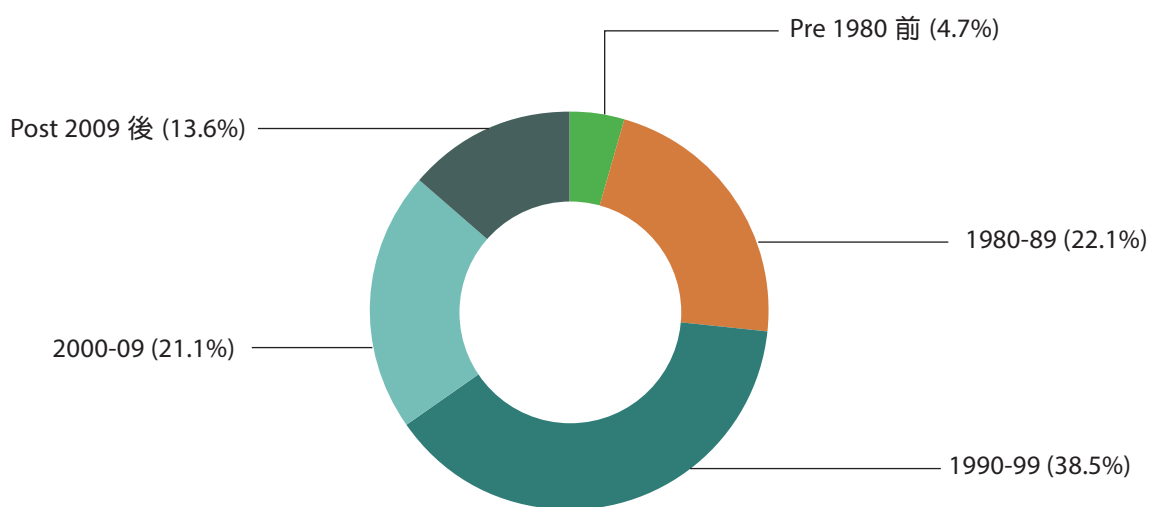


2017年年底，甲級寫字樓的總存量為7 595 000平方米，佔整體寫字樓總存量的64%。圖表顯示按樓齡分類的甲級寫字樓總存量。

The stock of Grade A office space at the end of 2017 was 7 595 000 m<sup>2</sup>, representing 64% of the total office stock. The chart shows the distribution of stock in this grade by age.

### 按樓齡分類的總存量 Stock Distribution by Age



港島佔總存量的50%，而九龍與新界則分別佔38%和12%。

Hong Kong Island accounted for 50% of the stock, while the shares for Kowloon and the New Territories were 38% and 12% respectively.

甲級寫字樓的落成量為185 900平方米，較2016年增加31%。新發展項目大多來自觀塘和油尖旺，佔甲級寫字樓落成量的55%。

Completions of Grade A offices were 185 900 m<sup>2</sup>, a hoist of 31% from 2016. Majority of the new developments were come from Kwun Tong and Yau Tsim Mong, contributing 55% of the Grade A office completions.

2017年的使用量下跌至48 700平方米。年底空置量上升至甲級寫字樓總存量的9.6%，相當於729 200平方米，其中35%的空置面積位於核心地區。

Take-up in 2017 dropped to 48 700 m<sup>2</sup>. The year-end vacancy rose to 9.6% of the Grade A stock, amounting to 729 200 m<sup>2</sup>. 35% of the vacant spaces was found in the core districts.



預計2018和2019年分別有178 400平方米和225 300平方米落成。2018年的新供應大多來自東區和觀塘，合共佔整體落成量的77%。2019年的新供應將集中於沙田和觀塘，佔預計落成量的65%。

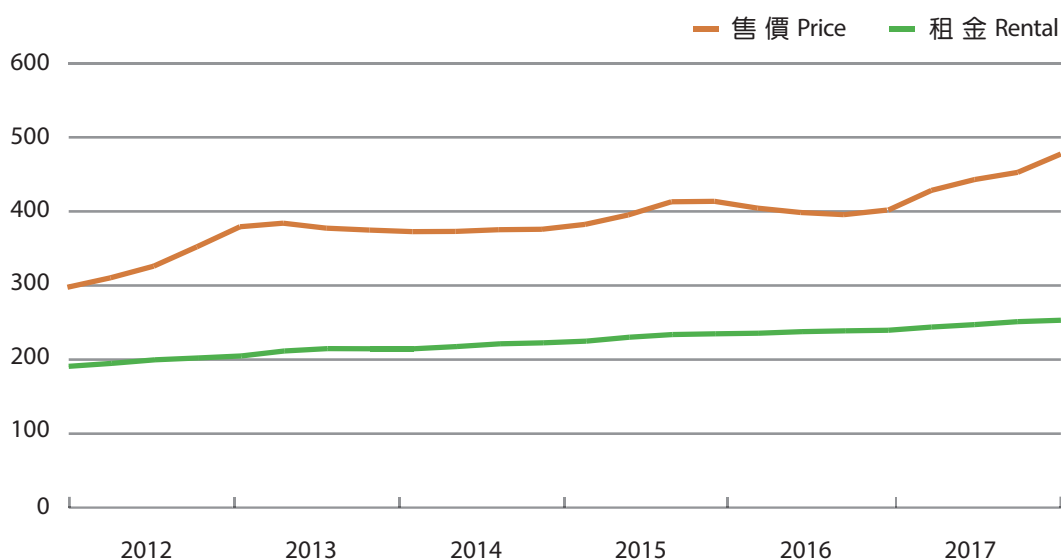
It is anticipated that 178 400 m<sup>2</sup> and 225 300 m<sup>2</sup> will be completed in 2018 and 2019 respectively. Most of the new supply in 2018 will be contributed by the Eastern district and Kwun Tong which will together account for 77% of the overall completions. In 2019, new supply will be concentrated in Sha Tin and Kwun Tong by providing 65% of the estimated completions.

寫字樓售價在2017年全年上升，以第四季與去年同季相比，大幅增長18.8%。租金在年內穩步上升，2017年第四季較2016年同期錄得5.6%的增幅。

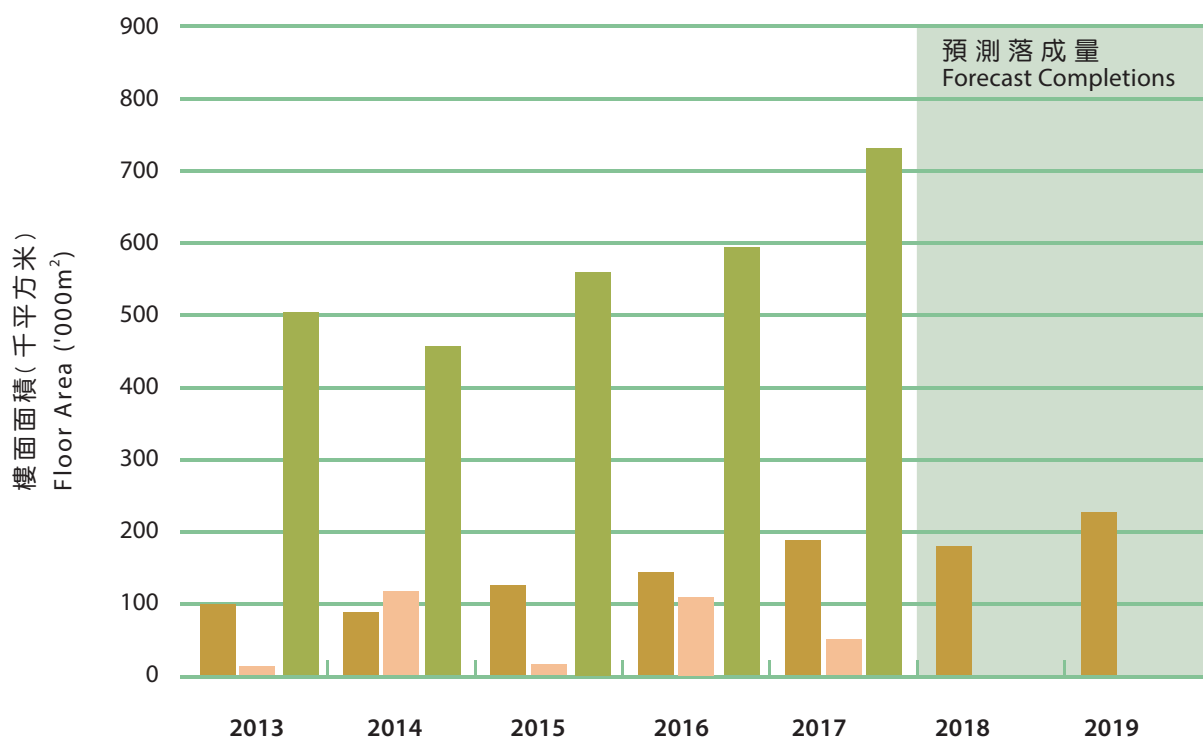
Office prices moved up all over the year in 2017 and hiked up for 18.8% by comparing the fourth quarter of 2017 with the same quarter of the year earlier. Rents rolled up steadily during the year and registered a 5.6% gain in the fourth quarter of 2017 over the same period in 2016.



### 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	97	86	124	142	186	178 <sup>#</sup>	225 <sup>#</sup>
使用量 Take-up	12	116	15	108	49		
空置量 Vacancy	502	455	558	592	729		
% <sup>+</sup>	7.2	6.4	7.8	8.0	9.6		

+ 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