

# 私人工业楼宇

## PRIVATE INDUSTRIAL







Ngau Tau Kok  
牛頭角  
Kowloon Bay  
九龍灣  
Yuen Tong  
Business Area  
元朗市中心

## 私人分层工厂大厦 PRIVATE FLATTED FACTORIES

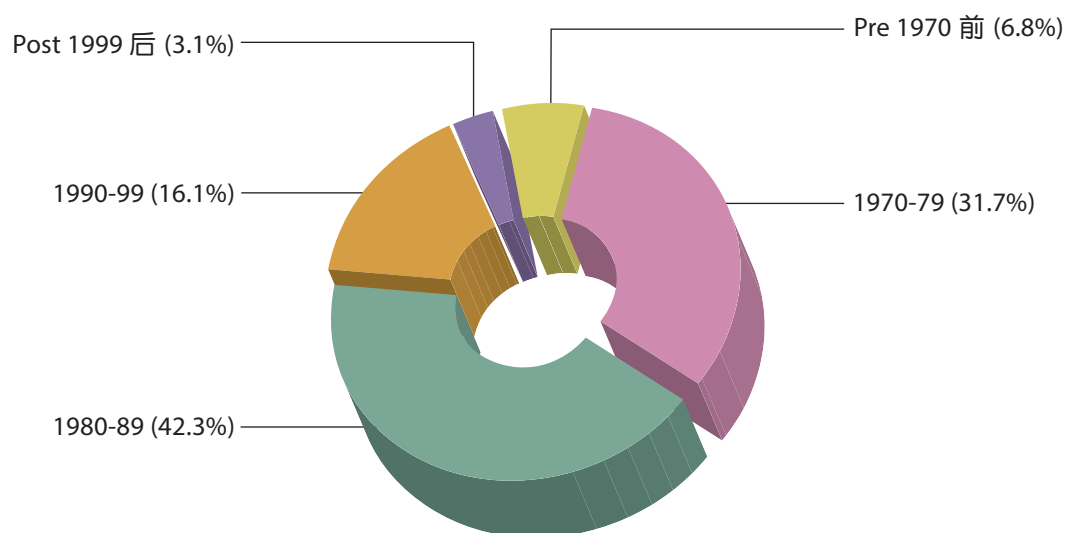
这类别包括分层工厂大厦及其附属写字楼。

这类物业于 2020 年年底的总存量为 16 283 400 平方米，平均分布于市区和新界。按楼龄划分的总存量详见图表。

This sector comprises flatted factories and their ancillary office accommodation.

At the end of 2020, the stock in this sector was 16 283 400 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.

### 按楼龄分类的总存量 Stock Distribution by Age



2020 年的落成量为 37 700 平方米。屯门、观塘和南区为主要供应来源，合共占总落成量的 94%。

Completions in 2020 amounted to 37 700 m<sup>2</sup>. Tuen Mun, Kwun Tong and the Southern district, being the main source of supply, contributed 94% of the total.



## 私人分层工厂大厦 PRIVATE FLATTED FACTORIES

2020 年的使用量录得负数 109 500 平方米。年底空置量增加至 1 037 600 平方米，相当于总存量的 6.4%。逾半空置面积位于观塘、葵青和荃湾。

A negative take-up of 109 500 m<sup>2</sup> was recorded in 2020. Vacancy at the year-end increased to 1 037 600 m<sup>2</sup>, representing 6.4% of the total stock. Over half of the vacant spaces was located in Kwun Tong, Kwai Tsing and Tsuen Wan.



预计 2021 年的落成量将上升至 67 700 平方米。单是荃湾便占总落成量的 46%，另有 22% 来自北区。2022 年将有 172 500 平方米的新面积供应，主要来自荃湾和西贡，分别占新落成量的 43% 和 27%。

Completions in 2021 are expected to rise to 67 700 m<sup>2</sup>, of which Tsuen Wan alone will provide 46% of the total. Another 22% will come from the North district. New spaces of 172 500 m<sup>2</sup> will come on stream in 2022, largely in Tsuen Wan and Sai Kung accounting for 43% and 27% of the new completions respectively.



## 私人分层工厂大厦

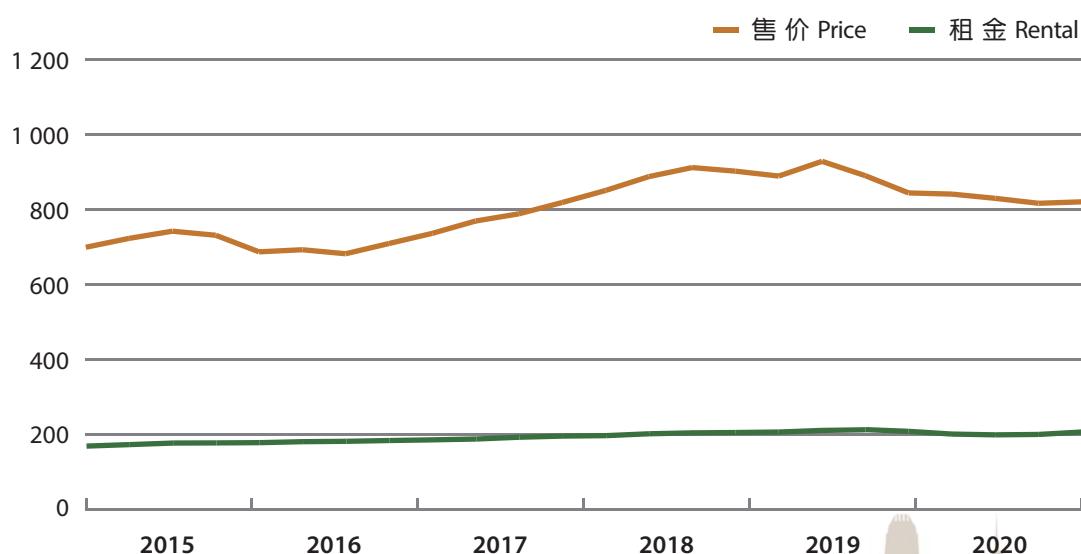
### PRIVATE FLATTED FACTORIES

售价在 2020 年首三季继续下跌，并至第四季保持平稳，但于 2020 年第四季及 2019 年同期之间，仍录得 2.8% 跌幅。租金略为回软，2020 年第四季的租金较 2019 年同期录得 0.9% 跌幅。

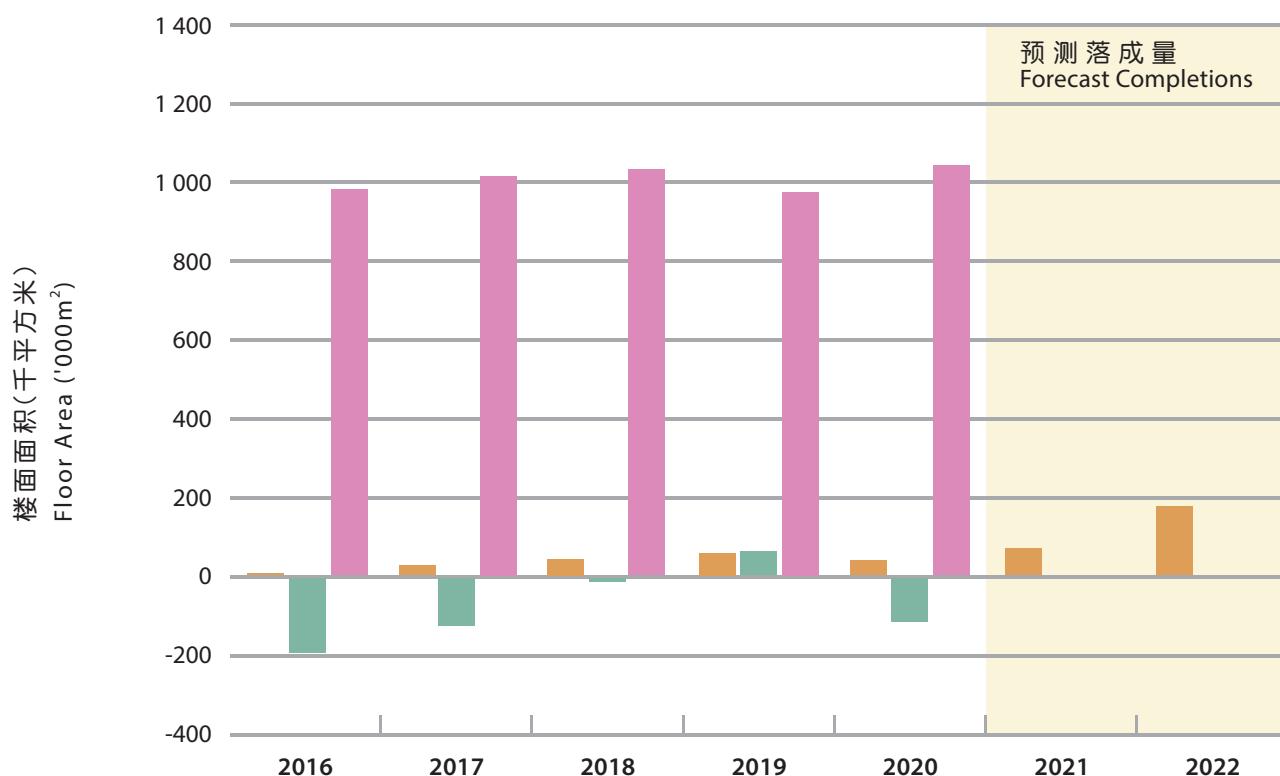
Prices continued to decline in the first three quarters of 2020 and steadied in the fourth quarter, still registering a decrease of 2.8% between the fourth quarters of 2019 and 2020. Rents slightly softened, recording a decline of 0.9% in the fourth quarter of 2020 over the same period in 2019.



### 售价及租金指数 Price and Rental Indices



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



	2016	2017	2018	2019	2020	2021	2022
落成量 Completions	5	23	41	56	38	68 <sup>#</sup>	173 <sup>#</sup>
使用量 Take-up	-189	-120	-8	60	-110		
空置量 Vacancy	978	1 012	1 029	972	1 038		
% <sup>+</sup>	5.8	6.1	6.3	5.9	6.4		

+ 年底空置量占总存量的百分率。  
Vacancy at the end of the year as a percentage of stock.

# 预测数字  
Forecast figures

## 私人工贸大厦

### PRIVATE INDUSTRIAL/OFFICE

这类别指设计作工贸用途，并为此取得占用许可证的楼宇。

2020 年并无新供应。由于有工贸大厦拆卸，2020 年年底的总存量微跌至 544 900 平方米。大部分面积位于市区，其中观塘和深水埗共占总面积的 57%。

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

There was no new supply in 2020. Stock at the end of 2020 edged down to 544 900 m<sup>2</sup>, resulting from the demolition of an industrial/office building. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po together accounted for 57% of the total spaces.



使用量转为负数 12 500 平方米。空置率升至年底总存量的 10.2%，相当于 55 700 平方米，一半空置面积位于观塘。

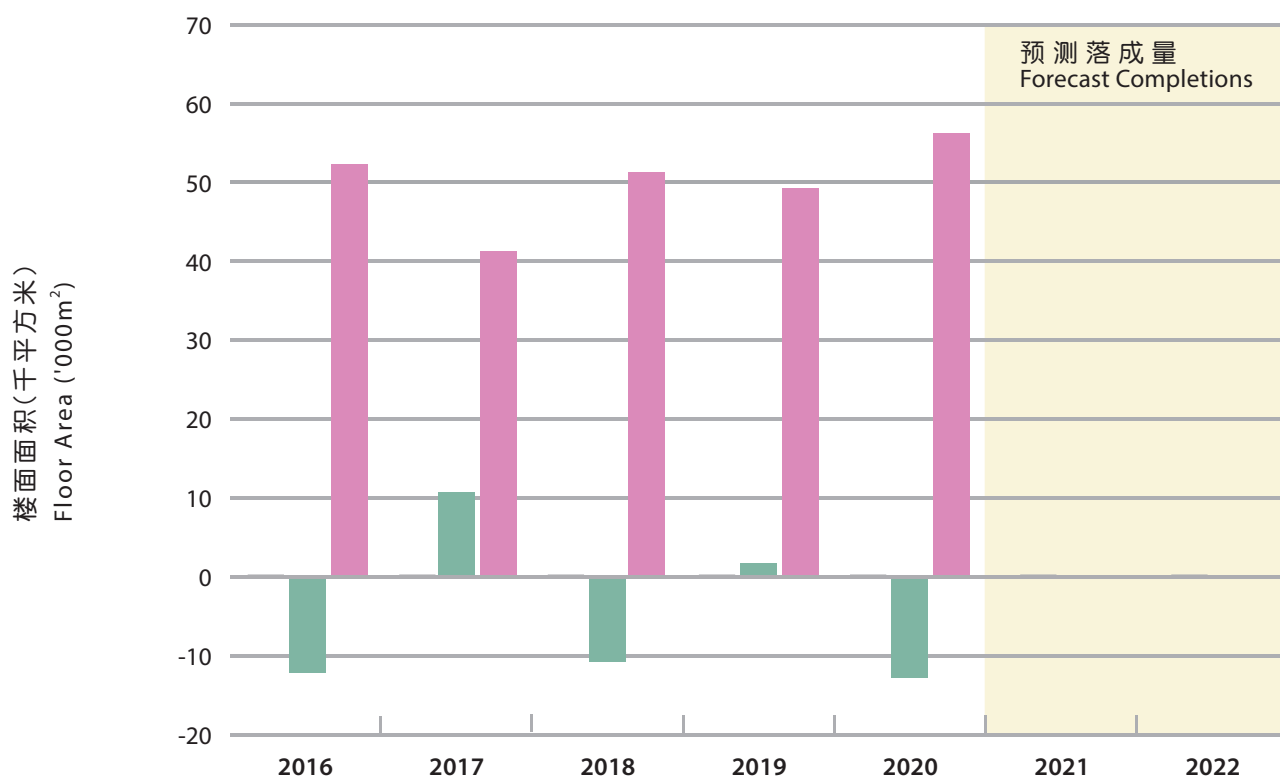
预测此类楼宇在 2021 和 2022 年均不会有新供应。

Take-up turned negative to 12 500 m<sup>2</sup>. Vacancy rate rose to 10.2% of the year-end stock at 55 700 m<sup>2</sup>. Half of the vacant spaces was found in Kwun Tong.

No new supply in this sector will likely be forthcoming in both 2021 and 2022.



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



	2016	2017	2018	2019	2020	2021	2022
落成量 Completions	0	0	0	0	0	0 <sup>#</sup>	0 <sup>#</sup>
使用量 Take-up	-12	11	-11	2	-13		
空置量 Vacancy	52	41	51	49	56		
% <sup>+</sup>	8.9	7.4	9.3	9.0	10.2		

+ 年底空置量占总存量的百分率。  
Vacancy at the end of the year as a percentage of stock.

# 预测数字  
Forecast figures



## 私人特殊厂房

## PRIVATE SPECIALISED FACTORIES

这类别包括所有其他厂房，主要是专为特殊制造业而建，每间厂房通常由一名厂东使用。

2020年年底，这类物业的总存量为3 188 800平方米，其中90%来自新界。

在2020年，新界是唯一的落成量供应区域，共有40 800平方米的楼面面积落成。当中单是西贡便提供新落成面积的76%，其余24%则来自葵青。

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 3 188 800 m<sup>2</sup> at the end of 2020, of which 90% came from the New Territories.

In 2020, the New Territories, with a total of 40 800 m<sup>2</sup> floor space, became the sole supplier in completions. Sai Kung alone provided 76% of the newly completed space while the remaining 24% came from Kwai Tsing.



预计2021年新落成面积将有88 600平方米，主要来自西贡。预计此类楼宇在2022年不会有新供应。

New completions of 88 600 m<sup>2</sup>, coming mainly from Sai Kung, are forecast to be available in 2021. No new supply in this sector is anticipated in 2022.



这类别包括设计或改建作仓库或冷藏库的楼宇，以及其附属写字楼，货柜码头内的楼宇亦包括在内。

2020 年年底的总存量为 3 735 100 平方米，其中超过 80% 来自新界，以葵青、沙田和荃湾为主导，合共占总面积的 69%。

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 3 735 100 m<sup>2</sup> at the end of 2020. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Sha Tin and Tsuen Wan which accounted for 69% of the total spaces.



2020 年并无新供应。年底空置量下降至 202 100 平方米，相当于总存量的 5.4%，使用量则为正数 32 600 平方米。

预测 2021 年将有 75 800 平方米的新面积落成，全部来自屯门。预测 2022 年不会有新供应。

There was no new supply in 2020. Vacancy at the year-end decreased to 202 100 m<sup>2</sup>, or 5.4% of the stock, with a positive take-up of 32 600 m<sup>2</sup>.

New spaces of 75 800 m<sup>2</sup> are forecast to be available in 2021, all coming from Tuen Mun. No new supply will likely be completed in 2022.