

## 私人寫字樓(甲級) Private Office (Grade A)

2004年底甲級寫字樓的總存量為5 753 200平方米，佔所有級別寫字樓總存量59%。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 2004 amounted to 5 753 200 m<sup>2</sup> representing 59% 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



總存量的61%位於港島，而九龍及新界則分別佔30%及9%。

Hong Kong Island accounted for 61% of stock. Kowloon and the New Territories constituted 30% and 9% respectively.

2004年甲級寫字樓的落成量為235 300平方米，較2003年落成量下降11%。核心地區只有一個甲級寫字樓發展項目在年內落成，即灣仔的太古廣場三座，佔落成量的20%。其他三個大型甲級寫字樓發展項目位於非核心地區，包括旺角朗豪坊、觀塘的創紀之城五期及企業廣場3期。

235 300 m<sup>2</sup> of Grade A offices were completed in 2004, which declined by 11% from the completion level of 2003. The core districts produced only one Grade A development at Three Pacific Place in Wan Chai, accounting for 20% of the completions. Three other large Grade A developments located in the non-core districts were Langham Place in Mong Kok, Millennium City 5 and Enterprise Square Three both situated in Kwun Tong.

## 私人寫字樓(甲級) Private Office (Grade A)

2004年的使用量顯著上升至249 900平方米，當中的55%位於核心地區。空置量為756 300平方米，而空置率為13.1%，較前一年輕微下降。大部分核心地區(包括上環、中環及尖沙咀)的空置情況均有所改善，空置率較2003年明顯下降。

預測未來兩年的落成量會大幅減少，在2005年減至57 000平方米，而2006年亦只有66 500平方米。核心寫字樓地區每年只有一個甲級寫字樓發展項目，均位於中環。2005年和2006年的主要供應分別位於荃灣及觀塘。展望2007年，落成量仍會處於低水平，至2008年的落成量則可能大幅上升。

Take-up in 2004 increased sharply to 249 900 m<sup>2</sup>, with 55% of the space taken up being in the core districts. Vacancy stood at 756 300 m<sup>2</sup>, representing a vacancy rate of 13.1% which was a slight decrease from the previous year. Improvements were seen in most of the core districts including Sheung Wan, Central and Tsim Sha Tsui, where vacancy rates have declined noticeably from 2003.

Completions in the following two years are expected to fall considerably to 57 000 m<sup>2</sup> in 2005 and 66 500 m<sup>2</sup> in 2006. The core office districts will produce only one Grade A development in each year, both located in Central. Supply will mainly come from Tsuen Wan in 2005 and Kwun Tong in 2006. Looking ahead, completions in 2007 will remain at a low level, although 2008 may see a substantial increase.



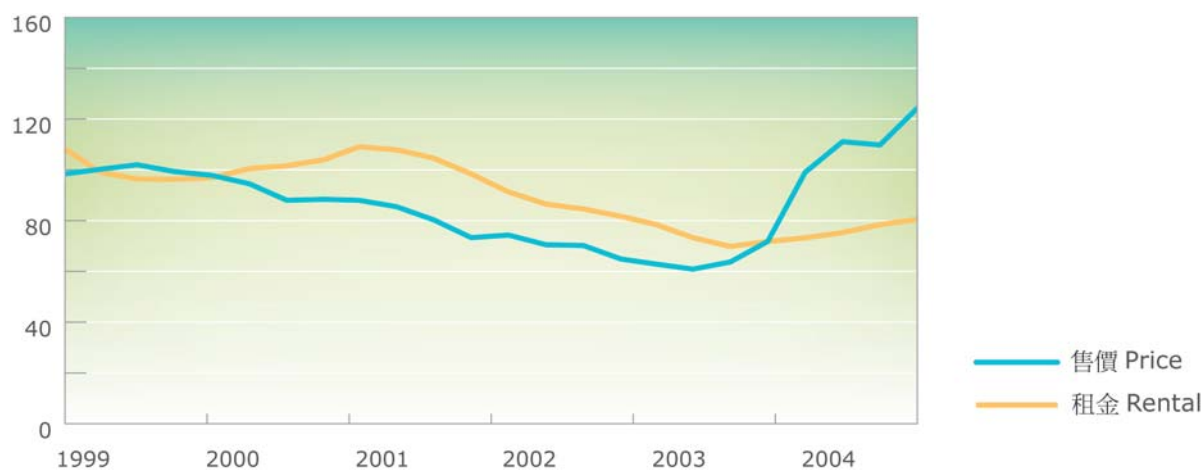
## 私人寫字樓(甲級) Private Office (Grade A)

售價在2004年初飆升，年內其餘時間則保持溫和升幅。2004年第四季臨時售價指數較前一年同期勁升73%。以核心寫字樓地區而言，售價升幅更為突出，達81%。另一方面，租金則穩步上揚。2004年第四季與2003年同期比較，整體租金升幅為13%。至於核心地區，如上環和中環的全年租金升幅達21%，較全港同類寫字樓的平均升幅為高。

Prices shot up at the beginning of 2004, and continued its ascent at a more moderate pace in the rest of the year. The provisional price index for the last quarter of 2004 achieved a phenomenal growth of 73% over the same period a year earlier. The price gain was even more spectacular, at 81%, for the core office districts. On the other hand, rents moved steadily upwards. Comparing the last quarter of 2004 to the corresponding period of 2003, the overall increase in rents was 13%. The core districts of Sheung Wan and Central experienced a sharper rise in rents of 21% year-on-year, which was higher than the territory-wide average.

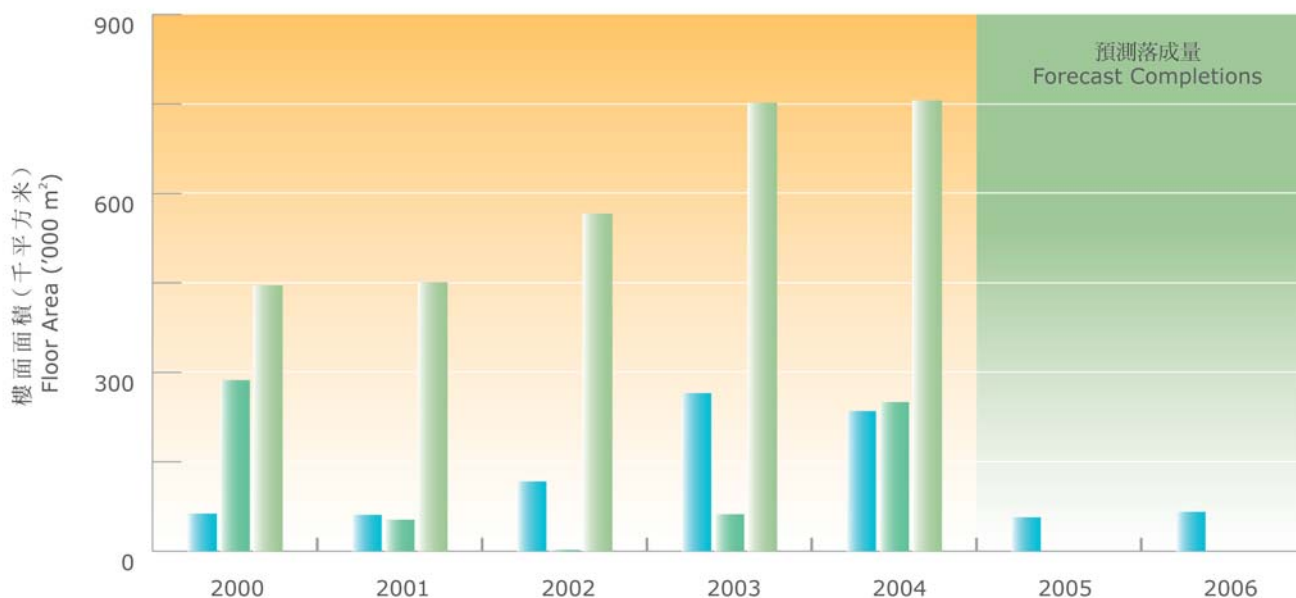


售價及租金指數  
Price and Rental Indices



## 私人寫字樓(甲級) Private Office (Grade A)

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	63	61	117	265	235	57 <sup>#</sup>	66 <sup>#</sup>
■ 使用量 Take-up	287	53 <sup>^</sup>	2	62 <sup>^</sup>	250 <sup>^</sup>		
■ 空置量 Vacancy	446	451	566	752	756		
% <sup>+</sup>	8.7	8.7	10.8	13.7	13.1		
<sup>^</sup> 在年內因級別的重分類/樓宇改建而調整使用量數字以反映這些改變。 The take-up figures had been adjusted to reflect regradings and building conversions.							
<sup>+</sup> 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							
<sup>#</sup> 預測數字 Forecast figures							