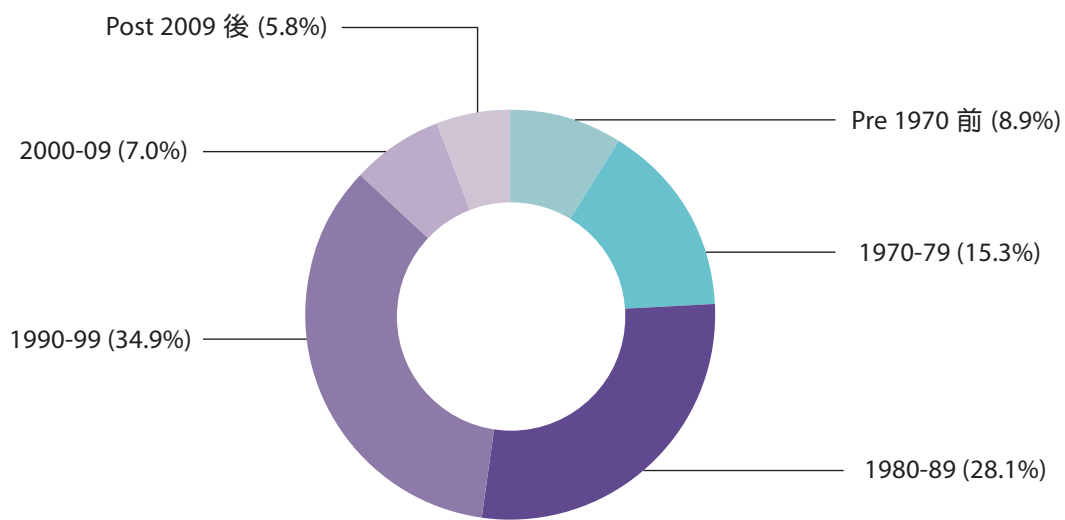




2016年年底乙級寫字樓的總存量為2 664 000平方米，佔整體寫字樓總存量的23%。圖表顯示按樓齡分類的乙級寫字樓總存量。

Stock of Grade B offices at the end of 2016 was 2 664 000 m<sup>2</sup>, representing 23% 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61%，九龍與新界則分別佔36%和3%。

Hong Kong Island accounted for 61%, while Kowloon and the New Territories contributed 36% and 3% respectively.

2016年乙級寫字樓的落成量減少至10 700平方米，較2015年下跌74%，全部來自中西區。

Grade B office completions in 2016 was reduced to 10 700 m<sup>2</sup>, a drop of 74% from 2015. All completions were from Central and Western district solely.

與甲級寫字樓的情況不同，乙級寫字樓在2016年的使用量為負數5 800平方米。年底空置量上升至乙級寫字樓總存量的9.4%，相當於250 300平方米，其中41%的空置面積位於核心地區。

Unlike that for the Grade A offices, Grade B offices in 2016 had a negative take-up of 5 800 m<sup>2</sup>. The year-end vacancy, amounting to 250 300 m<sup>2</sup>, recorded a rise to 9.4% of the Grade B stock. 41% of the vacant space was found in the core districts.



預計2017和2018年的落成量分別為22 600平方米和4 300平方米。2017年的落成量主要來自港島，將提供22 500平方米的寫字樓樓面。預計2018年的供應將再次全部來自港島。

22 600 m<sup>2</sup> and 4 300 m<sup>2</sup> are estimated to come on stream in 2017 and 2018 respectively. In 2017, Hong Kong Island will dominate the scene by providing 22 500 m<sup>2</sup> of the office spaces. It is also expected that the entire supply in 2018 will come from Hong Kong Island again.

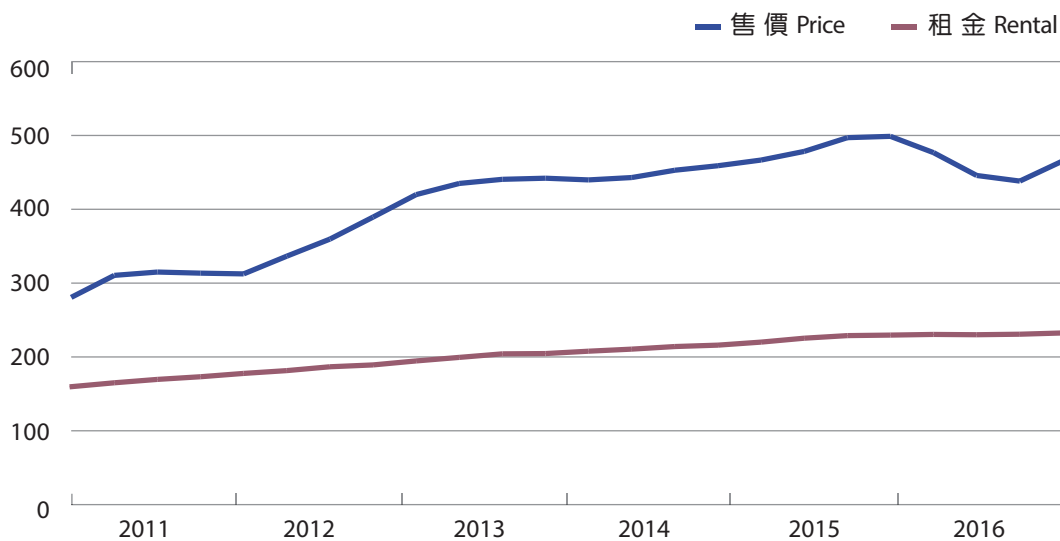


年內寫字樓租賃市場整固，以2015年第四季與2016年第四季相比，租金輕微上升1.3%。然而，售價在首三季持續下挫，及至第四季回升，但仍導致售價在2016年第四季較2015年同期下跌6.7%。

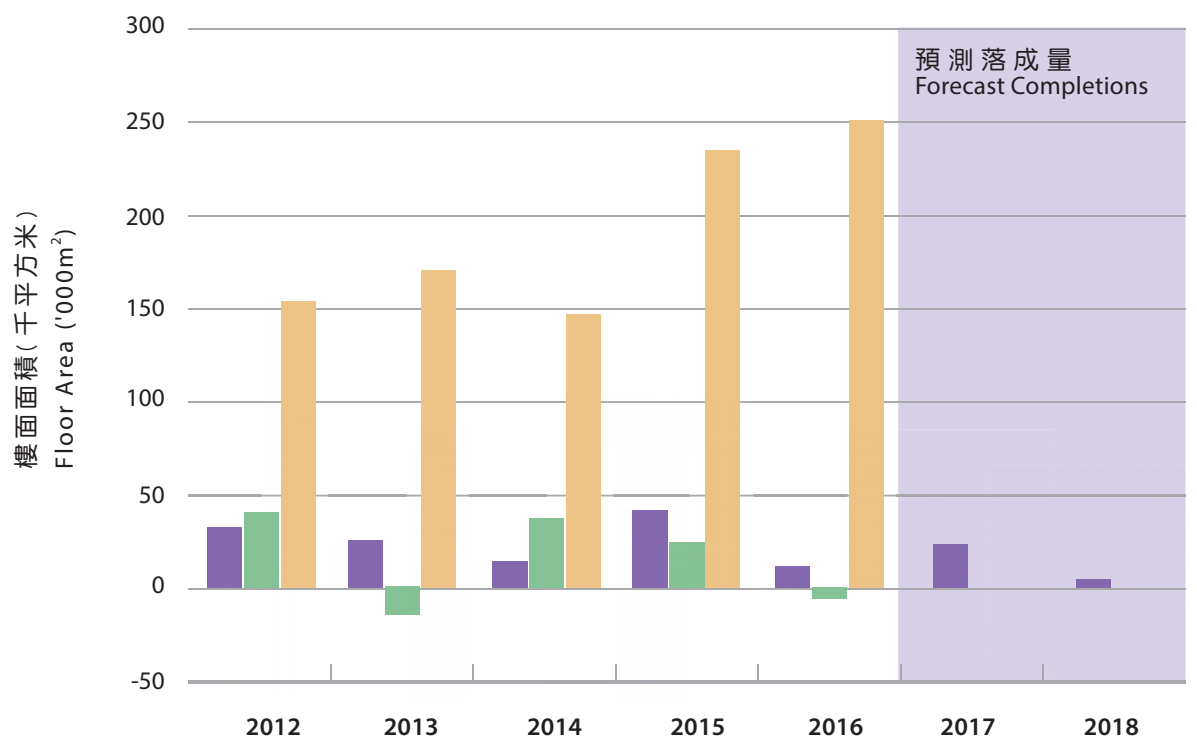
Office leasing market consolidated throughout the year with its rents performing a mild increase of 1.3% between the fourth quarters of 2015 and 2016. Prices however declined continually in the first three quarters but picked up in the fourth quarter, yet leading to a drop of 6.7% in the fourth quarter of 2016 over the corresponding 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



樓面面積 (千平方米)  
Floor Area ('000m<sup>2</sup>)

	2012	2013	2014	2015	2016	2017	2018
<b>落成量</b> Completions	32	25	14	41	11	23 <sup>#</sup>	4 <sup>#</sup>
<b>使用量</b> Take-up	40	-15	37	24	-6		
<b>空置量</b> Vacancy	153	170	146	234	250		
% <sup>+</sup>	6.1	6.8	5.8	8.9	9.4		

+ 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