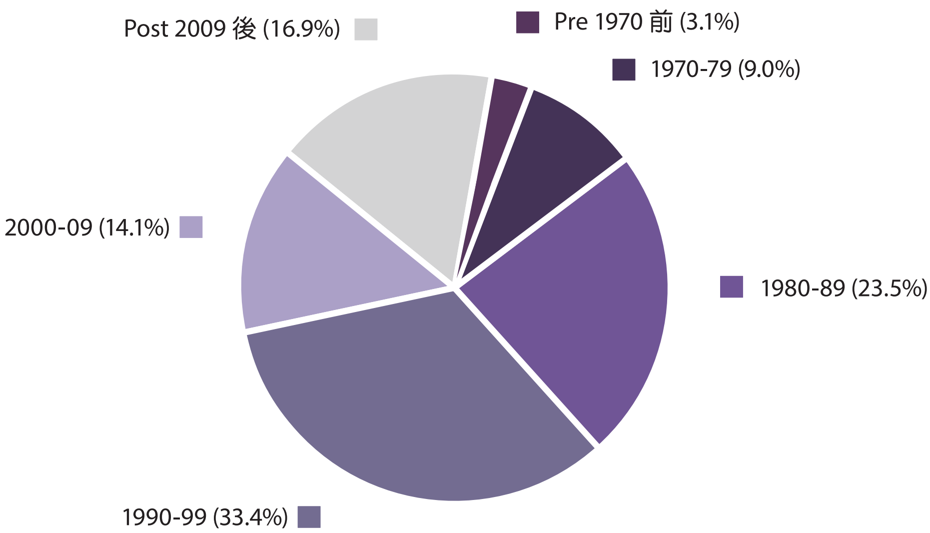
私人寫字樓（整體）Private Office (Overall)

2022年年底，私人寫字樓的總存量為12 912 400平方米，當中甲級寫字樓佔66%，乙級寫字樓佔23%，丙級寫字樓佔11%。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在2022年年底共佔總存量的49%。圖表顯示按樓齡劃分的整體寫字樓總存量。

The total stock of private offices at the end of 2022 amounted to 12 912 400 m^2, comprising 66% Grade A, 23% Grade B and 11% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 49% of the total stock at the end of 2022. The chart shows the total stock of all offices by age.

按樓齡分類的總存量
Stock Distribution by Age



2022年私人寫字樓的落成量大幅上升至351 300平方米，有97%的落成量位於非核心地區。甲級寫字樓的落成量為299 300平方米，相當於總供應量的85%。

Office completions in 2022 rose significantly to 351 300 m^2. 97% of the completions were in the non-core districts. Completions of Grade A space amounted to 299 300 m^2, equivalent to 85% of the total supply.

年內整體使用量錄得正數 19 300 平方米。年底空置量上升至 1 859 600 平方米，相當於總存量的 14.4%。

A positive overall take-up of 19 300 m^2 was recorded for the year. Vacancy at the year-end increased to 1 859 600 m^2, which was equivalent to 14.4% of the total stock.

預計 2023 和 2024 年的落成量將分別下降至 267 200 平方米和 105 700 平方米。2023 年的新供應將全部來自九龍和港島，分別佔總落成量的 58% 和 42%，當中深水埗和中西區合共佔總落成量的 60%。在 2024 年，新供應將集中在觀塘、中西區和灣仔，分別佔預計落成量的 45%、18% 和 14%。

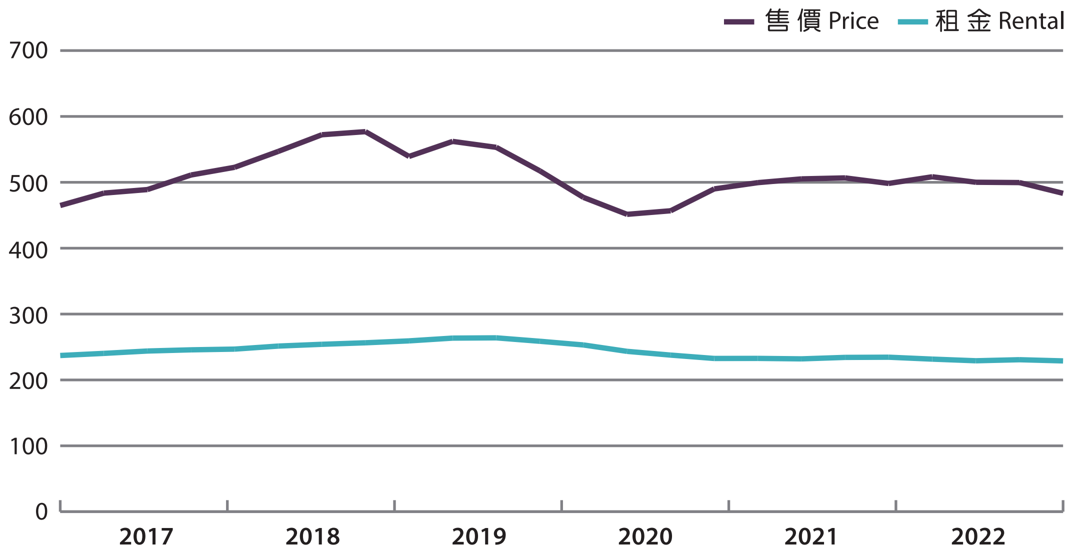
Completions are expected to drop to 267 200 m^2 and 105 700 m^2 in 2023 and 2024 respectively. New supply in 2023 will all come from Kowloon and Hong Kong Island at 58% and 42% of total completions respectively, with Sham Shui Po and the Central and Western district together providing 60% of the total completions. In 2024, new supply will be concentrated in Kwun Tong, the Central and Western district and Wan Chai, accounting for 45%, 18% and 14% of the estimated completions respectively.

私人寫字樓（整體）Private Office (Overall)

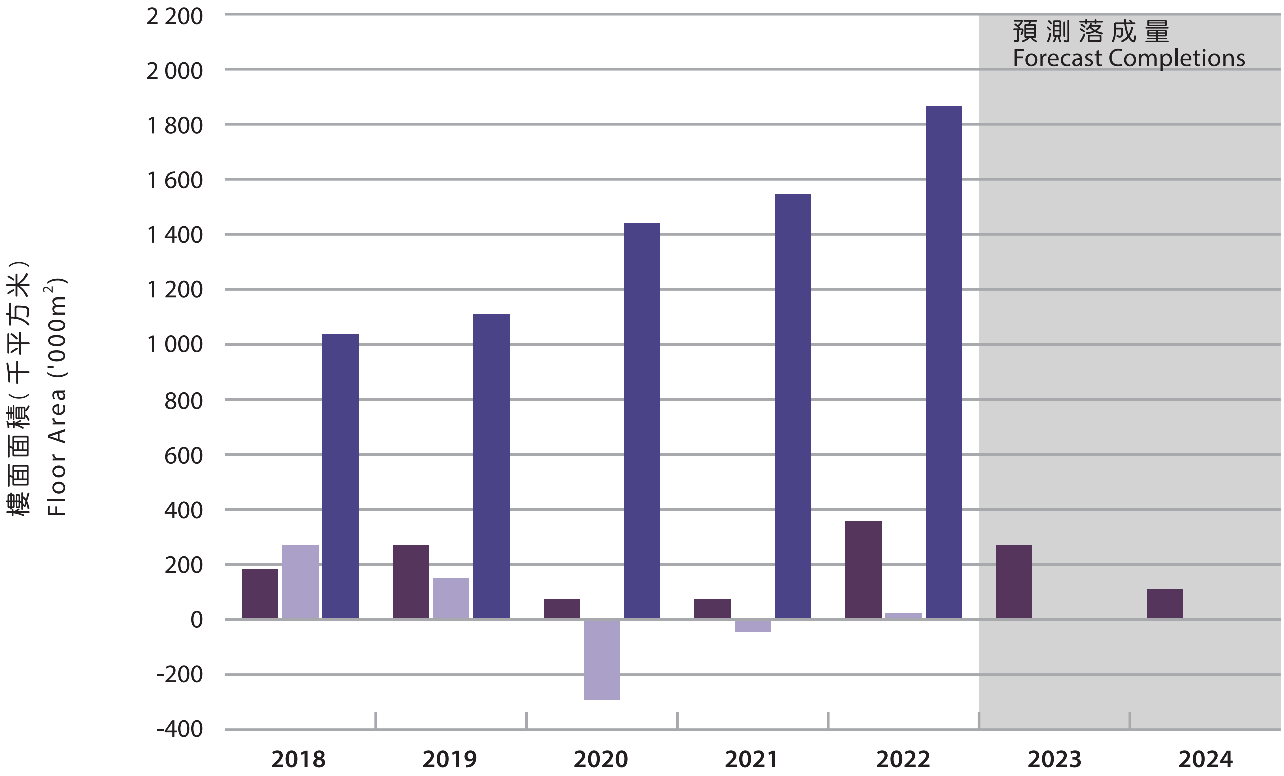
隨著2022年第一季的溫和升幅，寫字樓售價在餘下季度回軟，2022年最後一季較2021年同期下跌3.0%。雖然寫字樓租金在第三季略為回升，但全年持續微跌，2022年最後一季與前一年相比，錄得2.4%的跌幅。

Following a mild increase in the first quarter of 2022, office prices softened for the remaining quarters, registering a decrease of 3.0% in the last quarter of 2022 over the same period in 2021. Office rents edged down throughout the year, despite a slight rebound in the third quarter, with a decrease of 2.4% in the last quarter of 2022 over a year ago.

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)

	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	179	267	69	70	351	267#	106#
使用量 Take-up	266	147	-286	-40	19		
空置量 Vacancy	1 032	1 104	1 434	1 541	1 860		
%+	8.6	9.0	11.5	12.3	14.4		

\+ 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