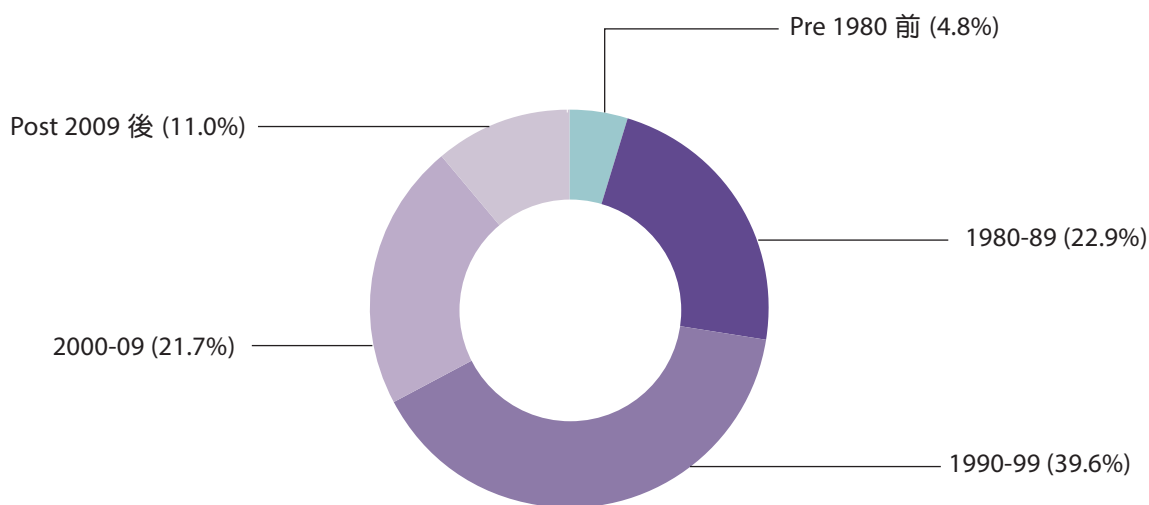




2016年年底，甲級寫字樓的總存量為7 390 600平方米，佔整體寫字樓總存量的64%。圖表顯示按樓齡分類的甲級寫字樓總存量。

The stock of Grade A office space at the end of 2016 was 7 390 600 m², 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



總存量中有51%位於港島，九龍及新界則分別佔37%和12%。

Hong Kong Island accounted for 51% of the stock, while the share for Kowloon and the New Territories were 37% and 12% respectively.

甲級寫字樓的落成量為142 200平方米，較2015年增加15%。新的發展項目大多來自觀塘和九龍城，佔甲級寫字樓落成量的62%。

Completions of Grade A offices were 142 200 m², a rise of 15% from 2015. Majority of the new developments were come from Kwun Tong and Kowloon City, contributing 62% of the Grade A office completions.

2016年的使用量大幅增至108 200平方米。年底空置量微升至甲級寫字樓總存量的8.0%，相當於592 000平方米，其中33%的空置面積位於核心地區。

Take-up in 2016 increased substantially to 108 200 m². The year-end vacancy slightly rose to 8.0% of the Grade A stock, amounting to 592 000 m². 33% of the vacant space was found in the core districts.



預計落成量於2017年將增至249 800平方米，但在2018年則下降至103 100平方米。2017年的新供應大多來自觀塘，佔整體落成量的54%。2018年的新供應將集中於東區，佔預計落成量的71%。

It is anticipated that the completions will increase to 249 800 m² in 2017 but drop to 103 100 m² in 2018. Most of the new supply in 2017 will come from Kwun Tong which will account for 54% of the overall completions. In 2018, new supply will be concentrated in the Eastern district by providing 71% of the estimated completions.

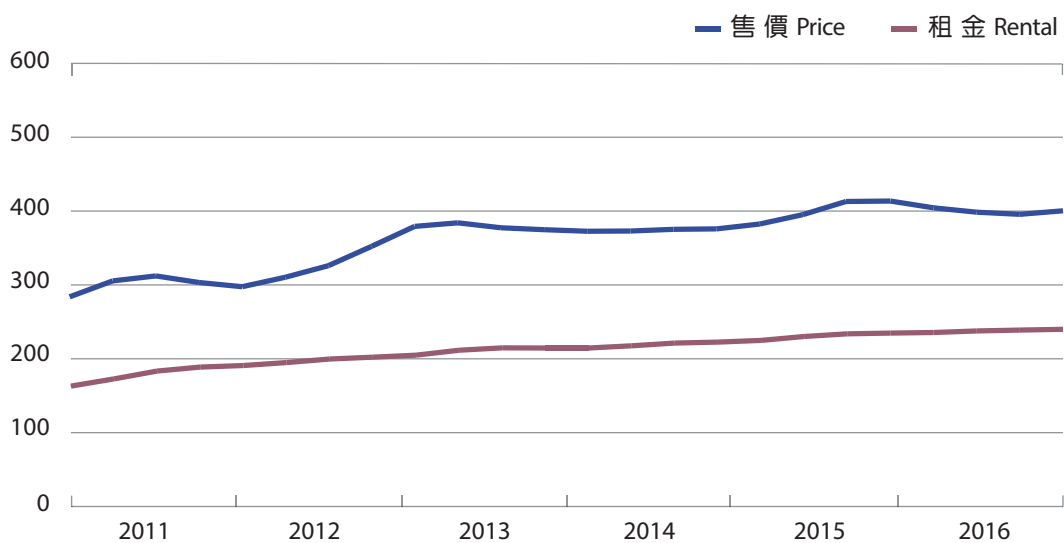


寫字樓售價持續下跌至2016年第三季，雖然售價在年底回升，但以2016年第四季與去年同季相比，仍錄得3.2%的跌幅。租金於2016年第四季較2015年同期上漲2.2%，年內升幅溫和。

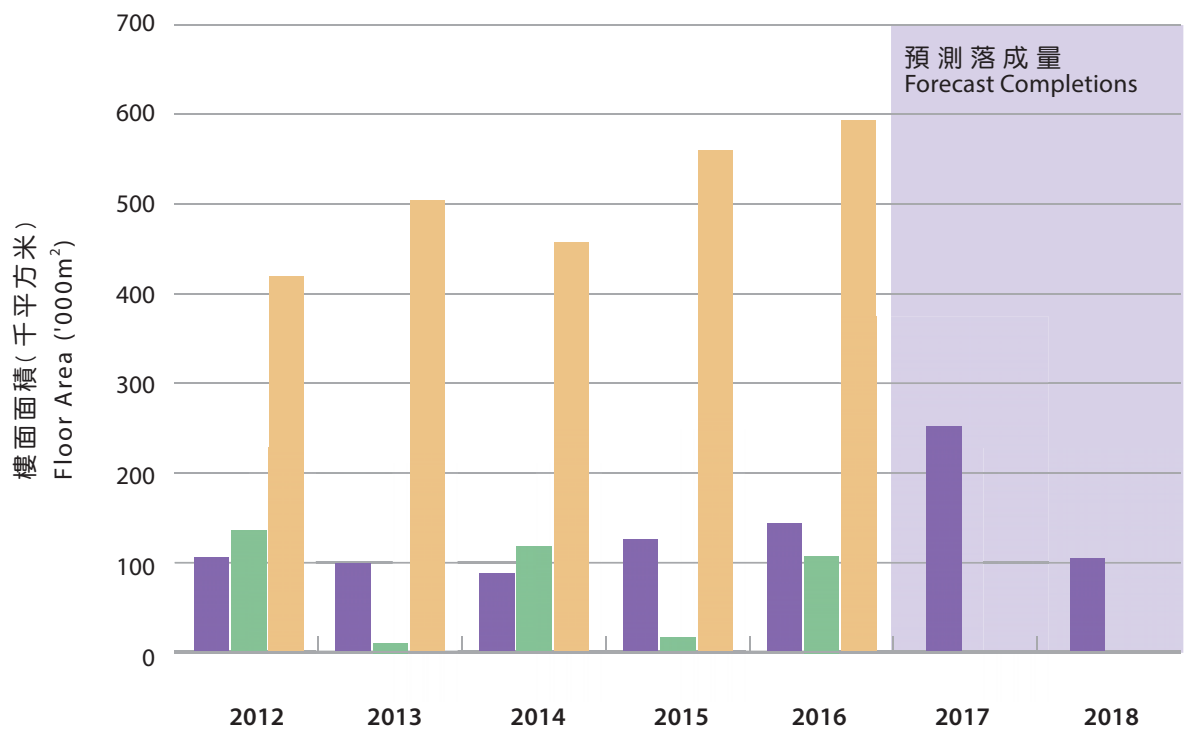
Office prices slid down to the third quarter of 2016. Although they picked up at the year-end of 2016, a stumble of 3.2% was still demonstrated by comparing the fourth quarter of 2016 over the same quarter of the year earlier. Rents rose very gently during the year and registered a 2.2% gain in the fourth quarter of 2016 over the same period in 2015.



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



	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	104	97	86	124	142	250 [#]	103 [#]
使用量 Take-up	134	12	116	15	108		
空置量 Vacancy	418	502	455	558	592		
% ⁺	6.1	7.2	6.4	7.8	8.0		

+ 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