私人工業樓宇
Private Industrial


Ngau Tau Kok
牛頭角
Kowloon Bay
九龍灣
Kwun Tong
Business Area

私人分層工廠大廈
Private Flatted Factories

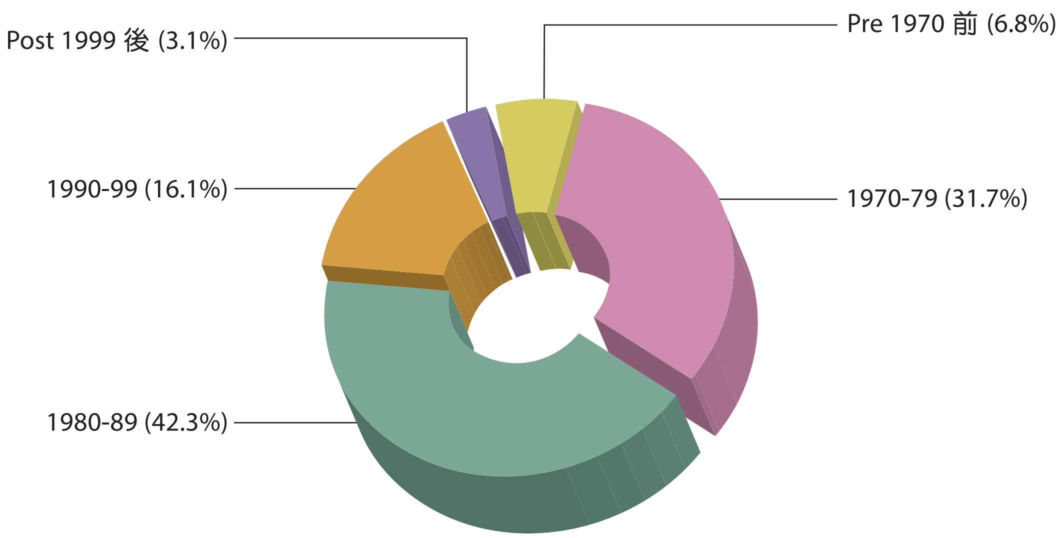
這類別包括分層工廠大廈及其附屬寫字樓。

This sector comprises flatted factories and their ancillary office accommodation.

這類物業於2020年年底的總存量為16 283 400平方米，平均分布於市區和新界。按樓齡劃分的總存量詳見圖表。

At the end of 2020, the stock in this sector was 16 283 400 m^2, 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



2020年的落成量為37 700平方米。屯門、觀塘和南區為主要供應來源，合共佔總落成量的94%。

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

2020年的使用量錄得負數109 500平方米。年底空置量增加至1 037 600平方米，相當於總存量的6.4%。逾半空置面積位於觀塘、葵青和荃灣。

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

預計2021年的落成量將上升至67 700平方米。單是荃灣便佔總落成量的46%，另有22%來自北區。2022年將有172 500平方米的新面積供應，主要來自荃灣和西貢，分別佔新落成量的43%和27%。

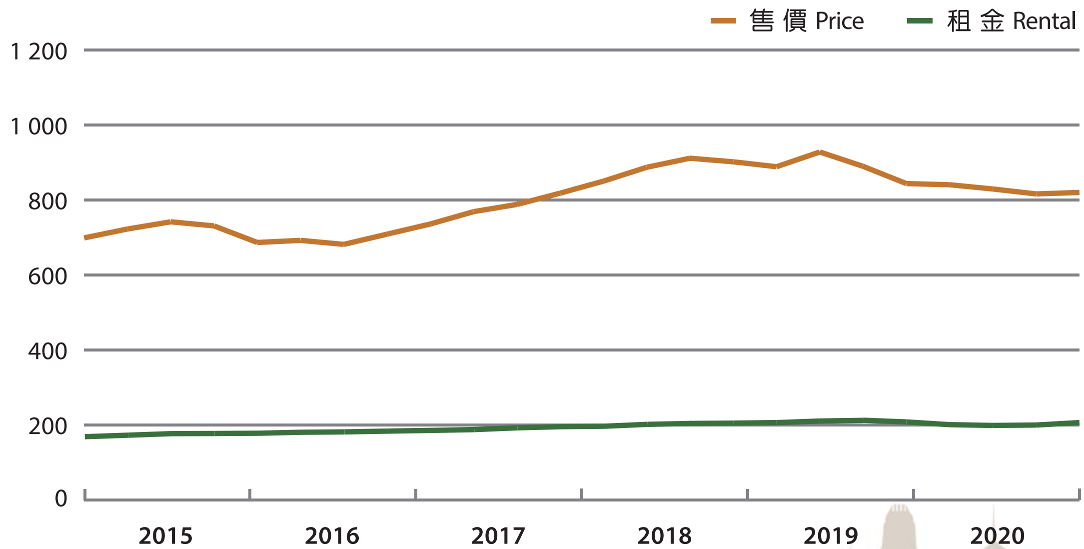
Completions in 2021 are expected to rise to 67 700 m^2, of which Tsuen Wan alone will provide 46% of the total. Another 22% will come from the North district. New spaces of 172 500 m^2 will come on stream in 2022, largely in Tsuen Wan and Sai Kung accounting for 43% and 27% of the new completions respectively.

私人分層工廠大廈
Private Flatted Factories

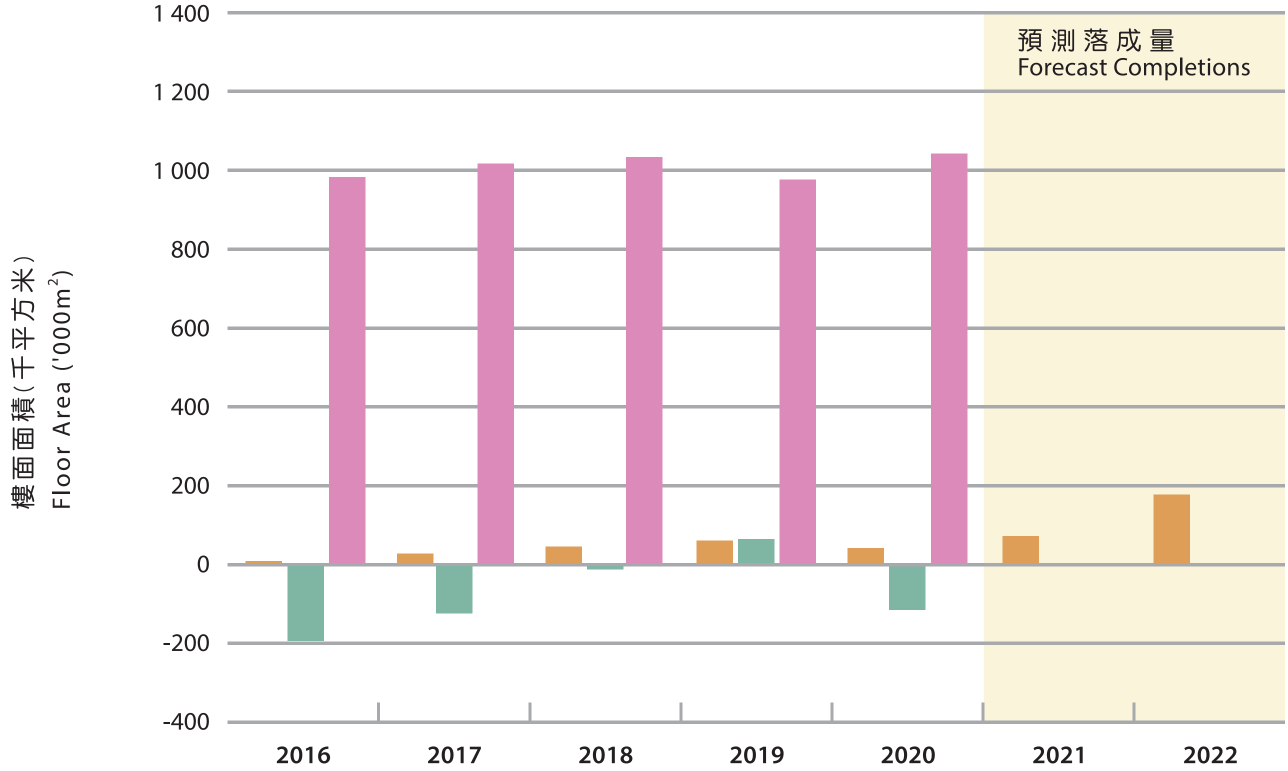
售價在 2020 年首三季繼續下跌，並至第四季保持平穩，但於 2020 年第四季及 2019 年同期之間，仍錄得 2.8% 跌幅。租金略為回軟，2020 年第四季的租金較 2019 年同期錄得 0.9% 跌幅。

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 ('000m²)

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

\+ 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

私人工貿大廈
PRIVATE INDUSTRIAL/OFFICE

這類別指設計作工貿用途，並為此取得佔用許可證的樓宇。

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

2020 年並無新供應。由於有工貿大廈拆卸，2020 年年底的總存量微跌至 544 900 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 57%。

There was no new supply in 2020. Stock at the end of 2020 edged down to 544 900 m^2, 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.

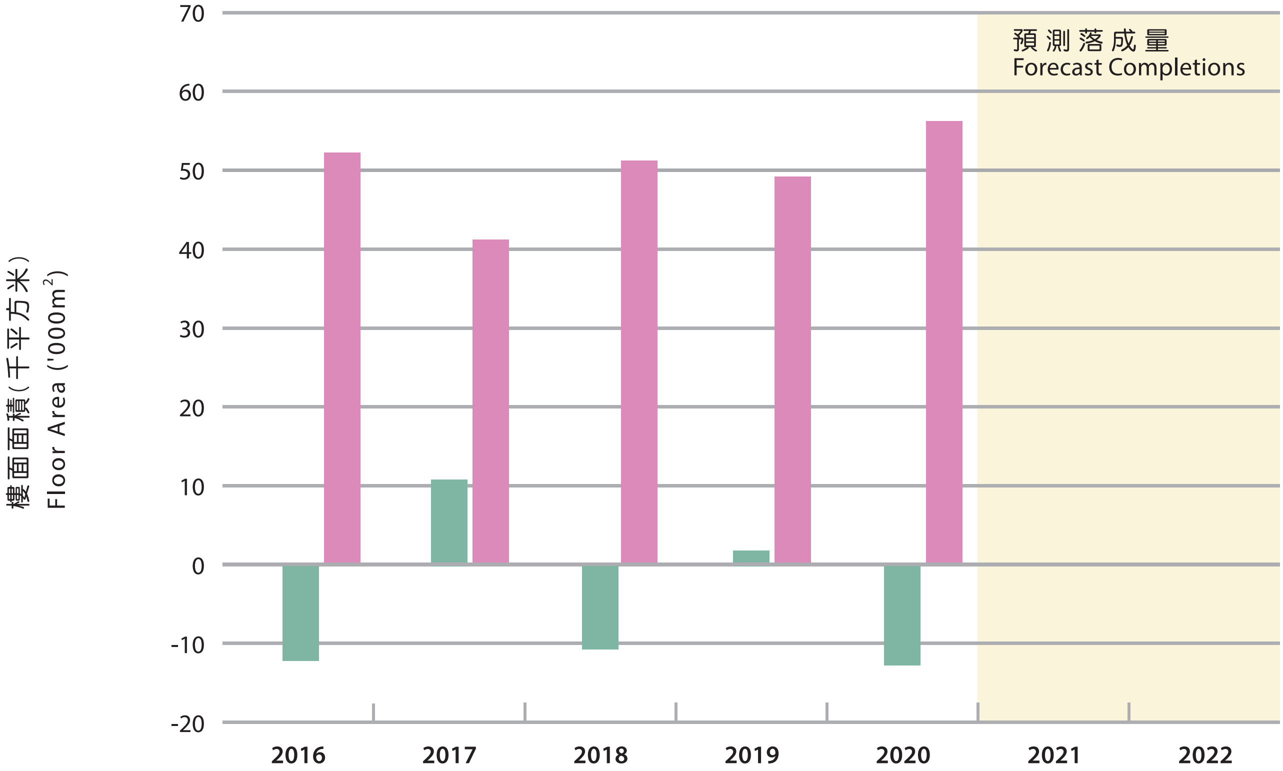
使用量轉為負數 12 500 平方米。空置率升至年底總存量的 10.2%，相當於 55 700 平方米，一半空置面積位於觀塘。

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

預測此類樓宇在 2021 和 2022 年均不會有新供應。

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



樓面面積(千平方米)
Floor Area ('000m^2)

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

\+ 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

私人特殊廠房
Private Specialised Factories

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

2020年年底，這類物業的總存量為3 188 800平方米，其中90%來自新界。

The stock in this sector was 3 188 800 m^2 at the end of 2020, of which 90% came from the New Territories.

在2020年，新界是唯一的落成量供應區域，共有40 800平方米的樓面面積落成。當中單是西貢便提供新落成面積的76%，其餘24%則來自葵青。

In 2020, the New Territories, with a total of 40 800 m^2 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.

預計2021年新落成面積將有88 600平方米，主要來自西貢。預計此類樓宇在2022年不會有新供應。

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

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 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.

2020年年底的總存量為3 735 100平方米，其中超過80%來自新界，以葵青、沙田和荃灣為主導，合共佔總面積的69%。

The stock amounted to 3 735 100 m^2 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年並無新供應。年底空置量下降至202 100平方米，相當於總存量的5.4%，使用量則為正數32 600平方米。

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

預測2021年將有75 800平方米的新面積落成，全部來自屯門。預測2022年不會有新供應。

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