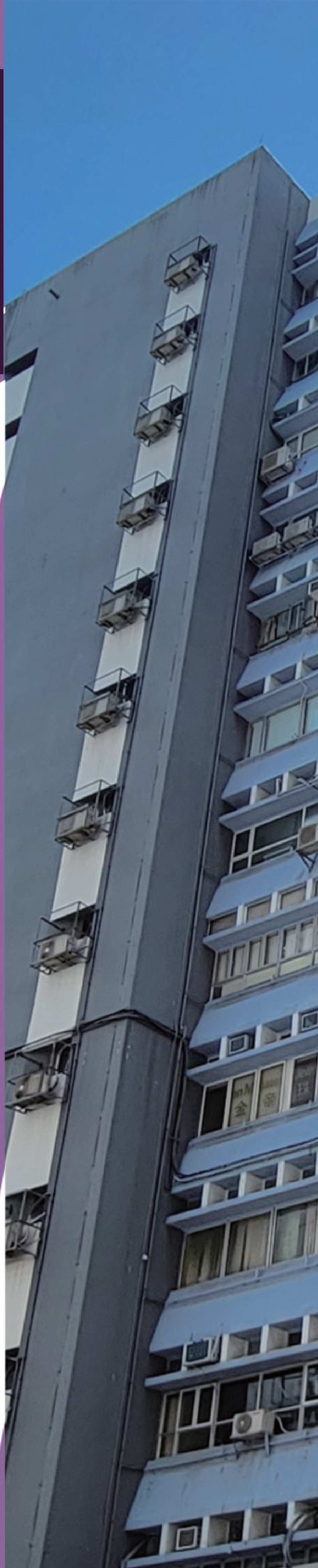
私人工业楼宇

P R I V A T E
I N D U S T R I A L



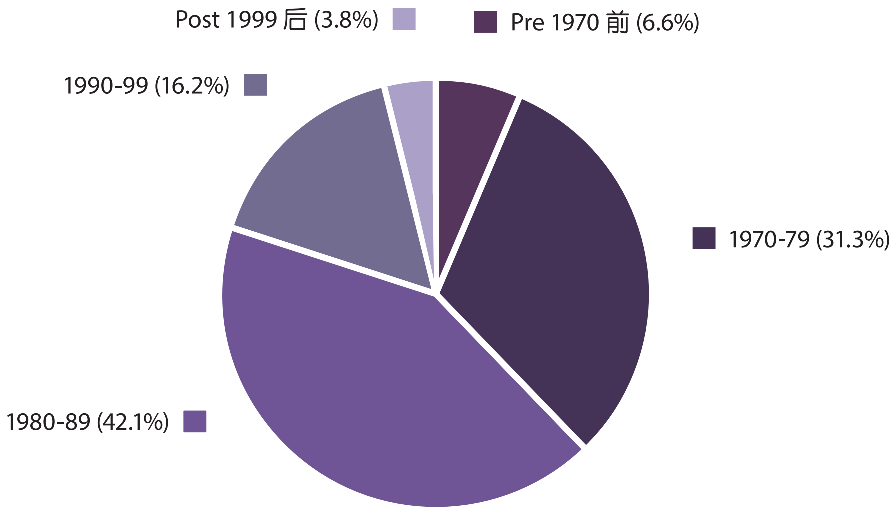
这类别包括分层工厂大厦及其附属写字楼。

This sector comprises flatted factories and their ancillary office accommodation.

这类物业于 2022 年年底的总存量为 16 218 900 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。

At the end of 2022, the stock in this sector was 16 218 900 m², 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



2022 年的落成量为 105 000 平方米。新供应之中有 60% 来自荃湾，其余则来自九龙，当中黄大仙占总落成量的 20%。

Completions in 2022 amounted to 105 000 m². 60% of the new supply came from Tsuen Wan whereas the remaining was from Kowloon of which Wong Tai Sin contributed 20% of the total.

2022年的使用量维持正数，为148 700平方米。年底空置量下跌至851 600平方米，相当于总存量的5.3%。近半空置面积位于观塘、荃湾和葵青。

Take-up in 2022 remained positive at 148 700 m². Vacancy at the year-end decreased to 851 600 m², representing 5.3% of the total stock. Nearly half of the vacant spaces was located in Kwun Tong, Tsuen Wan and Kwai Tsing.

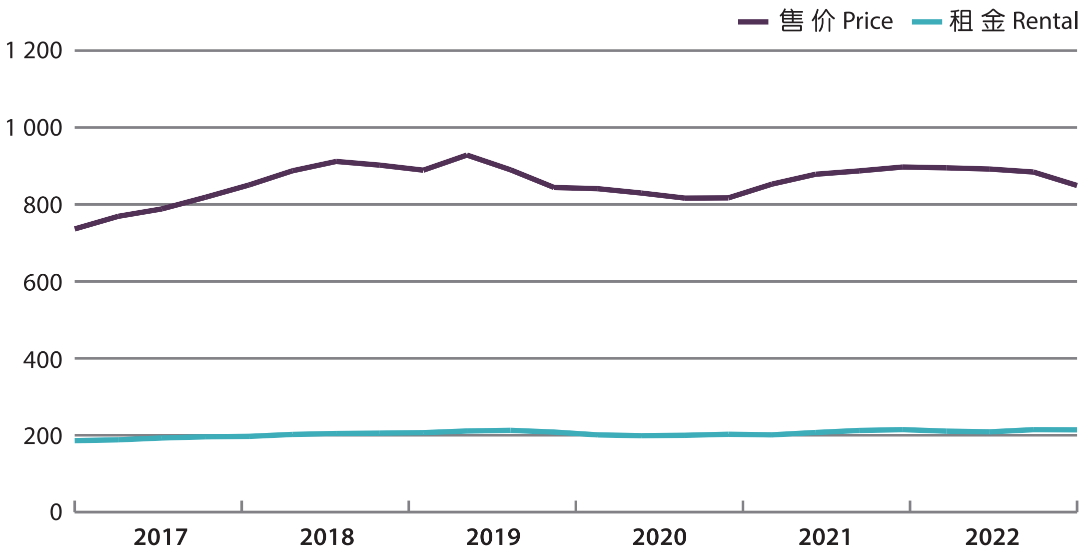
预计2023年的落成量将下降至102 700平方米。新面积将主要来自西贡、深水埗和葵青，分别占总供应量的45%、25%和23%。2024年将有41 100平方米的新面积供应，主要来自荃湾，占新供应量的34%。另有22%新面积将来自观塘。

Completions in 2023 are expected to fall to 102 700 m². New spaces will mainly come from Sai Kung, Sham Shui Po and Kwai Tsing, respectively contributing 45%, 25% and 23% of the total supply. New spaces of 41 100 m² will come on stream in 2024, largely from Tsuen Wan accounting for 34% of the new supply. Another 22% of new spaces will come from Kwun Tong.

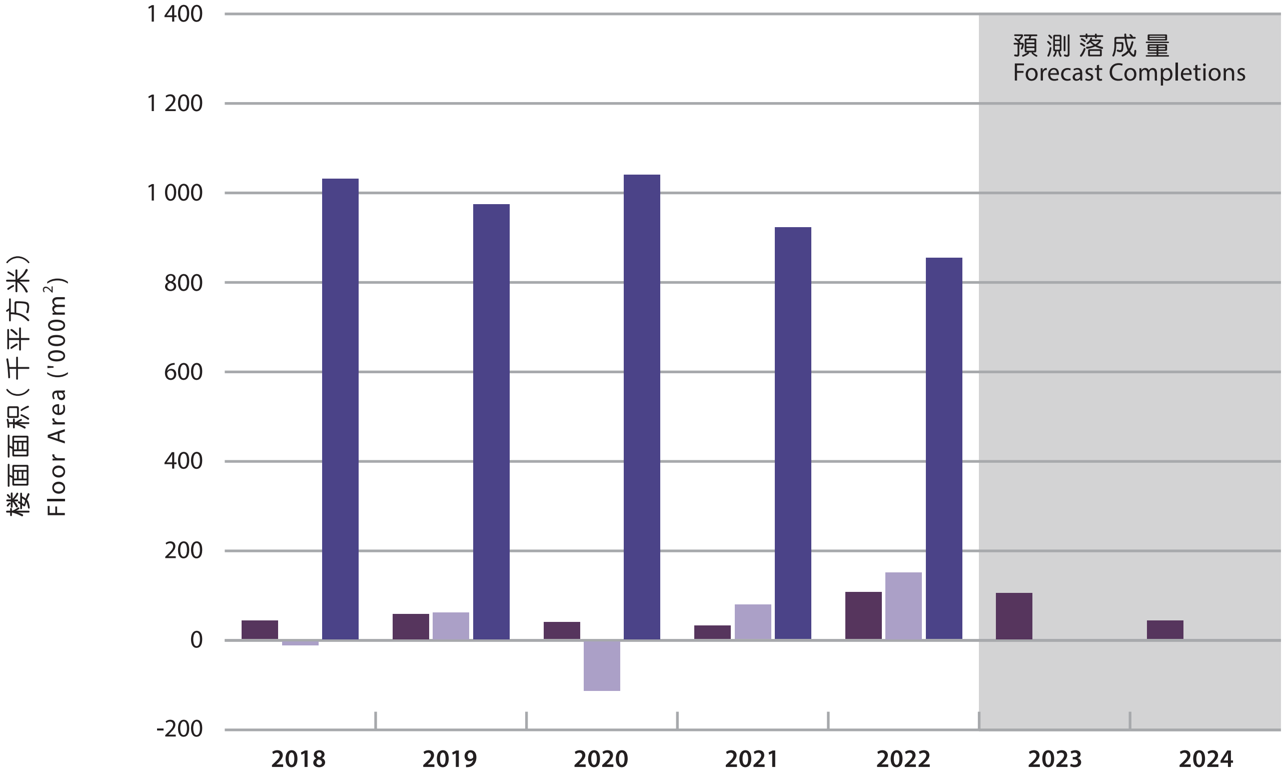
售价在2022年首三季微跌，并在第四季显着下跌，以2021年和2022年最后一季相比，全年以5.3%的跌幅作结。租金轻微起伏，以2022年第四季与2021年同期相比，录得0.2%的轻微跌幅。

Prices dropped moderately in the first three quarters of 2022 and fell noticeably in the fourth quarter, ending the year with a decline of 5.3% between the final quarters of 2021 and 2022. Rents moved up and down moderately, recording a slight decrease of 0.2% in the fourth quarter of 2022 over the same period in 2021.

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



楼面面积（千平方米）
Floor Area ('000m²)

	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	41	56	38	30	105	103#	41#
使用量 Take-up	-8	60	-110	77	149		
空置量 Vacancy	1 029	972	1 038	920	852		
%+	6.3	5.9	6.4	5.7	5.3		

\+ 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

这类别指设计作工贸用途，并为此取得占用许可证的楼宇。

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

2022年年底的总存量为534 600平方米，亦无新供应或楼宇拆卸。大部分面积位于市区，其中观塘和深水埗共占总面积的56%。

Stock at the end of 2022 was 534 600 m^2 with no new supply or demolition. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po together accounted for 56% of the total spaces.

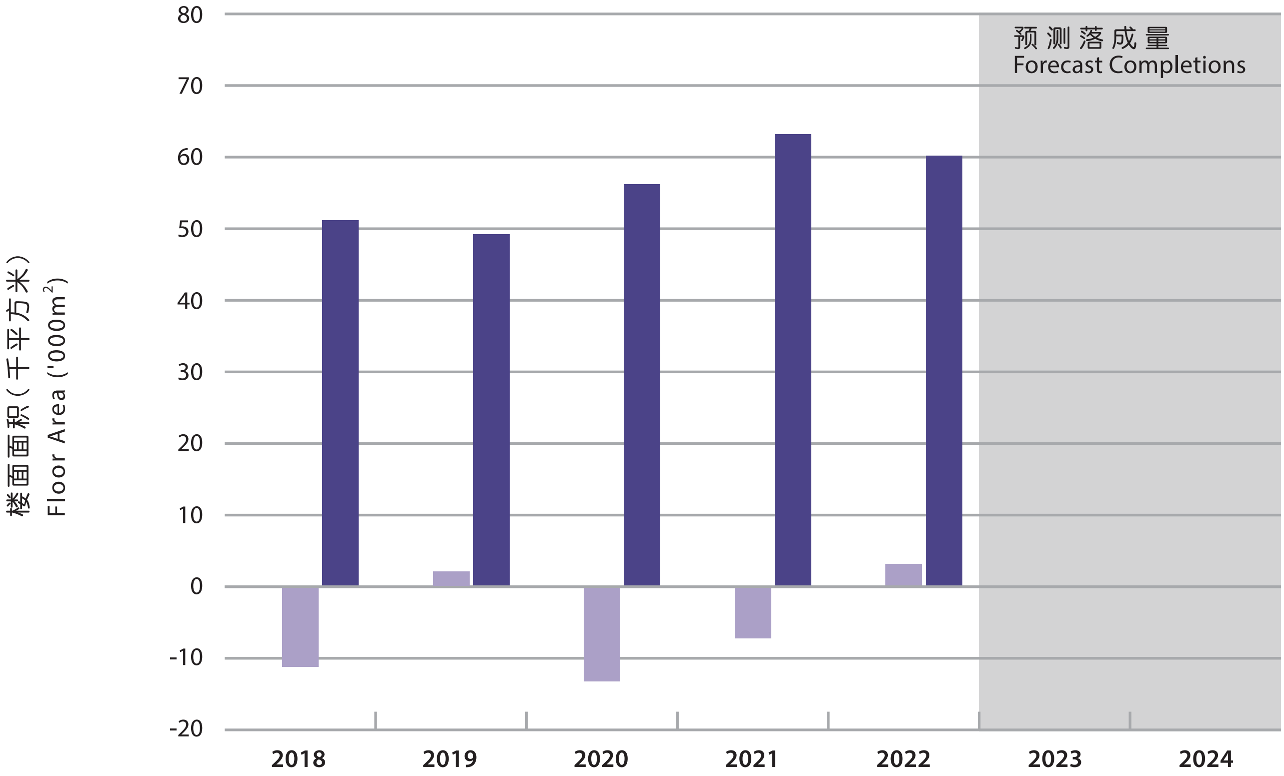
使用量转为正数2 500平方米。空置率微跌至年底总存量的11.3%，相当于60 300平方米，大约一半空置面积位于观塘。

Take-up turned positive at 2 500 m^2. Vacancy rate edged down to 11.3% of the year-end stock at 60 300 m^2. Around half of the vacant spaces was in Kwun Tong.

预测2023和2024年均不会有新供应。

No new supply is anticipated in both 2023 and 2024.

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



楼面面积（千平方米）
Floor Area ('000m²)

	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	0	0	0	0	0	0#	0#
使用量 Take-up	-11	2	-13	-7	3		
空置量 Vacancy	51	49	56	63	60		
%+	9.3	9.0	10.2	11.5	11.3		

\+ 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。

This sector comprises all other factory premises, primarily purpose-built for specialised manufacturing processes, and usually for occupation by a single operator.

2022年年底，这类物业的总存量为3 283 500平方米，其中90%来自新界。

The stock in this sector was 3 283 500 m^2 at the end of 2022, of which 90% came from the New Territories.

2022年，共有124 900平方米楼面面积的新发展项目在新界落成，当中单是西贡便提供新落成面积的70%，其余30%则来自荃湾和大埔。

New developments with 124 900 m^2 of floor space in the New Territories were completed in 2022. Sai Kung alone provided 70% of the newly completed spaces while the remaining 30% came from Tsuen Wan and Tai Po.

预计落成面积将于2023和2024年分别下降至66 900平方米和67 500平方米。2023年的供应将主要来自元朗和葵青，分别占总落成面积的42%和29%。在2024年，主要供应将来自北区和荃湾。

Completions are expected to fall to 66 900 m^2 in 2023 and 67 500 m^2 in 2024. Supply in 2023 will be mainly from Yuen Long at 42% and Kwai Tsing at 29% of the total completions. In 2024, the major suppliers will be the North district and Tsuen Wan.

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。

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.

2022年年底的总存量为3 818 700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68%。

The stock amounted to 3 818 700 m^2 at the end of 2022. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Sha Tin and Tsuen Wan which accounted for 68% of the total spaces.

2022年新落成的面积全部位于屯门，合共74 600平方米。年底空置量减至237 300平方米，相当于总存量的6.2%，使用量则为正数100 200平方米。

Completions in 2022 were all located in Tuen Mun providing 74 600 m^2 of new spaces. Vacancy at the year-end dropped to 237 300 m^2, representing 6.2% of the stock, with a positive take-up of 100 200 m^2.

预计此类楼宇在2023和2024年均不会有新供应。

No new supply in this sector is anticipated in both 2023 and 2024.