

私人寫字樓(乙級) Private Office (Grade B)

2004年底乙級寫字樓的總存量為2 440 600平方米，佔所有寫字樓總存量25%。圖表顯示按樓齡分類的乙級寫字樓總存量。

At the end of 2004, stock of Grade B offices was 2 440 600 m² representing 25% of 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65%位於港島，而九龍及新界則分別佔32%及3%。

65% of the stock was located on Hong Kong Island, while Kowloon and the New Territories accounted for 32% and 3% respectively.

2004年乙級寫字樓的落成量為39 100平方米，較2003年上升16%。新建寫字樓的37%位於核心地區，而單是非核心地區的深水埗，已佔新落成面積的三分之一。

Completions of Grade B offices amounted to 39 100 m², an increase of 16% in production compared with 2003. 37% of the new supply was located in the core districts, while the non-core district of Sham Shui Po alone comprised one third of the newly completed space.

2004年的使用量為61 700平方米，較上一年上升35%。由於使用量超過落成量，空置量減少至296 500平方米，即總存量的12.1%。

Take-up in 2004 was 61 700 m², representing a 35% increase over the previous year. With take-up exceeding completions, vacancy dropped to 296 500 m², or 12.1% of stock.

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預測2005年可能不會有乙級寫字樓落成，但在2006年則會有27 600平方米的落成量，預計有60%的新供應會坐落於觀塘，而約有30%位於中環。

There is unlikely to be any Grade B space completions in 2005, but 27 600 m² is expected to be available in 2006. About 60% of the new supply in 2006 is expected to come from Kwun Tong, while around 30% will be located in Central.



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售價在2004年第一季上升，到第二季有輕微波動，但至下半年再回升。年內第四季與前一年同期比較，售價的累積升幅為49%。同樣，租金全年向上，累積升幅為12%。

Prices escalated in the first quarter of 2004, fluctuated in the second quarter, but rose again in the second half of the year. The final quarter of the year saw a culminated increase of 49% over the same period of the previous year. Likewise, rents moved in an upward direction throughout the year, and gained a year-on-year growth of 12%.

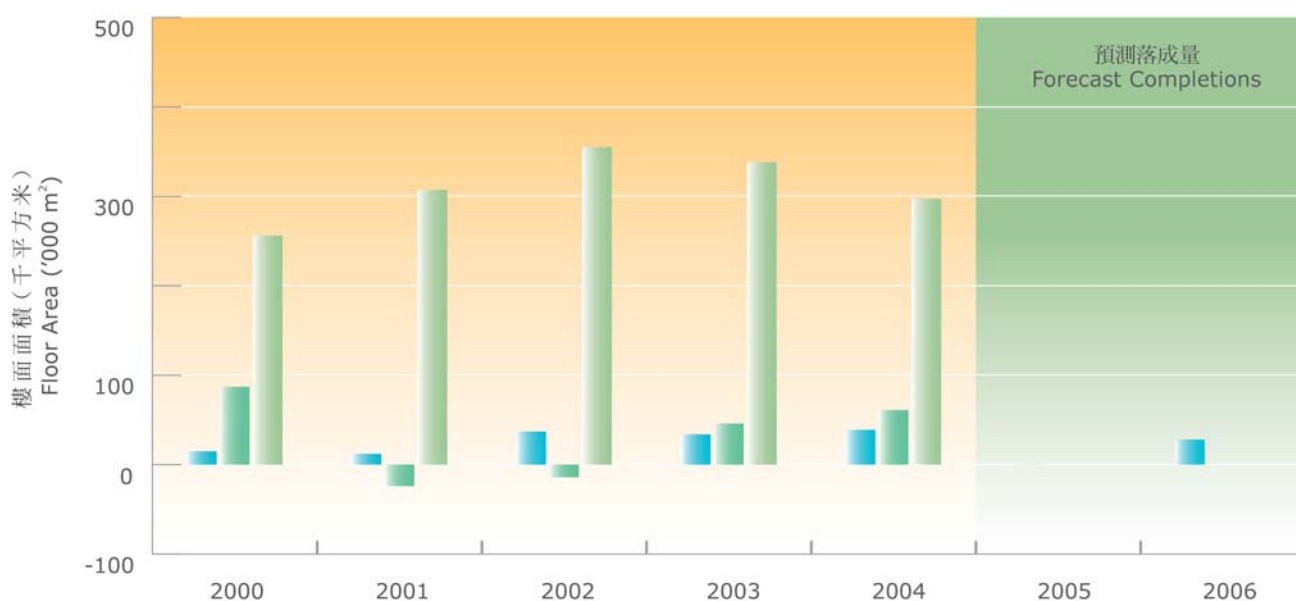


售價及租金指數
Price and Rental Indices



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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	15	12	37	34	39	0 [#]	28 [#]
■ 使用量 Take-up	87	-24 [^]	-14	46	61 [^]		
■ 空置量 Vacancy	256	307	355	338	297		
% ⁺	11.1	13.1	14.6	13.8	12.1		
[^] 在年內因級別的重新分類/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.							
⁺ 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							