私人工業樓宇
Private Industrial


Chun Yat Street
駿日街

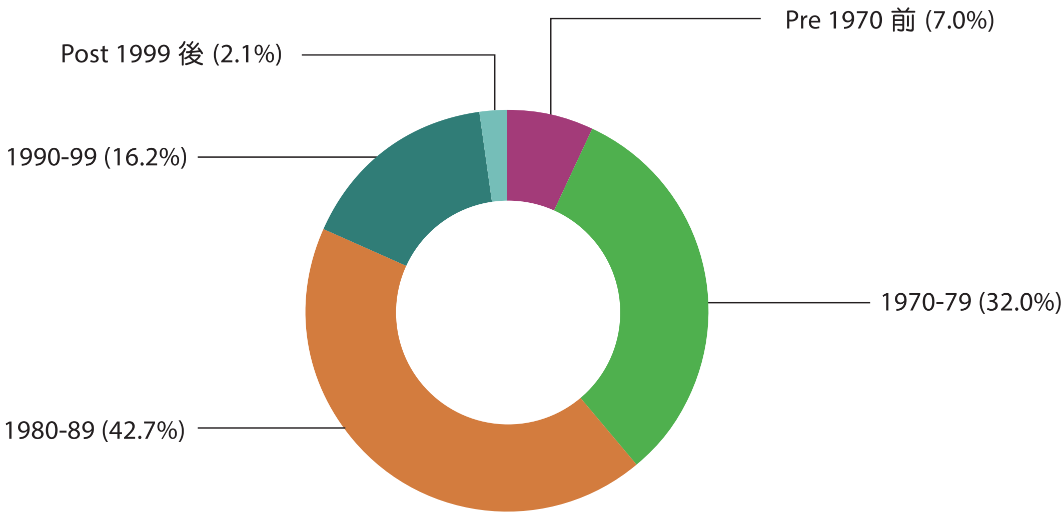
這類別包括分層工廠大廈及其附屬寫字樓。

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



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 m^2. Vacancy at the year-end increased to 1 012 300 m^2, representing 6.1% of the total stock. More than half of the vacant spaces was located in Kwun Tong, Kwai Tsing and Tsuen Wan.

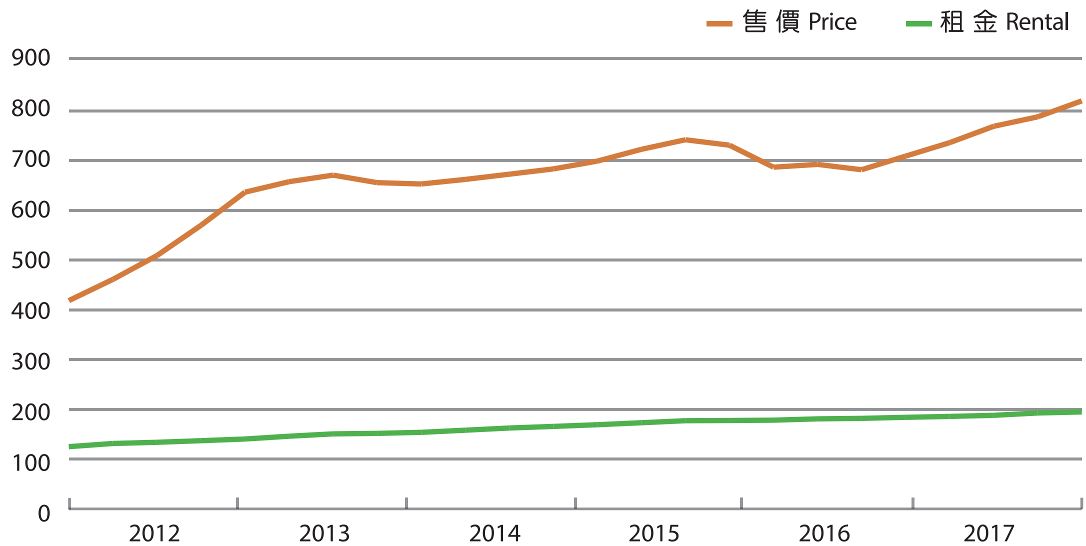
預計2018年的落成量大幅上升至78 800平方米，深水埗將供應最大面積，佔總落成量的29%，其次為葵青和觀塘，各佔約20%。2019年將有34 100平方米的新面積供應，主要來自葵青，佔新落成量的83%。

Completions in 2018 are expected to rise considerably to 78 800 m^2. 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 m^2 will be coming on stream in 2019, largely in Kwai Tsing accounting for 83% of the new completions.

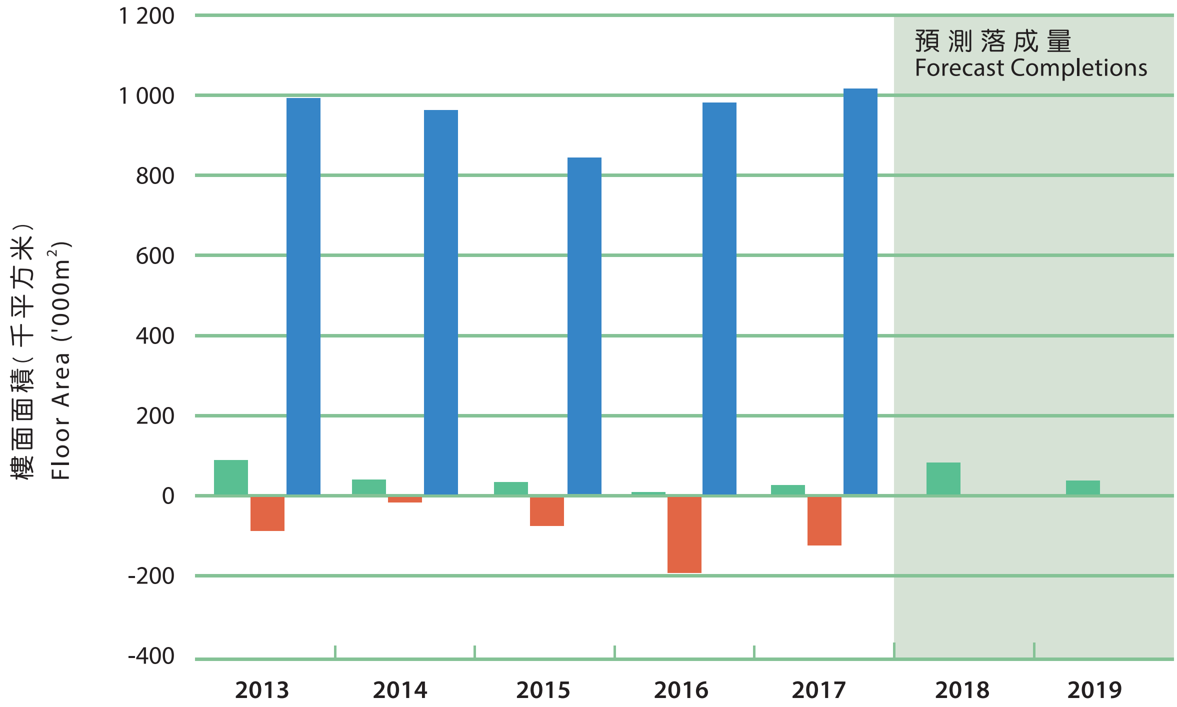
年內售價上升，並錄得輕微增長。2017年第四季與去年同期相比，售價增加15.7%。租金以較慢的增長率保持升勢，在2016年最後一季和2017年末季之間，租金上升5.9%。

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



樓面面積(千平方米)
Floor Area ('000m^2)

	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

這類別包括設計作工貿用途，並為此取得佔用許可證的樓宇。

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

在2017年並無新供應，亦無樓宇拆卸。年底的總存量維持556 100平方米。大部分面積位於市區，其中觀塘和深水埗共佔總面積的58%。

There was neither new supply nor demolition in 2017. Stock at the end of this year maintained at 556 100 m^2. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po accounted for 58% of the total spaces.

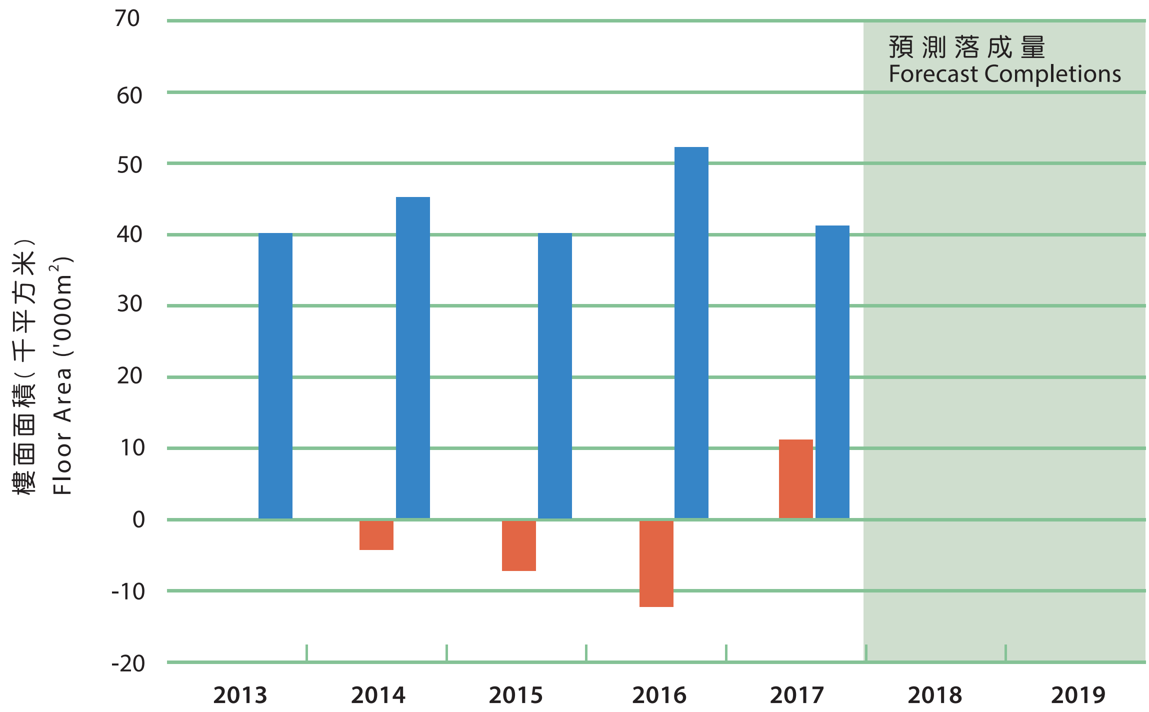
使用量為正數11 100平方米，空置率跌至年底總存量的7.4%，即40 900平方米，約半數的空置面積位於觀塘。

Take-up was positive at 11 100 m^2. Vacancy rate dropped to 7.4% of the year-end stock at 40 900 m^2. About half of the vacant spaces was found in Kwun Tong.

預測此類樓宇在2018和2019年均不會有新供應。

No new supply will likely be forthcoming in 2018 and 2019.

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



樓面面積（千平方米）
Floor Area ('000m²)

	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	0	0	0	0	0	0#	0#
使用量 Take-up	0	-4	-7	-12	11		
空置量 Vacancy	40	45	40	52	41		
%+	6.8	7.5	6.8	8.9	7.4		

\+ 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。

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

2017年年底這類物業的總存量為3 167 600平方米，其中88%來自新界。

The stock in this sector was 3 167 600 m^2 at the end of 2017, of which 88% came from the New Territories.

2017年有八個新發展項目於新界落成，共提供114 900平方米樓面面積，單是西貢便佔新落成面積的51%，另外46%則來自元朗。

Eight new developments in the New Territories with 114 900 m^2 floor space were completed in 2017. Sai Kung alone provided 51% of the newly completed spaces and another 46% came from Yuen Long.

預計2018年的落成量將跌至60 200平方米，並於2019年進一步跌至40 600平方米。2018年的供應主要來自元朗和西貢，分別佔48%和38%。2019年的新供應中，78%位於元朗。

Completions are expected to decrease to 60 200 m^2 in 2018 and further drop to 40 600 m^2 in 2019. Supply in 2018 will be mainly from Yuen Long with 48% and Sai Kung with 38%. In 2019, 78% of the new supply will be located in Yuen Long.

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。

This category comprises premises designed or adapted for use as godowns, or cold stores, and includes ancillary offices. Premises located within container terminals are included.

2017年年底的總存量為3 810 700平方米，其中80%以上位於新界，以葵青、沙田和荃灣為主導，佔整體面積的69%。

Stock amounted to 3 810 700 m^2 at the end of 2017. 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.

2017年的落成量來自一個位於葵青達82 800平方米的發展項目。年底空置量上升至259 900平方米，或相當於總存量的6.8%，使用量則為負數15 400平方米。

Completions in 2017 were 82 800 m^2 in one development located in Kwai Tsing. Vacancy at the year-end increased to 259 900 m^2, or 6.8% of the stock, with a negative take-up of 15 400 m^2.

預測此類樓宇在2018年不會有新供應，但預計2019年屯門將有8 000平方米的新面積落成。

No new supply is forecast to be available in 2018 while new space of 8 000 m^2 in Tuen Mun is expected to be completed in 2019.