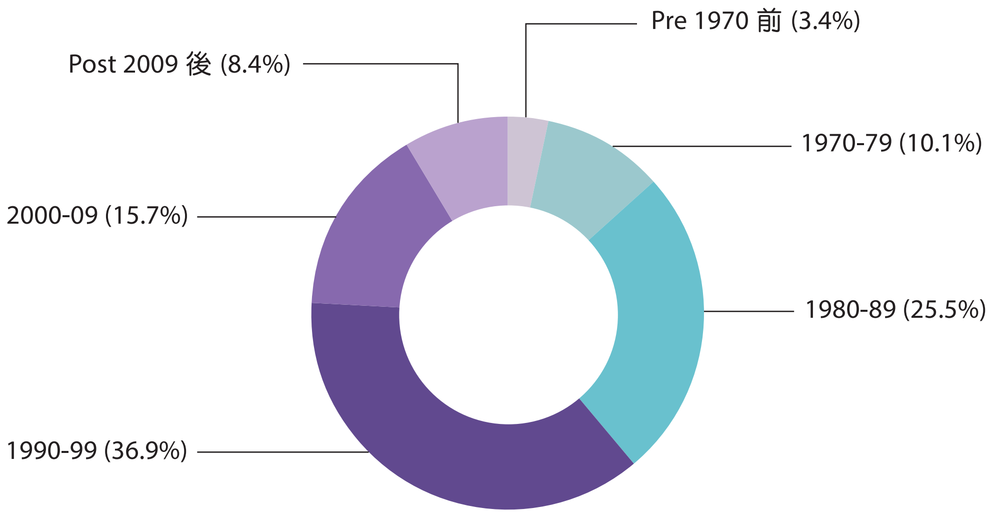
2016年年底私人寫字樓的總存量為11 530 000平方米，當中甲級寫字樓佔64%、乙級寫字樓佔23%及丙級寫字樓佔13%。2016年年底，位於上環、中區、灣仔、銅鑼灣和尖沙咀核心地區的寫字樓面積共佔總存量的54%。圖表顯示按樓齡分類的整體寫字樓總存量。

The total stock of private offices at the end of 2016 amounted to 11 530 000 m^2, comprising 64% Grade A, 23% Grade B and 13% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 54% of the total stock at the end of 2016. The chart shows the total stock of all offices by age.

按樓齡分類的總存量
Stock Distribution by Age



2016年私人寫字樓的落成量為153 100平方米，較2015年減少7%，當中68%的落成量位於非核心地區。甲級寫字樓的落成量為142 200平方米，相當於總供應量的93%。

Office completions in 2016 were 153 100 m^2, representing a decrease of 7% from 2015. 68% of the completions were in the non-core districts. Completions of Grade A space amounted to 142 200 m^2, equivalent to 93% of the total supply.

年內的整體使用量錄得98 100平方米，較去年上升260%。年底空置量增加5%至946 300平方米，相當於總存量的8.2%。

An overall take-up of 98 100 m^2 was recorded for the year, demonstrating an increase of 260% from the preceding year. Vacancy at the year-end increased by 5% to 946 300 m^2, which was equivalent to 8.2% of the total stock.

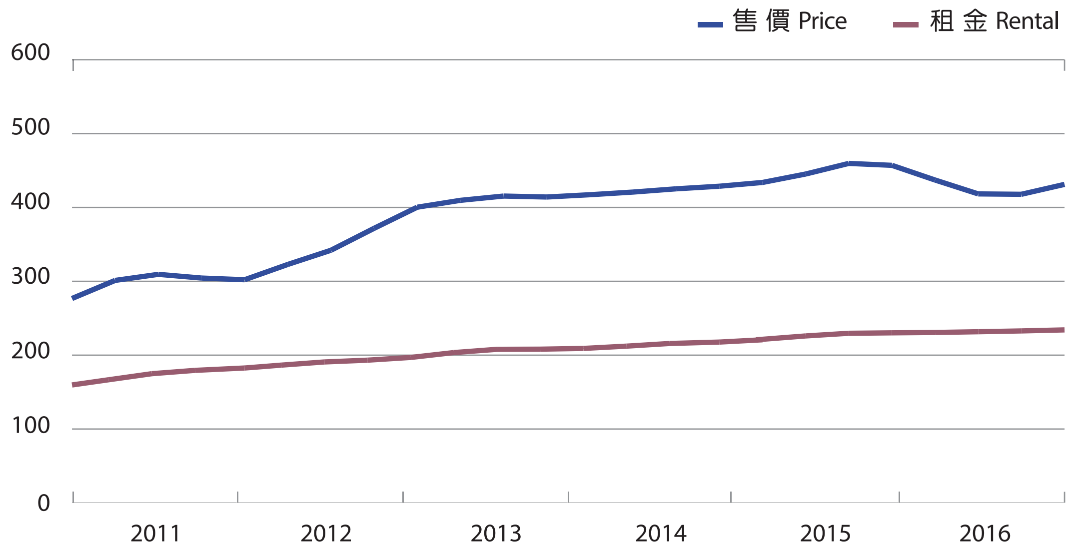
預計2017和2018年的落成量分別為274 600平方米和112 000平方米。2017年來自九龍的供應佔總落成量的72%，當中觀塘和油尖旺合共提供83%的新落成樓面。2018年，預測供應將集中於東區。此外，預計甲級寫字樓將分別佔2017和2018年預測落成量的91%和92%。

274 600 m^2 and 112 000 m^2 are expected to be completed in 2017 and 2018 respectively. Supply from Kowloon in 2017, at 72% of total completions, will again dominate the scene with Kwun Tong and Yau Tsim Mong together providing 83% of the newly completed space. In 2018, focus of forecast supply would fall on the Eastern district. It is also anticipated that Grade A offices will account for 91% and 92% of the forecast completions in 2017 and 2018 respectively.

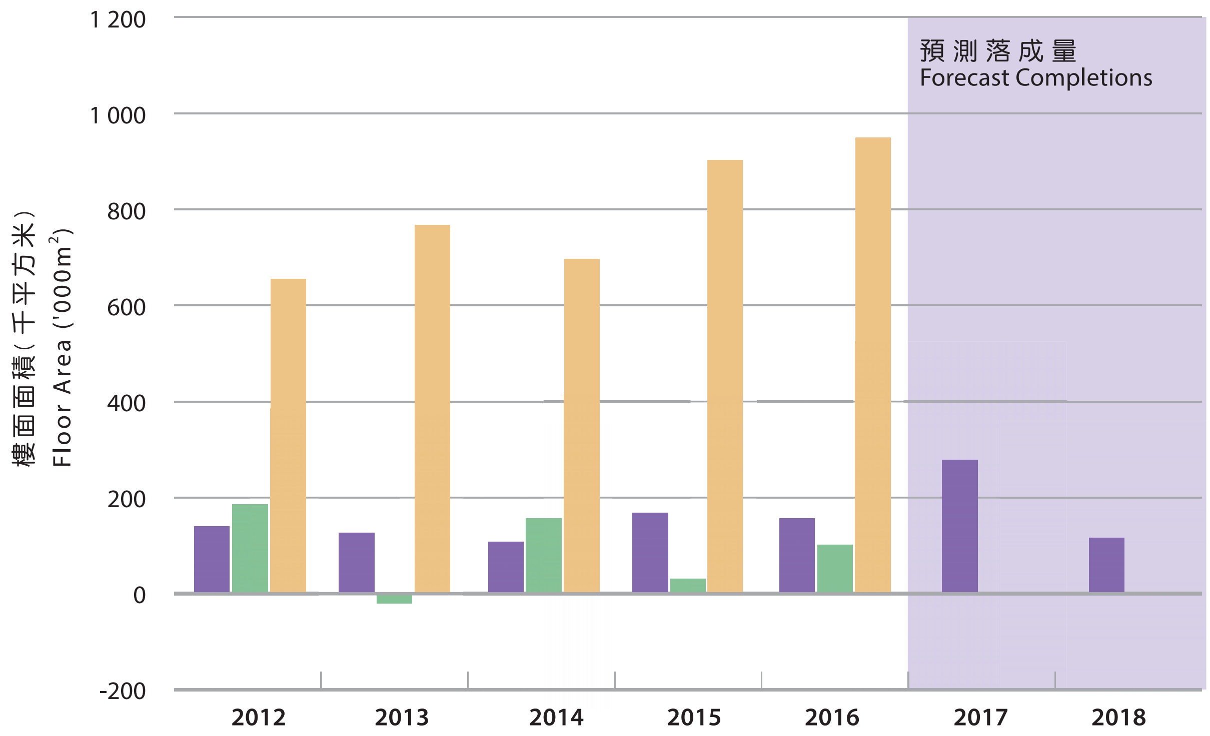
寫字樓售價在2016年首三季錄得跌幅，但在最後一季反彈，而寫字樓租金則全年向上。總括而言，2016年第四季售價較2015年同期下跌5.6%，寫字樓租金則於同一時段內錄得1.7%增幅。

Office prices recorded a decline through the first three quarters but rebounded in the last quarter of 2016. Office rents, on the other hand, edged up throughout the year. In all, prices in the fourth quarter of 2016 registered a decrease of 5.6% over that in the corresponding period of 2015 while office rents marked an increase of 1.7% over the same period.

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)

	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	136	123	104	165	153	275#	112#
使用量 Take-up	182	-17	153	27	98		
空置量 Vacancy	652	764	693	899	946		
%+	6.0	7.0	6.3	8.0	8.2		

\+ 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