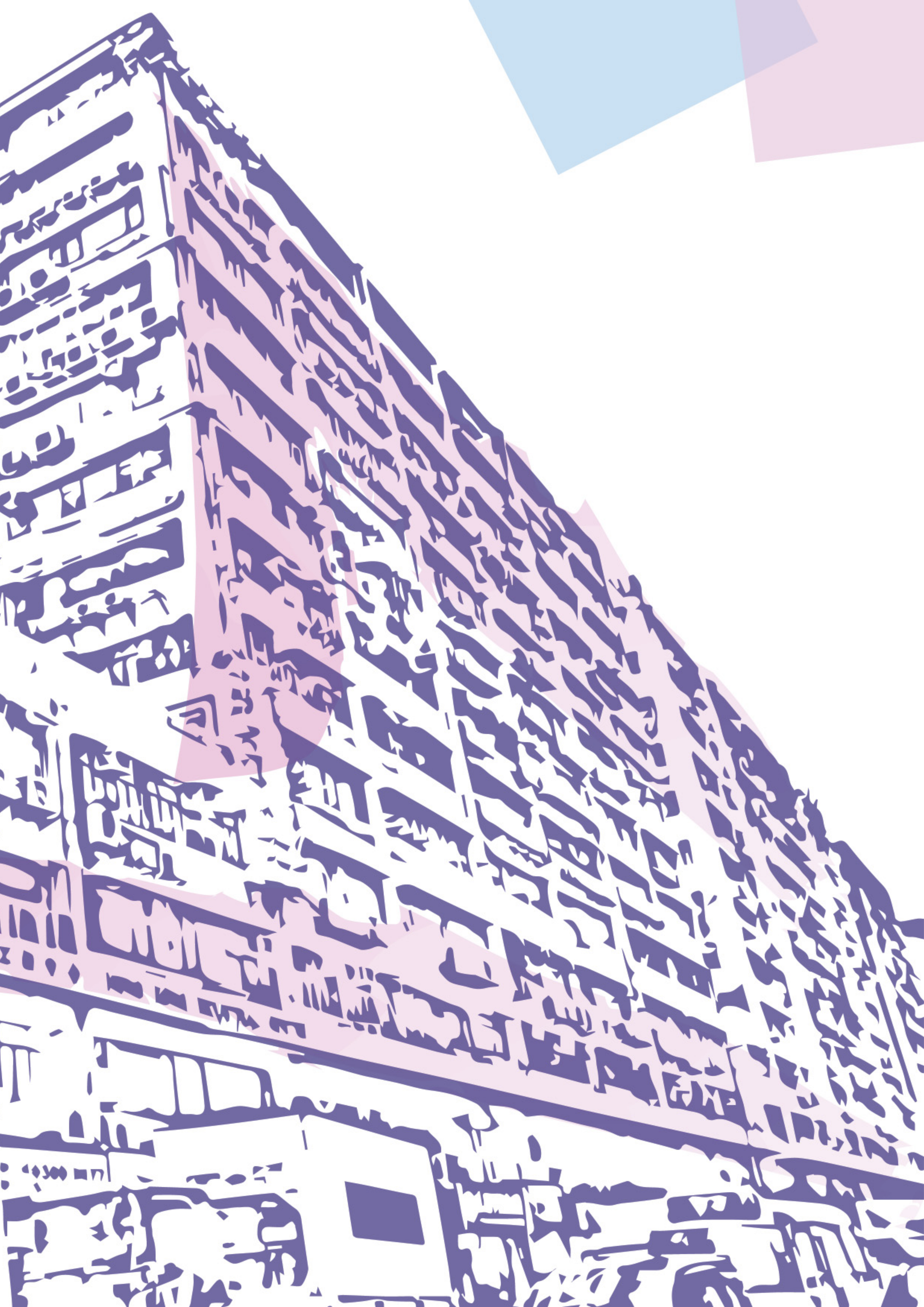
私人工业楼宇

PRIVATE INDUSTRIAL



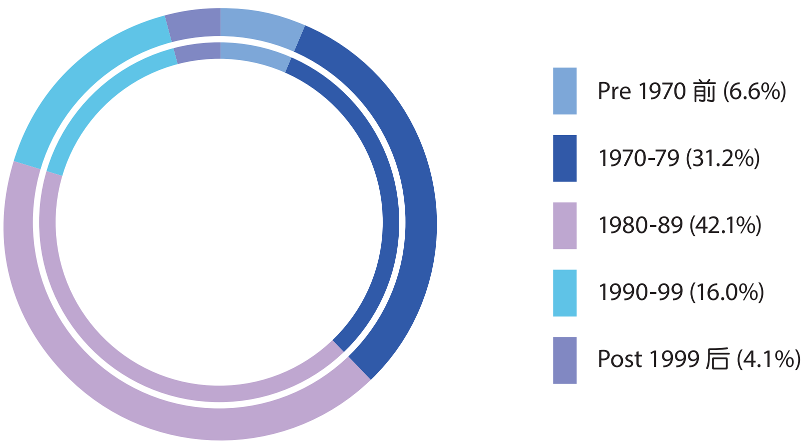
这类别包括分层工厂大厦及其附属写字楼。

This sector comprises flatted factories and their ancillary office accommodation.

这类物业于 2023 年年底的总存量为 16 210 300 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 2023, the stock in this sector was 16 210 300 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.

按楼龄分类的总存量
Stock Distribution by Age



2023 年的落成量减半至 57 400 平方米。主要供应来自西贡和葵青，占总落成量的 88%。

Completions in 2023 decreased by half to 57 400 m^2. Sai Kung and Kwai Tsing, being the main source of supply, contributed 88% of the total completions.

2023 年的使用量为负数 46 000 平方米。年底空置量略升至 930 700 平方米，相当于总存量的 5.7%。逾半空置面积位于观塘、荃湾和葵青。

A negative take-up of 46 000 m^2 was recorded in 2023. Vacancy at the year-end increased slightly to 930 700 m^2, representing 5.7% of the total stock. Over half of the vacant spaces was located in Kwun Tong, Tsuen Wan and Kwai Tsing.

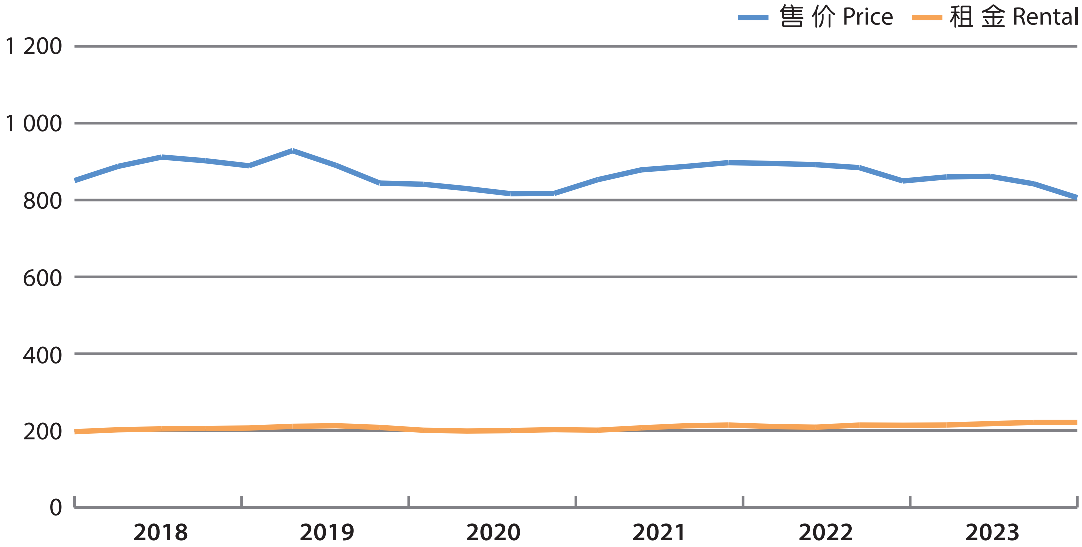
预计 2024 年的落成量将维持在 54 600 平方米的稳定水平，其中深水埗将占总落成量的 38%。另有 26% 的新面积将来自荃湾。2025 年将有 52 200 平方米的新面积供应，主要来自沙田和深水埗，分别占新落成量的 45% 和 31%。

Completions in 2024 are expected to stay steady at 54 600 m^2 of which Sham Shui Po will provide 38% of the total. Another 26% of the new spaces will come from Tsuen Wan. New spaces of 52 200 m^2 will come on stream in 2025, largely from Sha Tin and Sham Shui Po accounting for 45% and 31% of the new completions respectively.

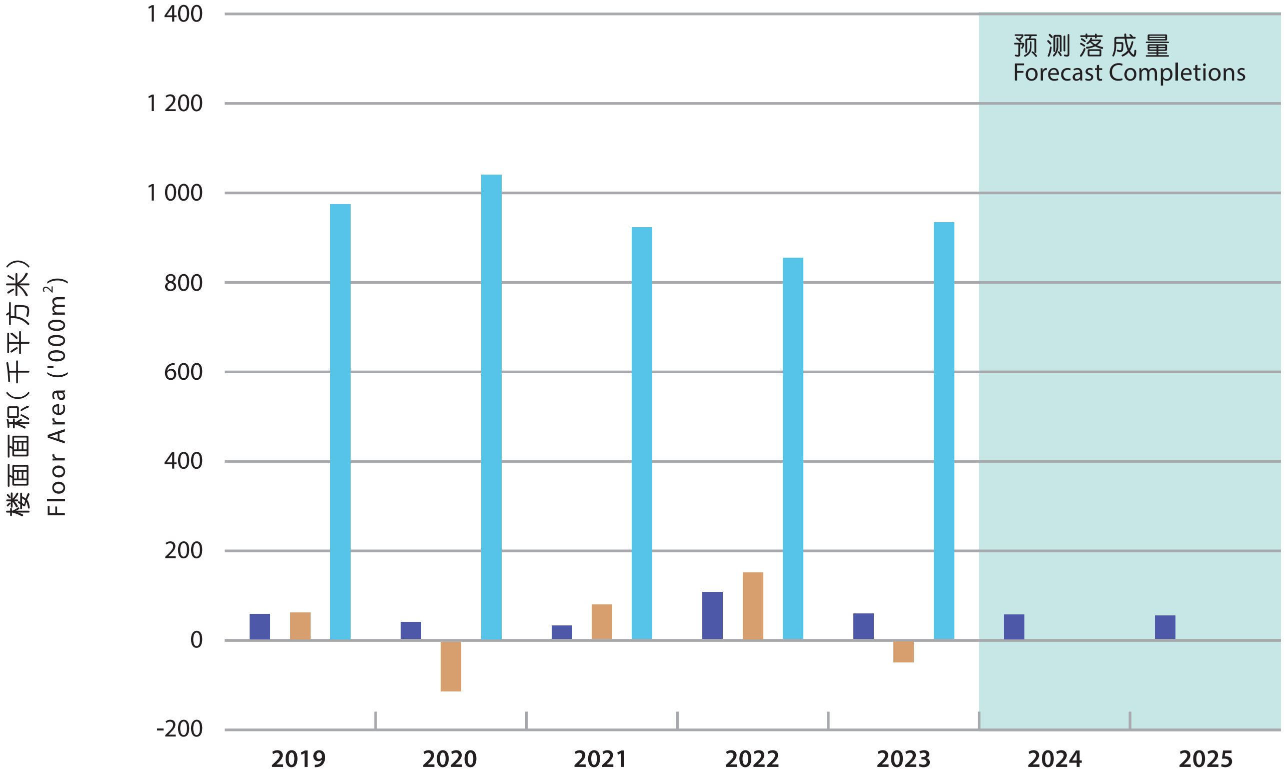
售价在2023年上半年温和上升，但在下半年下跌，2022年第四季与2023年第四季相比，以5.1%的跌幅作结。租金在首三季温和上升，随后有所整固，以2022年第四季与2023年第四季相比，租金录得3.5%的升幅。

Prices increased mildly in the first half of 2023 but fell in the second half, ending the year with a decline of 5.1% between the fourth quarters of 2022 and 2023. Rents rose moderately in the first three quarters and consolidated afterwards, posting an increase of 3.5% between the fourth quarters of 2022 and 2023.

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)

	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	56	38	30	105	57	55#	52#
使用量 Take-up	60	-110	77	149	-46		
空置量 Vacancy	972	1 038	920	852	931		
%+	5.9	6.4	5.7	5.3	5.7		

\+ 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.

2023 年年底的总存量为 524 600 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 57%。

Stock at the end of 2023 was 524 600m^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 57% of the total spaces.

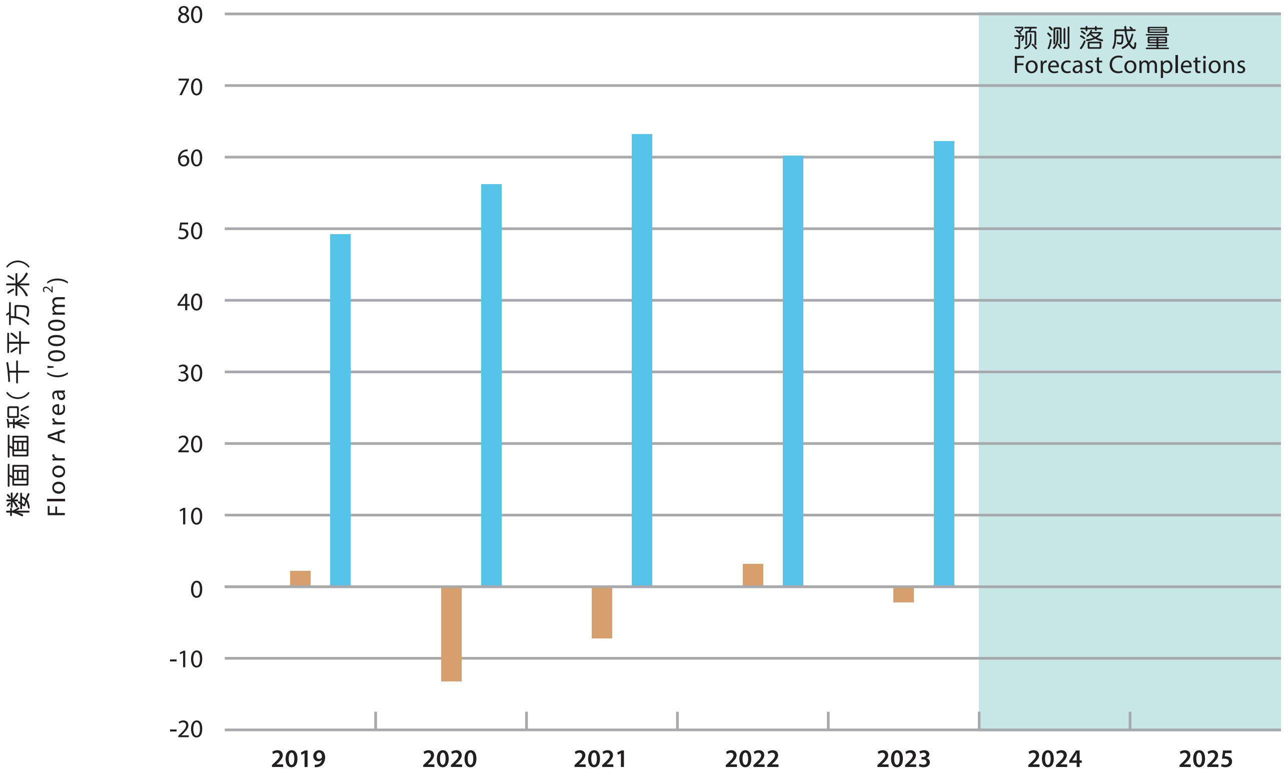
使用量为负数 1 900 平方米。空置率上升至年底总存量的 11.9%，相当于 62 200 平方米，45% 的空置面积位于观塘。

Take-up was negative at 1 900 m^2. Vacancy rate rose to 11.9% of the year-end stock at 62 200 m^2. 45% of the vacant spaces was found in Kwun Tong.

预测 2024 和 2025 年均不会有新供应。

No new supply is anticipated in both 2024 and 2025.

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)

	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	0	0	0	0	0	0#	0#
使用量 Take-up	2	-13	-7	3	-2		
空置量 Vacancy	49	56	63	60	62		
%+	9.0	10.2	11.5	11.3	11.9		

\+ 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.

2023 年年底，这类物业的总存量为 3 333 900 平方米，其中 90% 来自新界。

The stock in this sector was 3 333 900 m^2 at the end of 2023, of which 90% came from the New Territories.

2023 年，共有 55 600 平方米楼面面积在新界落成，当中大约一半的落成量位于元朗，其余则来自葵青和大埔。

A total of 55 600 m^2 floor space in the New Territories were completed in 2023. Around half of the completions was located in Yuen Long while the remaining came from Kwai Tsing and Tai Po.

预计 2024 年的落成量将达 52 200 平方米，而荃湾和葵青将成为主要供应区。预计 2025 年的落成量将大幅减少至 11 400 平方米，主要来自北区，占预计落成量的 93%。

Completions in 2024 are expected to be 52 200 m^2, with Tsuen Wan and Kwai Tsing being the major suppliers. Completions in 2025 are expected to decrease significantly to 11 400 m^2, mainly found in the North district contributing 93% of the forecast completions.

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.

2023 年年底的总存量为 3 678 700 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 71%。

The stock amounted to 3 678 700 m^2 at the end of 2023. Over 80% of the stock was in the New Territories, mainly located in Kwai Tsing, Sha Tin and Tsuen Wan which accounted for 71% of the total spaces.

2023 年新落成的面积全部位于观塘，合共 200 平方米。年底空置量减至 206 300 平方米，相当于总存量的 5.6%，使用量则为负数 117 600 平方米。

Completions in 2023 were all located in Kwun Tong providing 200 m^2 of new spaces. Vacancy at the year-end fell to 206 300 m^2, representing 5.6% of the stock, with a negative take-up of 117 600 m^2.

预计此类楼宇在 2024 和 2025 年均不会有新供应。

No new supply in this sector is anticipated in both 2024 and 2025.