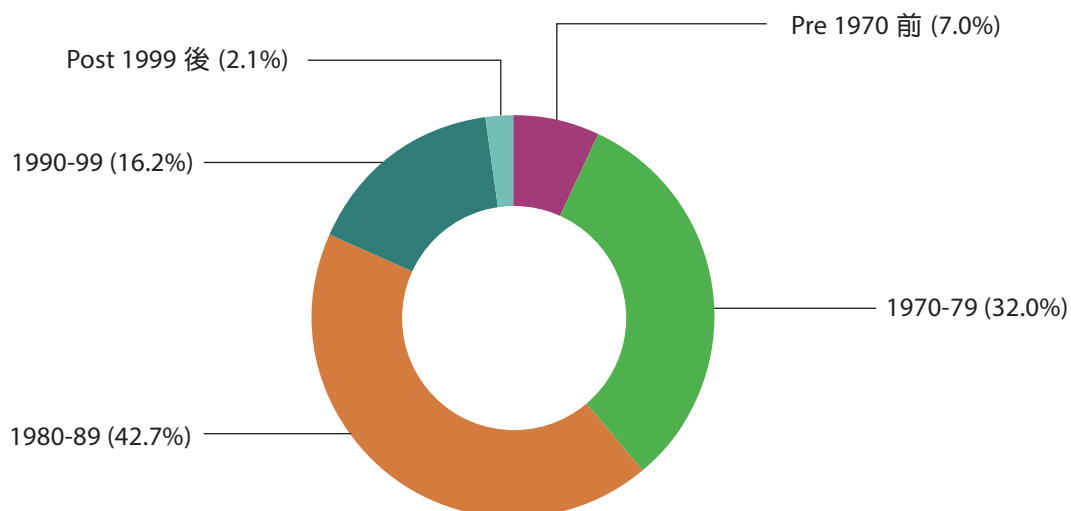這類別包括分層工廠大廈及其附屬寫字樓。

這類物業於2017年年底的總存量為16 525 600平方米,平均分布於市區和新界。按樓齡分類的總存量詳見圖表。

This category comprises flatted factories and their ancillary office accommodation.

At the end of 2017, stock in this sector was 16 525 600 m², which was evenly distributed between the urban areas and the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age

Post 1999 後 (2.1%)
1990-99 (16.2%)
1980-89 (42.7%)
Pre 1970 前 (7.0%)
1970-79 (32.0%)

2017年的落成量為22 500平方米。70%的新供應來自葵青,其餘30%則來自深水埗。

Completions in 2017 amounted to 22 500 m². 70% of the new supply came from Kwai Tsing whereas the remaining 30% was from Sham Shui Po.

2017年的使用量維持負數，為119 700平方米。年底空置量增至1 012 300平方米，相當於總存量的6.1%。逾半空置面積位於觀塘、葵青和荃灣。

Take-up in 2017 remained negative at 119 700 m². Vacancy at the year-end increased to 1 012 300 m², representing 6.1% of the total stock. More than half of the vacant spaces was located in Kwun Tong, Kwai Tsing and Tsuen Wan.

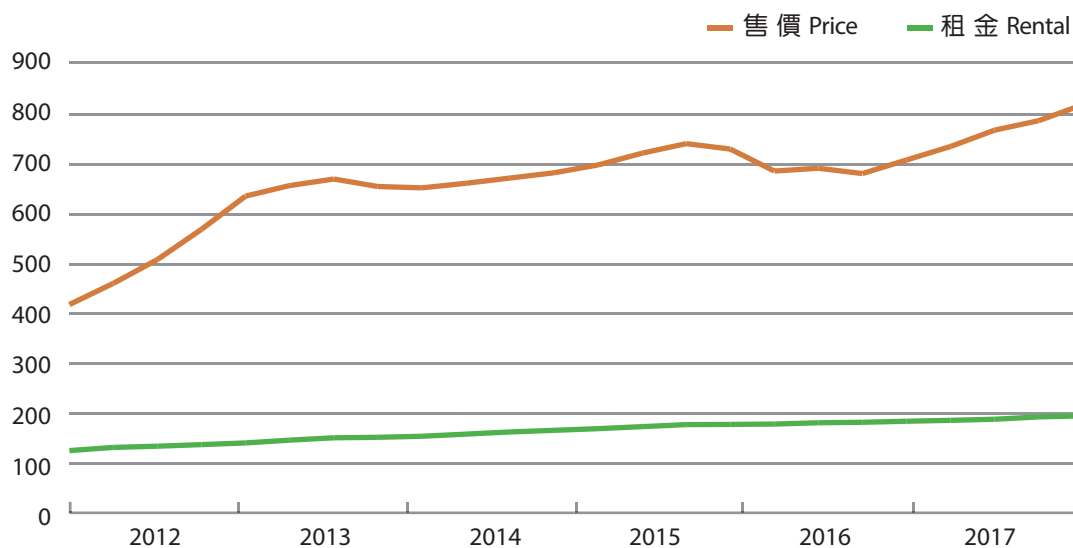預計2018年的落成量大幅上升至78 800平方米，深水埗將供應最大面積，佔總落成量的29%，其次為葵青和觀塘，各佔約20%。2019年將有34 100平方米的新面積供應，主要來自葵青，佔新落成量的83%。

Completions in 2018 are expected to rise considerably to 78 800 m². Sham Shui Po will provide the largest space at 29% of the total, followed by Kwai Tsing and Kwun Tong each accounting for about 20%. New space of 34 100 m² will be coming on stream in 2019, largely in Kwai Tsing accounting for 83% of the new completions.

年內售價上升，並錄得輕微增長。2017
年第四季與去年同期相比，售價增加
15.7%。租金以較慢的增長率保持升勢，
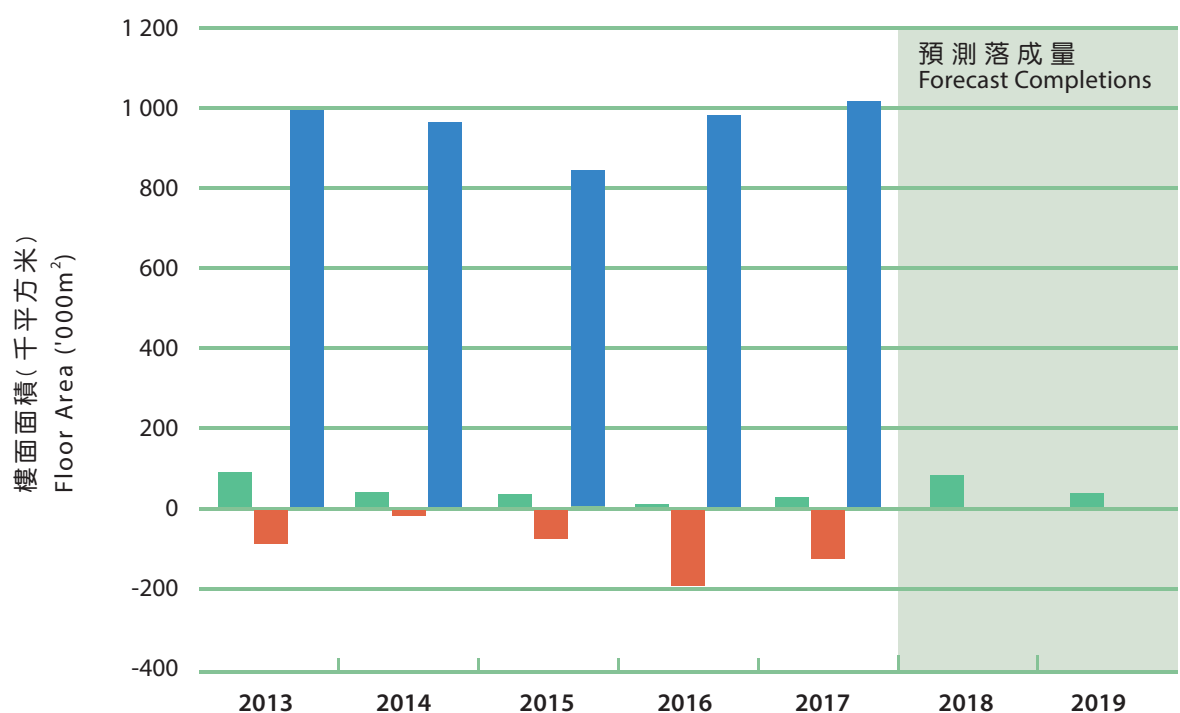在2016年最後一季和2017年末季之間，
租金上升5.9%。

Prices went up throughout the year and recorded a moderate growth. They increased by 15.7% in the fourth quarter of 2017 over the same period of the year earlier. Rents followed an upward trend at a slower growth rate and increased by 5.9% between the final quarters of 2016 and 2017.

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

預測落成量
Forecast Completions

樓面面積（千平方米）
Floor Area ('000m²)

樓面面積（千平方米）
Floor Area ('000m²)

		2013	2014	2015	2016	2017	2018	2019
	落成量 Completions	85	36	30	5	23	79#	34#
	使用量 Take-up	-84	-13	-71	-189	-120		
	空置量 Vacancy	989	959	843	978	1 012		
	%+	5.8	5.6	5.0	5.8	6.1		

+   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