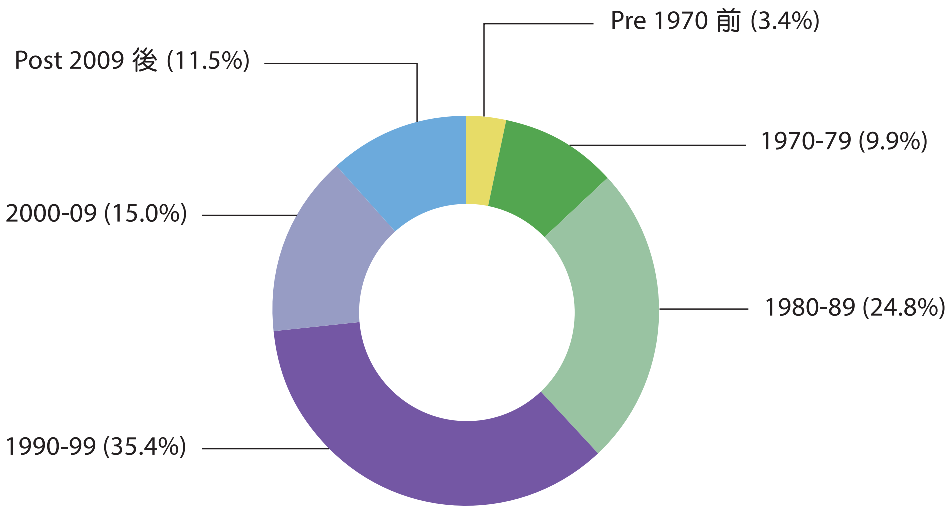
2018年年底，私人寫字樓的總存量為12 053 300平方米，當中甲級寫字樓佔65%，乙級寫字樓佔23%，丙級寫字樓佔12%。2018年年底，位於上環、中區、灣仔、銅鑼灣和尖沙咀核心地區的寫字樓面積共佔總存量的53%。圖表顯示按樓齡分類的整體寫字樓總存量。

The total stock of private offices at the end of 2018 amounted to 12 053 300 m$^2$, comprising 65% Grade A, 23% Grade B and 12% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 53% of the total stock at the end of 2018. The chart shows the distribution of total stock for all offices by age.

## 按樓齡分類的總存量
## Stock Distribution by Age




2018年私人寫字樓的落成量為179 200平方米，較2017年下跌10%，所有落成量均位於非核心地區。甲級寫字樓的落成量為178 500平方米，幾乎等於年內寫字樓的全部供應量。

Office completions in 2018 were 179 200 m$^2$, representing a decrease of 10% from 2017. All completions came from the non-core districts. Completions of Grade A space amounted to 178 500 m$^2$, almost equivalent to the entire office supply of the year.

年內的整體使用量錄得265 800平方米，較前一年為高。年底空置量下跌8%至1 032 100平方米，相當於總存量的8.6%。

An overall take-up of 265 800 m$^2$ was recorded for the year, illustrating a boost from the preceding year. Vacancy at the year-end dropped by 8% to 1 032 100 m$^2$, which was equivalent to 8.6% of the total stock.

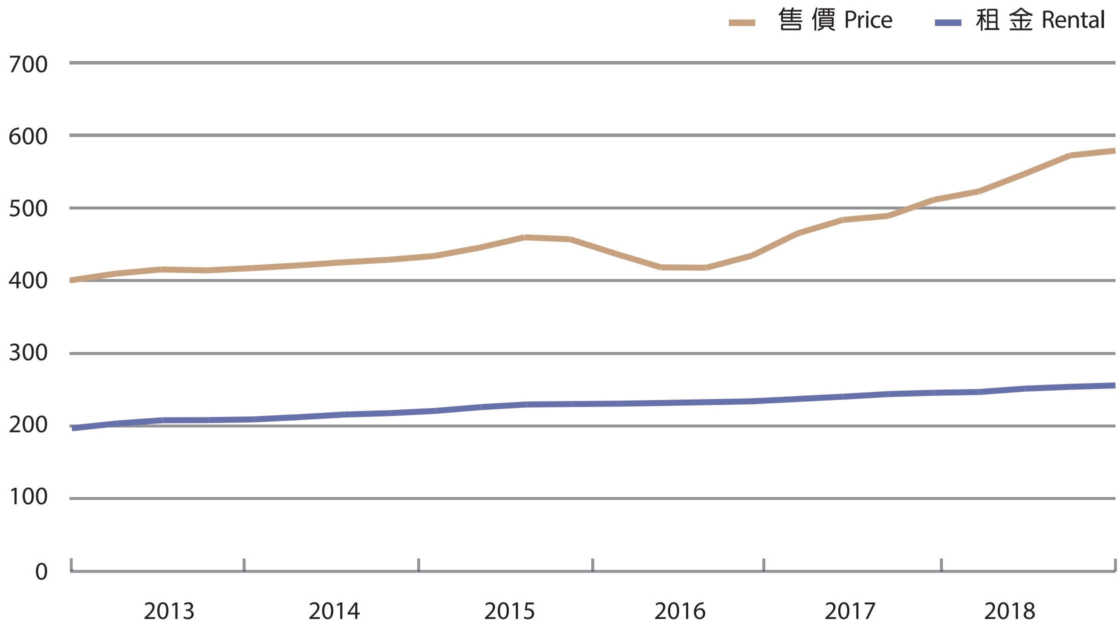
預計2019和2020年分別有285 000平方米和65 900平方米的私人寫字樓落成。2019年的供應中，港島、九龍和新界分別佔25%、46%和29%，當中觀塘和沙田合共提供新落成面積的71%。2020年，預計供應將集中於荃灣和西貢，合共佔整體落成量的59%。此外，預計甲級寫字樓將成主導，分別佔2019和2020年每年預測落成量的90%和72%。

285 000 m$^2$ and 65 900 m$^2$ are expected to be completed in 2019 and 2020 respectively. Hong Kong Island, Kowloon and the New Territories will share out 25%, 46% and 29% respectively of the 2019 supply, of which Kwun Tong and Sha Tin totally providing 71% of the newly completed spaces. In 2020, forecast supply will focus on Tsuen Wan and Sai Kung, altogether accounting for 59% of the overall completions. It is also anticipated that Grade A offices will dominate the scene of forecast completions in 2019 and 2020, contributing 90% and 72% of the annual supply respectively.

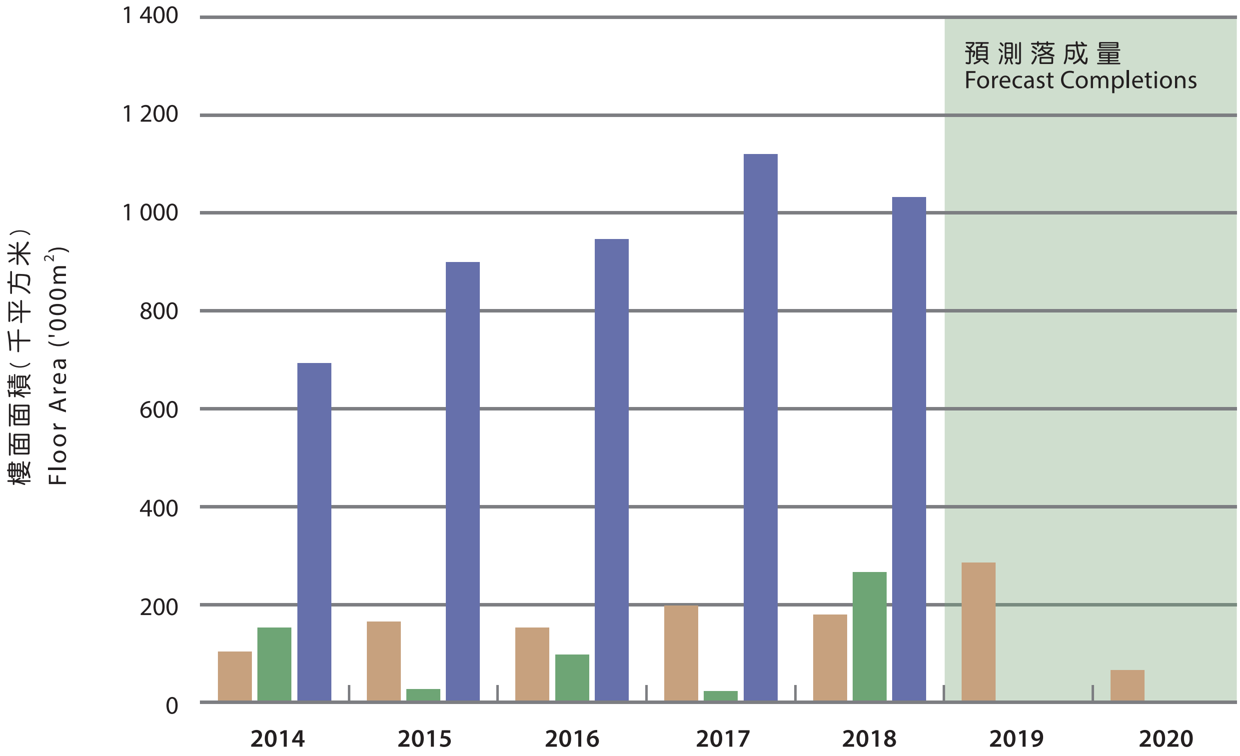
寫字樓售價和租金在2018年全年均錄得增長，當中以售價上升的幅度較為顯著。以2018年第四季與2017年第四季相比，售價急升13.3%，租金亦上升4.1%。

Office prices and rents registered growth throughout the year in 2018, with office prices going up in a much noticeable track. Prices in the fourth quarter of 2018 marked a surge of 13.3% over that in the corresponding period of 2017 while office rents ascended by 4.1% over the same period.

## 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$^2$)

| | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|---|---|
| 落成量 Completions | 104 | 165 | 153 | 198 | 179 | 285# | 66# |
| 使用量 Take-up | 153 | 27 | 98 | 23 | 266 | | |
| 空置量 Vacancy | 693 | 899 | 946 | 1 120 | 1 032 | | |
| %+ | 6.3 | 8.0 | 8.2 | 9.5 | 8.6 | | |

\+ 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