

私人寫字樓(整體) Private Office (Overall)

2004年底私人寫字樓的總存量為9 794 900平方米，甲級、乙級與丙級寫字樓分別佔59%、25%及16%。核心寫字樓地區是指上環、中區、灣仔、銅鑼灣及尖沙咀各個分區，這些地區的寫字樓在2004年底佔總存量的65%。圖表顯示按樓齡分類的所有級別寫字樓總存量。

The total stock of private offices at the end of 2004 stood at 9 794 900 m², with Grade A, B and C offices constituting 59%, 25% and 16% respectively. The core office districts are the sub-districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui. Office space in the core districts accounted for 65% of the total stock at the end of 2004. The chart shows the total stock of all offices by age.

按樓齡分類的總存量
Stock Distribution by Age



2004年落成的寫字樓達279 500平方米，較2003年少6%。84%的新落成寫字樓屬甲級類別，達235 300平方米。

New office space completions in 2004 were 279 500 m², which were 6% below the level of 2003. 84% of the completions were Grade A space, amounting to 235 300 m².

私人寫字樓(整體) Private Office (Overall)

2004年寫字樓的整體使用量顯著增加至373 400平方米，超過2003年使用量三倍。由於使用量超越落成量，整體空置量因而下降至1 239 900平方米，即佔總存量的12.7%。約19%的整體空置量來自新落成寫字樓。

預計2005年落成量會急降至61 700平方米，但到2006年會回升至105 300平方米。2005年新落成量的55%會來自核心地區，但此百分比到2006年，將會下降至29%。2005年及2006年的落成面積中，甲級寫字樓分別會佔92%及63%。初步數據顯示，落成量在2007年將會下滑，但至2008年始有機會回升。

Take-up increased substantially to an overall 373 400 m², more than trebling the amount in 2003. As take-up exceeded completions, overall vacancy declined to 1 239 900 m², representing 12.7% of stock. About 19% of the total vacant space was attributed to new completions.

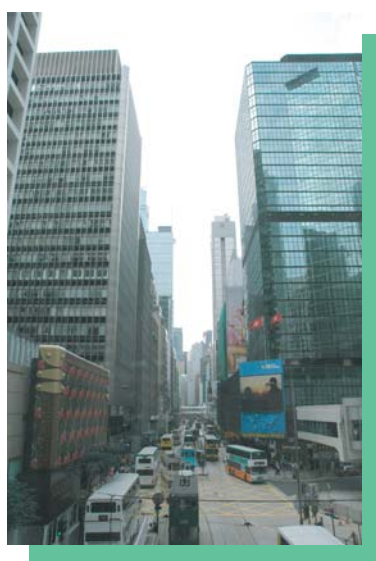
Forecast completions in 2005 are expected to plunge to 61 700 m², but will rise to 105 300 m² in 2006. 55% of the new office space in 2005 will be located in the core districts while the proportion of new supply in the core districts will decline to 29% in 2006. Of the space to be completed in 2005 and 2006, 92% and 63% respectively will be Grade A accommodation. Preliminary indications are that completions in 2007 are likely to fall, but will probably rise again in 2008.



私人寫字樓(整體) Private Office (Overall)

各級寫字樓的售價經2004年第一季急升後升勢放緩，至年底時錄得新高。2004年第四季的臨時售價指數，較2003年第四季按年大幅飆升61%。全年的租金持續溫和上升，2004年第四季的臨時租金指數較2003年同期上升12%。

Prices surged sharply in the first quarter of 2004, slowed down afterwards and rose to the year-end high. The provisional price index for the fourth quarter of 2004 registered a staggering 61% year-on-year increase over the corresponding quarter of 2003. Rents moved up continuously at a moderate pace throughout the year, with the provisional index of the 2004 last quarter gaining a growth of 12% over the same period in 2003.

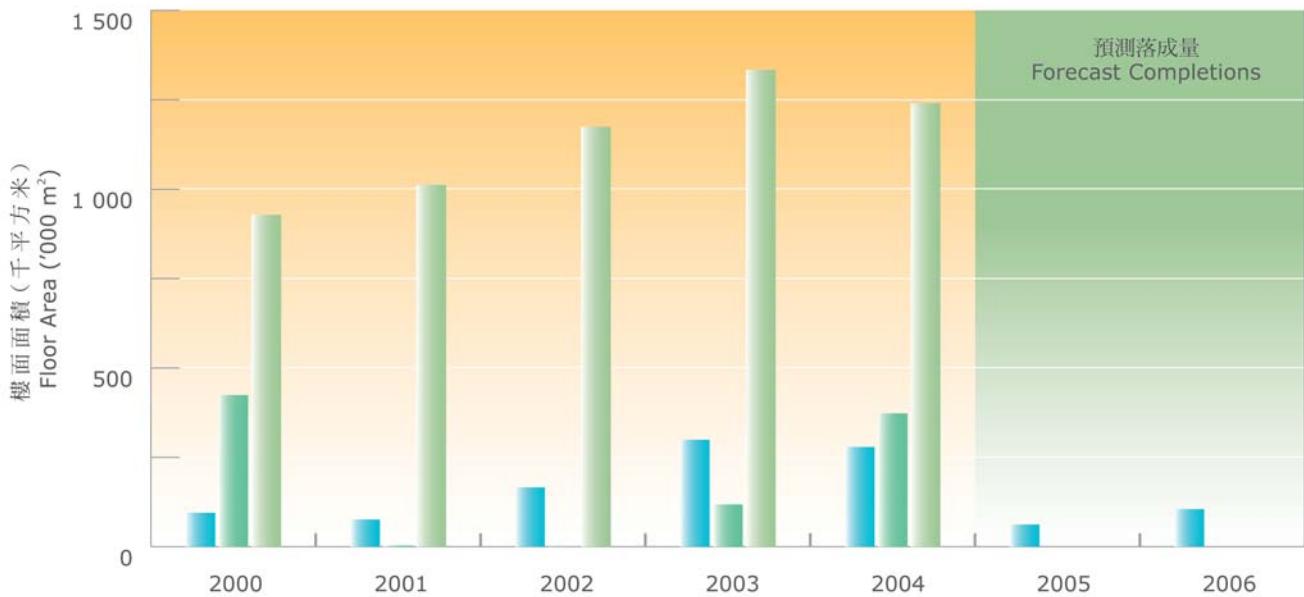


售價及租金指數
Price and Rental Indices



私人寫字樓(整體) Private Office (Overall)

落成量、使用量及空置量
Completions, Take-up and Vacancy



	2000	2001	2002	2003	2004	2005	2006
■ 落成量 Completions	95	76	166	299	279	62 [#]	105 [#]
■ 使用量 Take-up	424	3 [^]	0.2	118 [^]	373		
■ 空置量 Vacancy	928	1 012	1 175	1 334	1 240		
% ⁺	10.2	11.1	12.6	14.0	12.7		
[^] 在年內因樓宇改建關係而調整使用量數字以反映此項改變。 The take-up figures had been adjusted to reflect building conversions which took place during the year. ⁺ 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							