

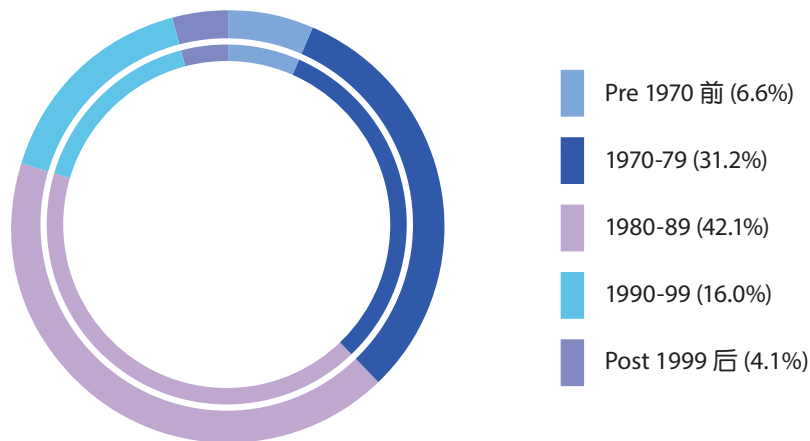
这类别包括分层工厂大厦及其附属写字楼。

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<sup>2</sup>, 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<sup>2</sup>. 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<sup>2</sup> was recorded in 2023. Vacancy at the year-end increased slightly to 930 700 m<sup>2</sup>, 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%。

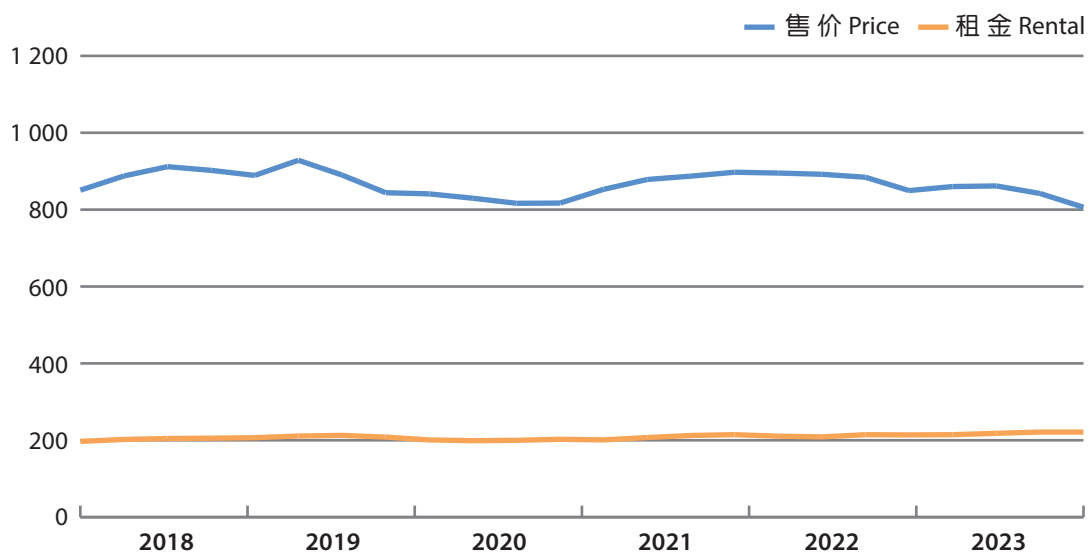
Completions in 2024 are expected to stay steady at 54 600 m<sup>2</sup> of which Sham Shui Po will provide 38% of the total. Another 26% of the new spaces will come from Tsuen Wan. New spaces of 52 200 m<sup>2</sup> will come on stream in 2025, largely from Sha Tin and Sham Shui Po accounting for 45%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

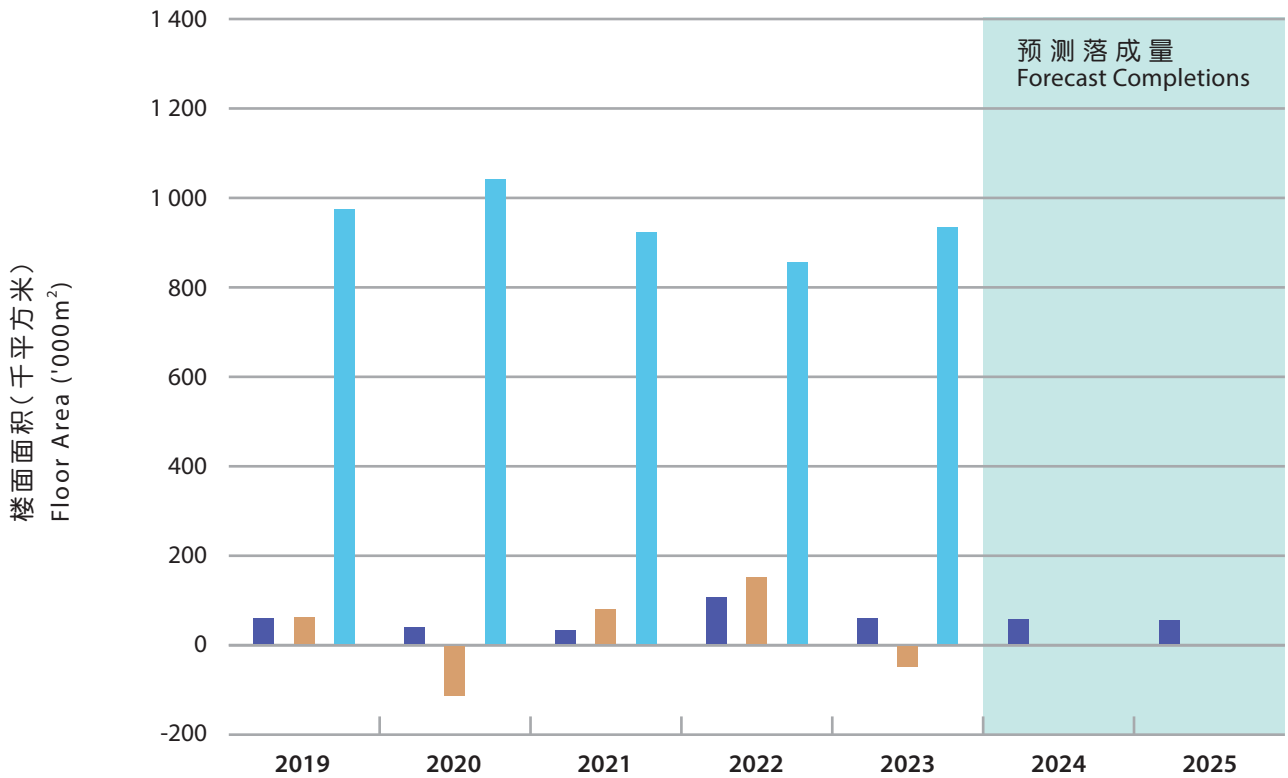
Prices increased mildly in the first half of 2023 but fell in the second half, ending the year with a decline of 5.1% between the fourth quarters of 2022 and 2023. Rents rose moderately in the first three quarters and consolidated afterwards, posting an increase of 3.5% between the fourth quarters of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



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