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 2024 年年底的總存量為 16 211 100 平方米，新界約佔總存量的一半。按樓齡劃分的總存量詳見圖表。

At the end of 2024, the stock in this sector was 16 211 100 m². The New Territories accounted for about half of the total stock. 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 (4.3%)
Pre 1970 前 (6.6%)
1990-99 (16.0%)
1970-79 (31.1%)
1980-89 (42.0%)
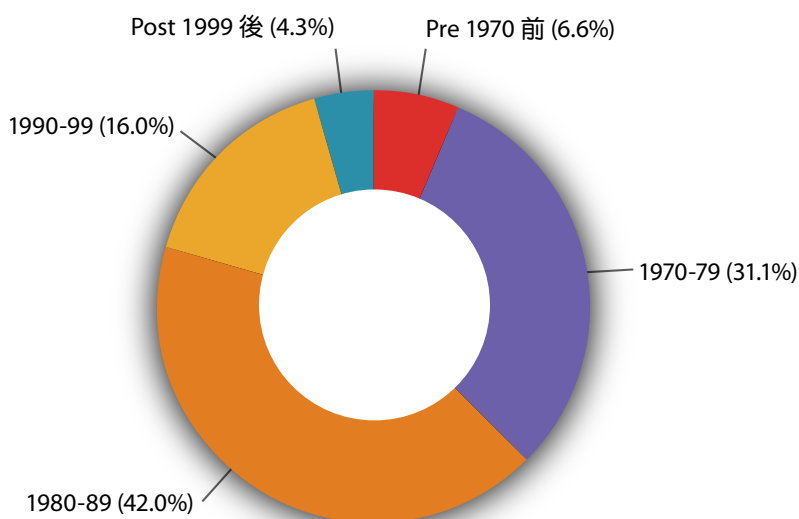
2024 年的落成量銳減至 22 900 平方米。全部新落成量均來自深水埗。

Completions in 2024 plunged to 22 900 m². All of the new completions came from Sham Shui Po.

2024 年的使用量仍為負數，達 212 100 平方米。年底空置量進一步上升至 1 130 300 平方米，相當於總存量的 7.0%。約一半的空置面積位於荃灣、觀塘和葵青。

Take-up in 2024 remained negative at 212 100 m². Vacancy at the year-end rose further to 1 130 300 m², representing 7.0% of the total stock. Around half of the vacant spaces was located in Tsuen Wan, Kwun Tong and Kwai Tsing.

預計 2025 年的落成量將增至 50 300 平方米。新面積將主要來自深水埗、荃灣和觀塘，分別佔總落成量的 33%、29% 及 18%。2026 年將有 77 000 平方米的新面積供應，主要來自西貢，佔新落成量的 44%。另有 31% 的新面積將來自沙田。

Completions in 2025 are expected to increase to 50 300 m². New spaces will mainly come from Sham Shui Po, Tsuen Wan and Kwun Tong, contributing 33%, 29% and 18% of the total completions respectively. New spaces of 77 000 m² will come on stream in 2026, largely from Sai Kung accounting for 44% of the new completions. Another 31% of the new spaces will come from Sha Tin.
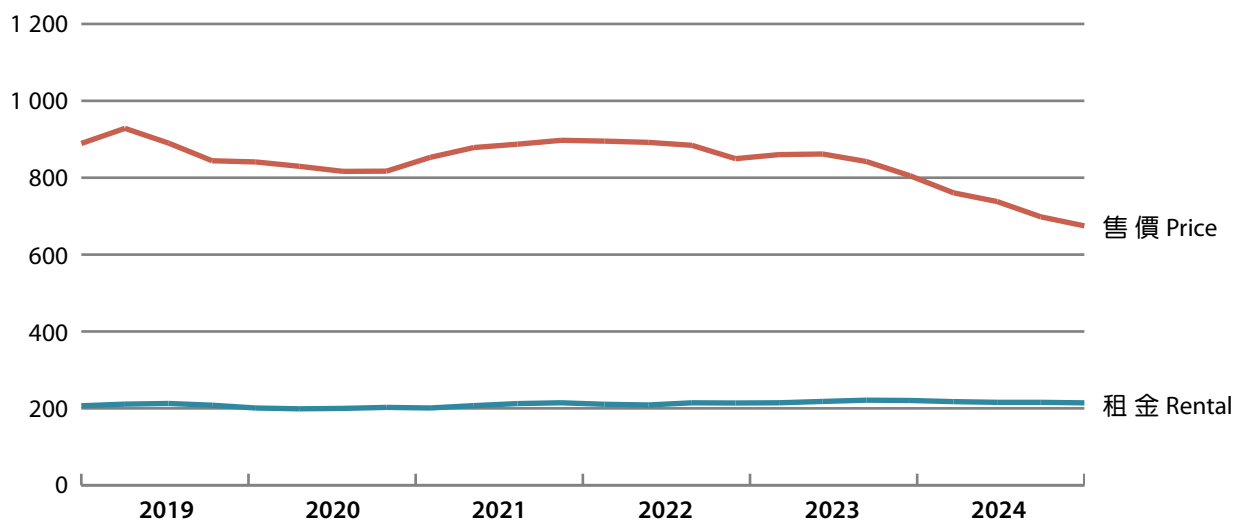
售價在 2024 年第四季較 2023 年同期下跌 16.2%。與 2023 年第四季相比，2024 年第四季的租金亦錄得 2.8% 溫和跌幅。

Prices declined by 16.2% between the fourth quarter of 2024 and the same period of 2023. Rents also recorded a modest decline of 2.8% between the fourth quarters of 2023 and 2024.
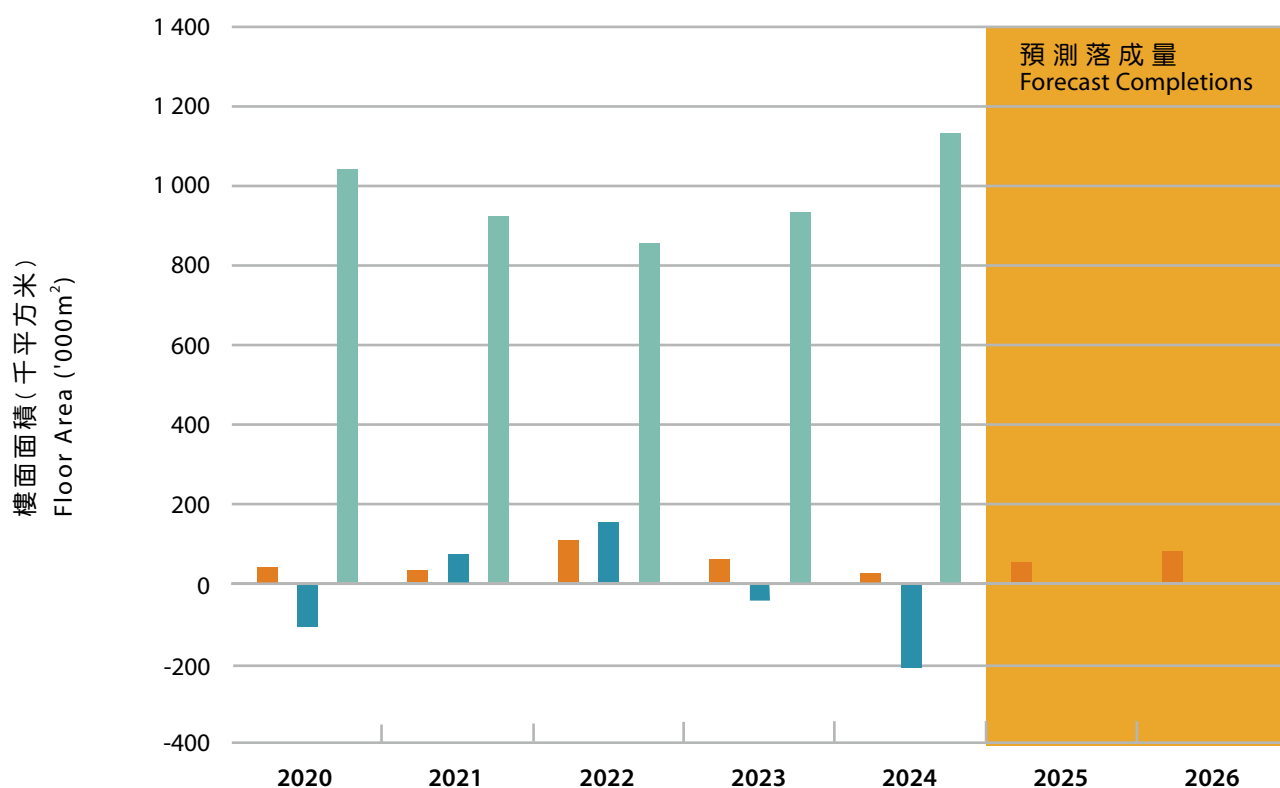
售價及租金指數
Price and Rental Indices

售價 Price

租金 Rental

2019　2020　2021　2022　2023　2024

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)

		2020	2021	2022	2023	2024	2025	2026
	落成量 Completions	38	30	105	57	23	50#	77#
	使用量 Take-up	-110	77	149	-46	-212		
	空置量 Vacancy	1 038	920	852	931	1 130		
	%+	6.4	5.7	5.3	5.7	7.0		

+ 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