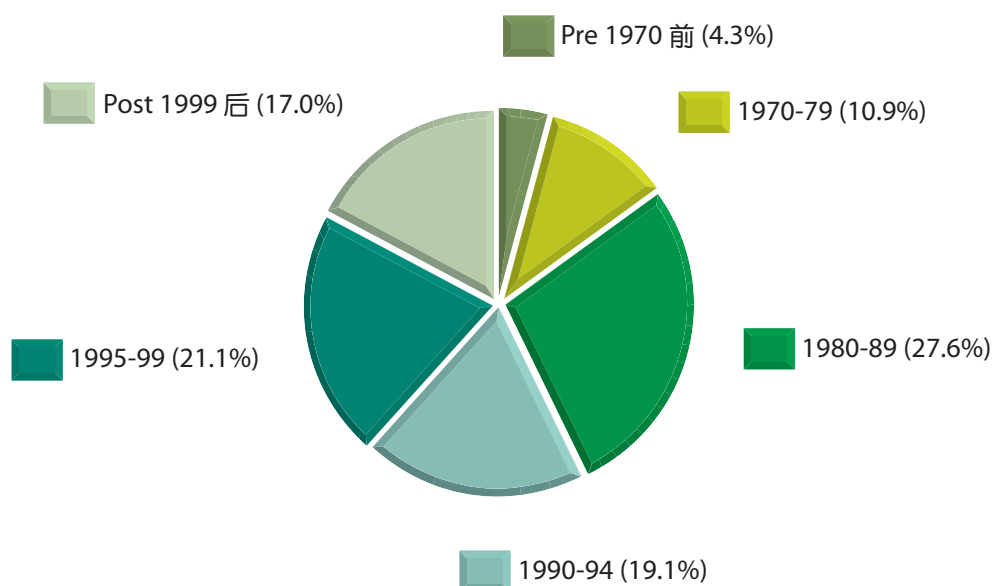


2009年底私人写字楼的总存量为10 529 000平方米，当中甲级写字楼占62%，乙级写字楼占23%，丙级写字楼则占15%。2009年底，位于上环、中区、湾仔、铜锣湾和尖沙咀等核心地区的写字楼，共占总存量的59%。图表显示按楼龄分类的各级写字楼总存量。

The total stock of private offices at the end of 2009 amounted to 10 529 000 m², comprising 62% Grade A, 23% Grade B and 15% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 59% of the total stock at the end of 2009. The chart shows the total stock of all offices by age.

按楼龄分类的总存量
Stock Distribution by Age



2009年私人写字楼的落成量为151 000平方米，较2008年大幅下跌56%。甲级写字楼的落成量为128 800平方米，相当于总落成量的85%。

Office completions in 2009 were 151 000 m², a sharp decline of 56% from the 2008 level. Completions of Grade A space amounted to 128 800 m², representing 85% of total supply.

年内写字楼的使用量录得负数，占用楼面面积减少101 000平方米。新落成写字楼的使用量偏低，导致年底的空置量升至1 082 800平方米，相当于总存量的10.3%。

预计未来两年落成量较低，在2010年约有121 900平方米，2011年则为130 400平方米。2010年的新供应差不多全部来自非核心地区，2011年核心地区的新供应比例很可能上升至37%。另外，2010年和2011年甲级写字楼的预测落成量，分别占该年新供应的93%和79%。

A negative take-up of 101 000 m² was recorded for the year. Take-up in newly completed space was low, thus leading to an increase in year-end vacancy to 1 082 800 m² or 10.3% of the stock.

Lower completions are expected in the following two years, at 121 900 m² in 2010 and 130 400 m² in 2011. In 2010, almost all of the new supply will be found in non-core districts. The share contributed by core districts will probably increase to 37% in 2011. It is also anticipated that Grade A space will account for 93% and 79% of the new supply in 2010 and 2011 respectively.

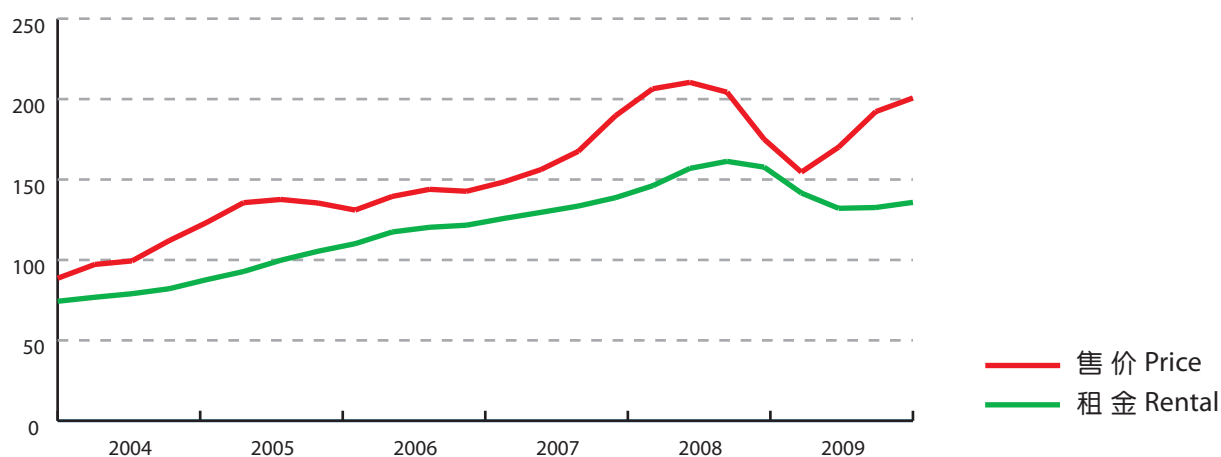


至于售价方面，在2009年第一季录得双位数字跌幅后，第二季急速攀升，但年底时增幅轻微下降。2009年第四季的临时售价指数显示，售价较前一年同期上升15%。租金在上半年急剧下滑，其后稳定下来。与2008年同期相比，2009年最后一季的临时租金指数下跌14%。

Prices recorded double-digit decline in the first quarter of 2009 and rebounded abruptly in the second quarter though the growth tailed off slightly by the year end. The provisional price index for the fourth quarter of 2009 was 15% higher than a year earlier. Rents fell sharply in the first half of the year and stabilised afterwards. The provisional rental index for the last quarter of 2009 registered a decrease of 14% compared with the same period of the year before.



售价及租金指数
Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy楼面面积 (千平方米)
Floor Area ('000m²)

	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	34	108	320	341	151	122 [#]	130 [#]
使用量 Take-up	420	167 [^]	170	345	-101		
空置量 Vacancy	854	753	901	873	1 083		
% ⁺	8.7	7.7	8.9	8.4	10.3		
<p>[^] 使用量数字是经过调整，以反映在年内级别的重新分类、楼宇的改建或总存量因落成量以外因素的增加。 The take-up figures had been adjusted to reflect regradings, building conversions or additional stock other than arising from new completions.</p> <p>⁺ 年底空置量占总存量的百分率。 Vacancy at the end of the year as a percentage of stock.</p> <p>[#] 预测数字 Forecast figures</p>							