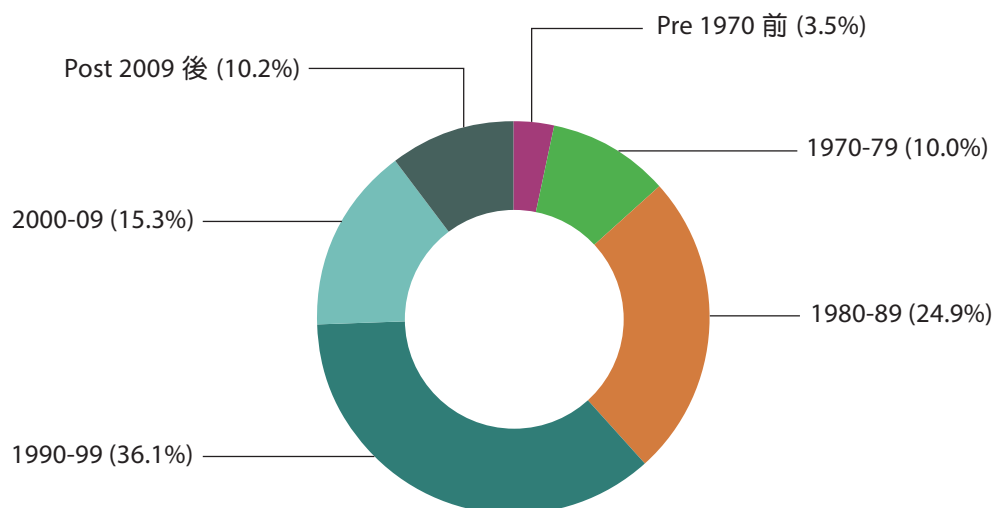


2017年年底私人寫字樓的總存量為11 838 200平方米，當中甲級寫字樓佔64%、乙級寫字樓佔23%及丙級寫字樓佔13%。2017年年底，位於上環、中區、灣仔、銅鑼灣和尖沙咀核心地區的寫字樓面積共佔總存量的53%。圖表顯示按樓齡分類的整體寫字樓總存量。

The total stock of private offices at the end of 2017 amounted to 11 838 200 m², 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 53% of the total stock at the end of 2017. The chart shows the distribution of total stock for all offices by age.

按樓齡分類的總存量 Stock Distribution by Age



2017年私人寫字樓的落成量為198 100平方米，較2016年上升29%，當中65%的落成量位於非核心地區。甲級寫字樓的落成量為185 900平方米，相當於總供應量的94%。

Office completions in 2017 were 198 100 m², representing an increase of 29% from 2016. 65% of the completions were in the non-core districts. Completions of Grade A space amounted to 185 900 m², equivalent to 94% of the total supply.

年內的整體使用量錄得23 300平方米，較去年下跌76%。年底空置量增加18%至1 119 500平方米，相當於總存量的9.5%。

An overall take-up of 23 300 m² was recorded for the year, demonstrating a decrease of 76% from the preceding year. Vacancy at the year-end increased by 18% to 1 119 500 m², which was equivalent to 9.5% of the total stock.



預計2018和2019年分別有181 300平方米和251 500平方米落成。2018年的供應全來自港島和九龍，分別為56%和44%，當中東區和觀塘合共提供新落成面積的76%。2019年，預計供應將集中於沙田和觀塘，佔整體落成量的58%。此外，預計甲級寫字樓將成主導，分別佔2018和2019年預測落成量的98%和90%。

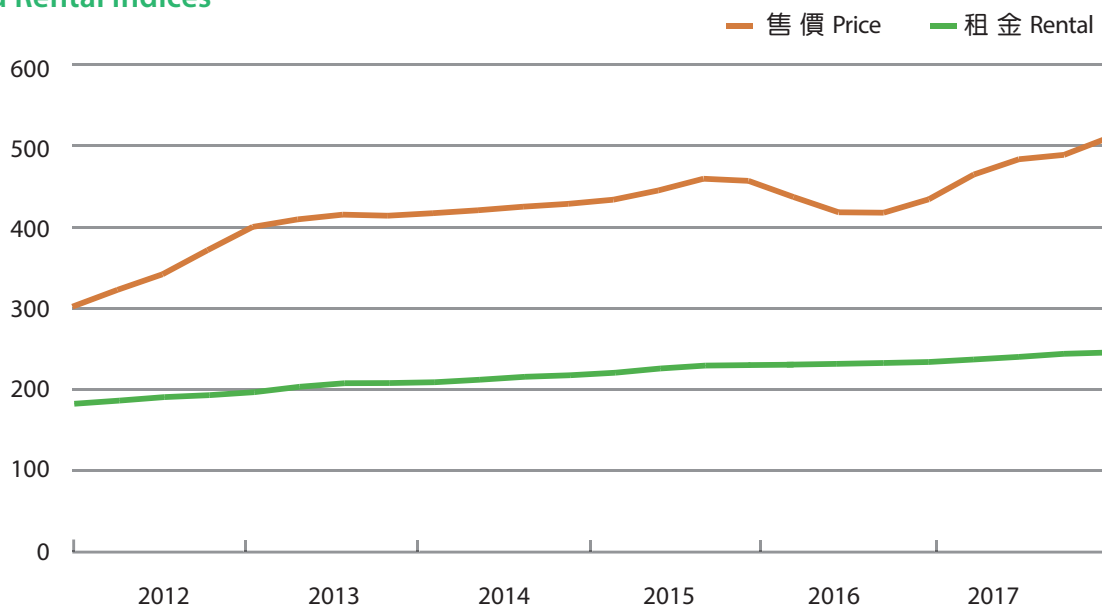
181 300 m² and 251 500 m² are expected to be completed in 2018 and 2019 respectively. Supply in 2018 will all be shared by Hong Kong Island and Kowloon, at 56% and 44% respectively, of which Eastern district and Kwun Tong totally providing 76% of the newly completed spaces. In 2019, focus of forecast supply would fall on Sha Tin and Kwun Tong, altogether accounting for 58% of the overall completions. It is also anticipated that Grade A offices will dominate the scene of forecast completions in 2018 and 2019 at 98% and 90% respectively.

寫字樓售價在2017年全年錄得增幅，而寫字樓租金與售價走勢相仿，但增幅較為溫和。總括而言，2017年第四季售價較2016年同期急升17.5%，而寫字樓租金則於同一時段內上升5.0%。

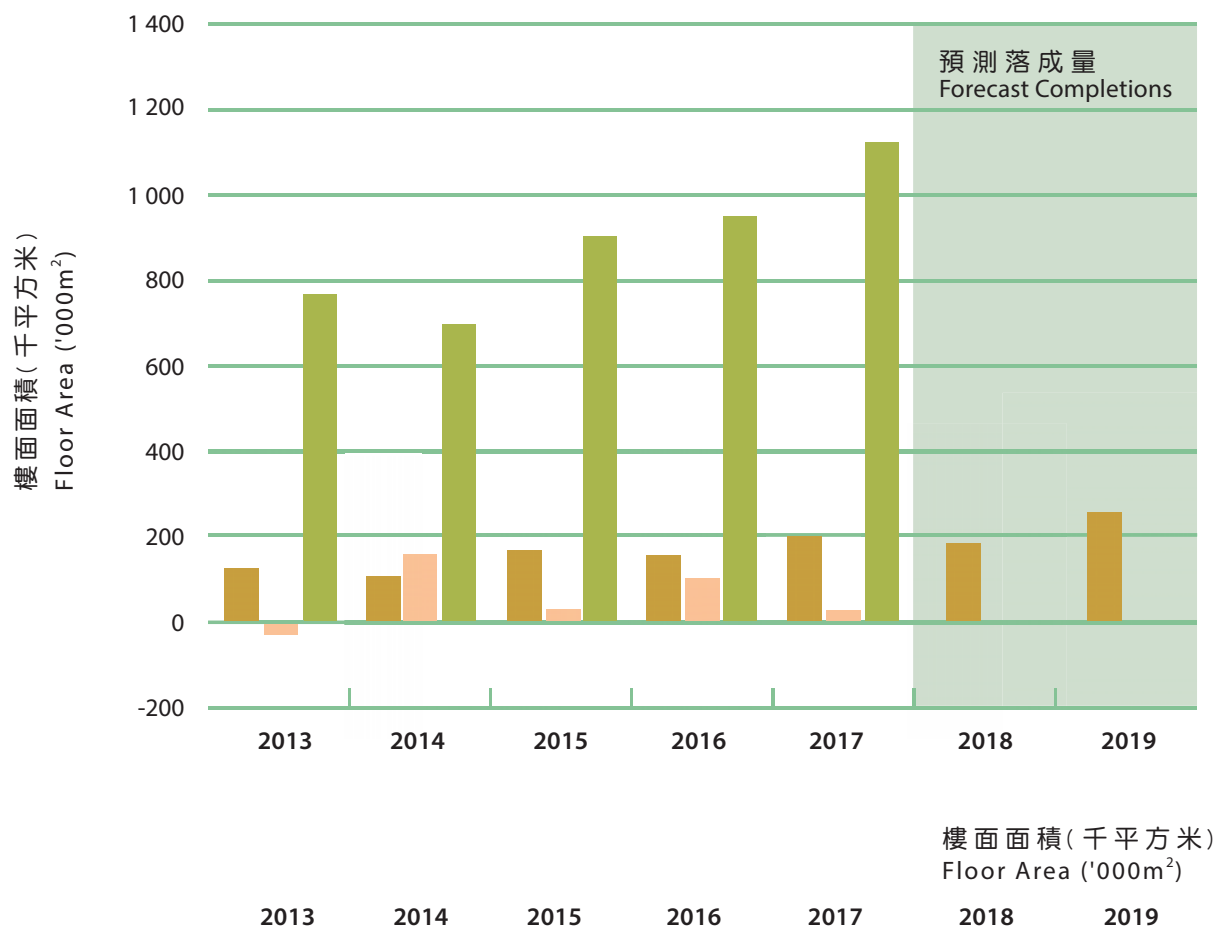
Office prices recorded a rise throughout the year in 2017. Office rents resembled the price movement but at a much milder pace. In all, prices in the fourth quarter of 2017 registered a surge of 17.5% over that in the corresponding period of 2016 while office rents went up by 5.0% over the same period.



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



	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	123	104	165	153	198	181 [#]	252 [#]
使用量 Take-up	-17	153	27	98	23		
空置量 Vacancy	764	693	899	946	1 120		
% ⁺	7.0	6.3	8.0	8.2	9.5		

+ 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