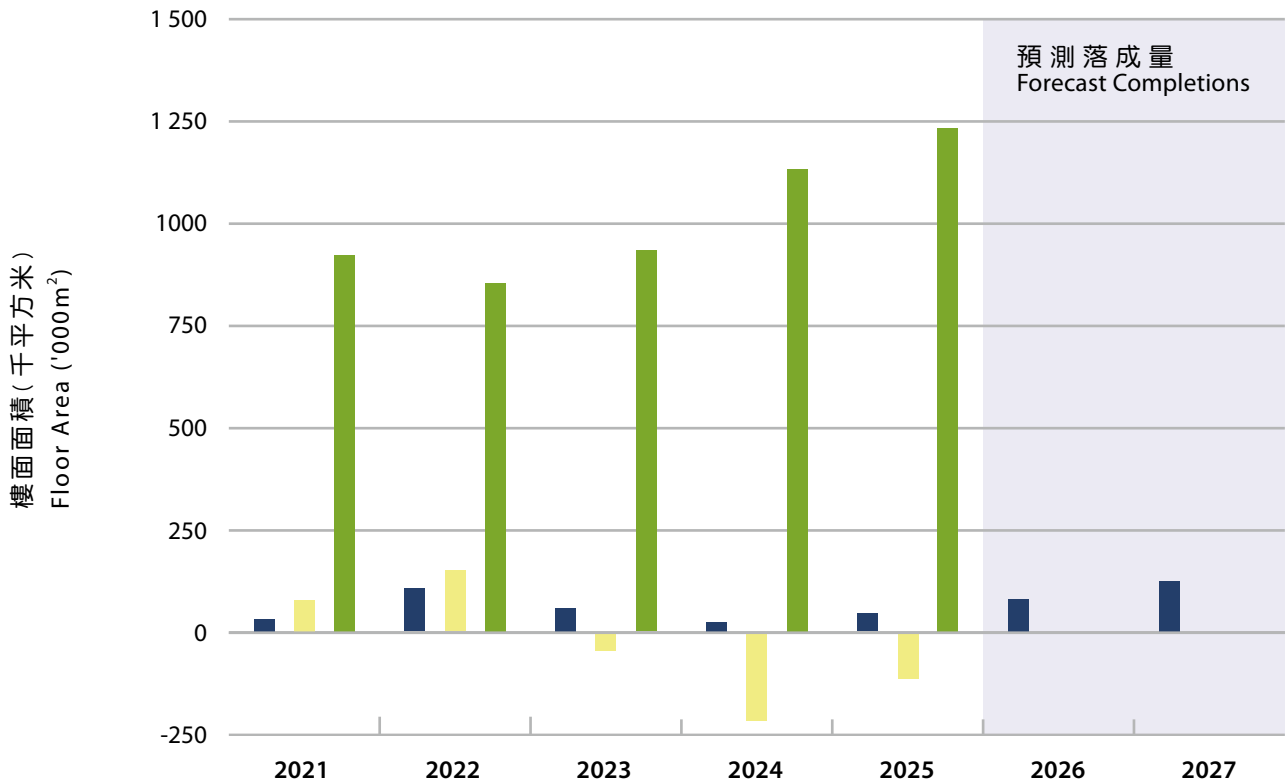
Prices fell throughout the year, registering a decrease of 15.2% in the fourth quarter of 2025 over the same period of 2024. Rents recorded a modest decline of 3.0% between the fourth quarters of 2024 and 2025.



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