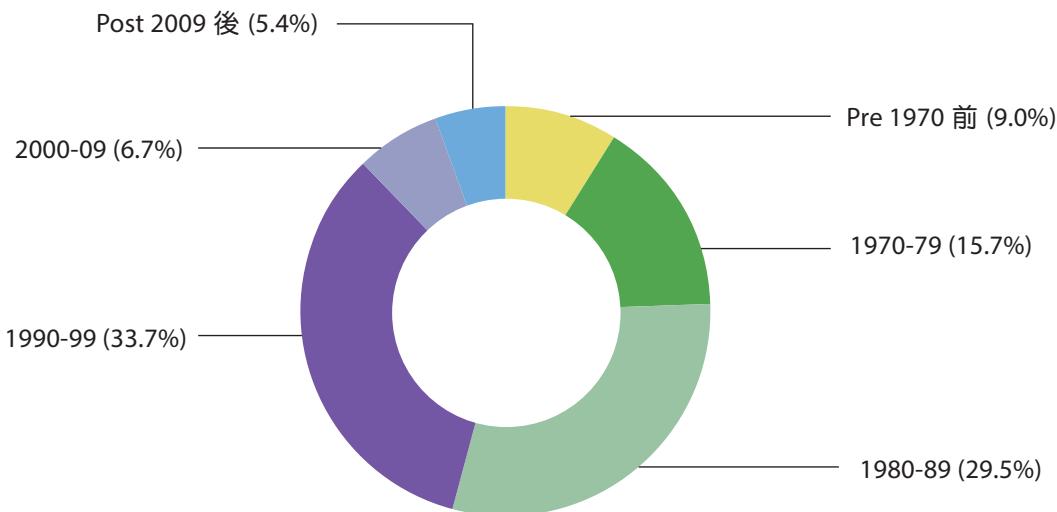


私人寫字樓 (乙級) Private Office (Grade B)

2018年年底，乙級寫字樓的總存量為2 797 300平方米，佔寫字樓總存量的23%。圖表顯示按樓齡分類的乙級寫字樓總存量。

Stock of Grade B offices at the end of 2018 was 2 797 300 m², representing 23% 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

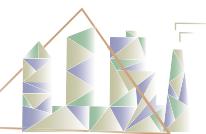


港島佔總存量的58%，而九龍與新界則分別佔36%和6%。

2018年乙級寫字樓的落成量為700平方米，較2017年大幅下跌93%，新落成單位全位於北區。

Hong Kong Island accounted for 58%, while Kowloon and the New Territories contributed 36% and 6% respectively.

Grade B office completions in 2018 demonstrated a plunge of 93% from 2017 to 700 m². All completions were located in the North district.



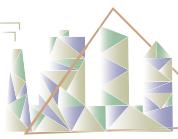
乙級寫字樓在2018年的使用量反彈至正數34 600平方米。年底空置量減少至252 300平方米，為乙級寫字樓總存量的9.0%，其中34%的空置面積位於核心地區。

In 2018, the take-up of Grade B offices rebounded to a positive figure of 34 600 m². The year-end vacancy reduced to 252 300 m², recorded a vacancy rate of 9.0% of the Grade B stock. 34% of the vacant spaces was found in the core districts.



預計2019和2020年分別有22 800平方米和18 200平方米的單位落成。2019年的供應大多來自東區和葵青，而2020年的供應將主要來自沙田，達10 700平方米寫字樓面積。

It is anticipated that 22 800 m² and 18 200 m² will be completed in 2019 and 2020 respectively. In 2019, the Eastern district and Kwai Tsing will be the main contributors, whereas major supply in 2020 will come from Sha Tin, providing 10 700 m² office space.



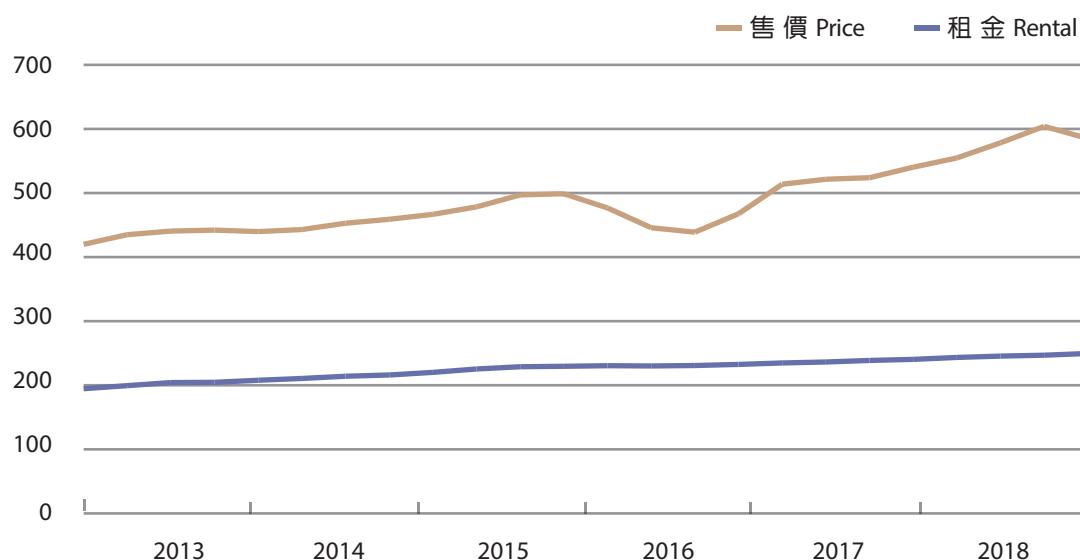
私人寫字樓 (乙級) Private Office (Grade B)

寫字樓售價在2018年首三季攀升，至第四季回落；與2017年第四季相比，2018年第四季仍錄得8.3%的增幅。寫字樓租金在2018年穩步上揚，以2017年第四季與2018年第四季相比，租金升幅為3.8%。

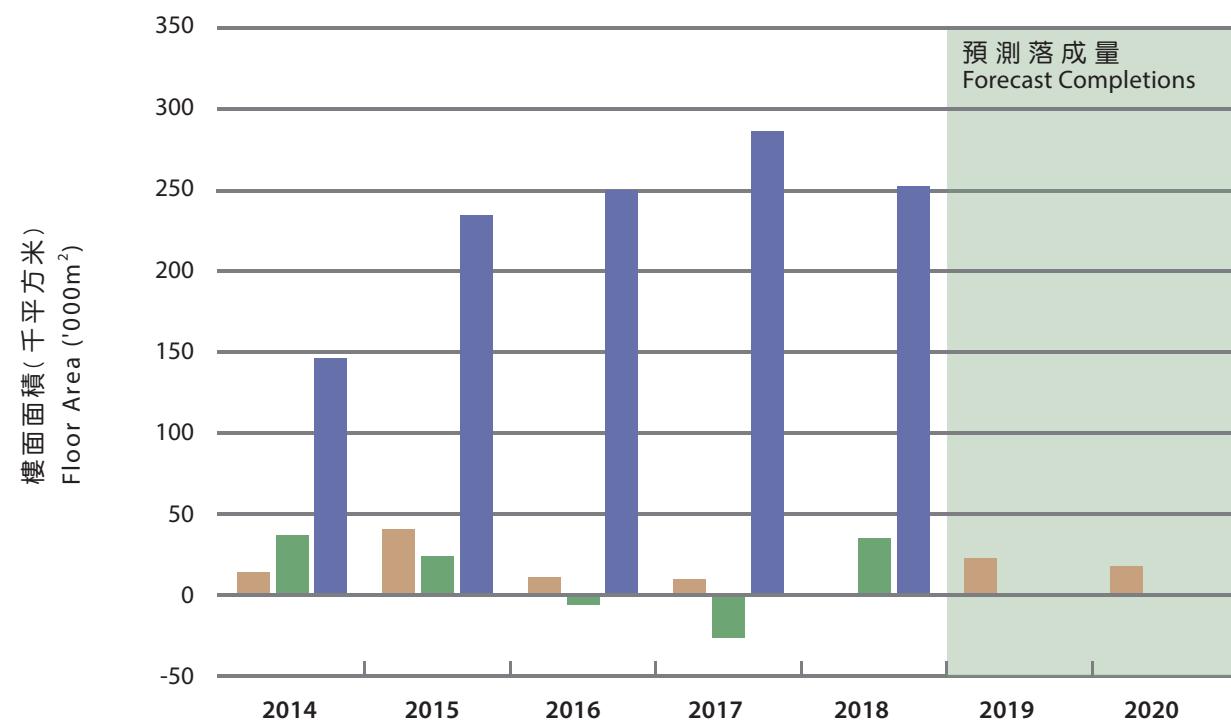
Office prices climbed up in the first three quarters of 2018 but retreated in the last quarter. Still, a growth of 8.3% was registered in the fourth quarter of 2018 over the corresponding period in 2017. The office rents grew steadily throughout 2018 and recorded an increase of 3.8% at the end of 2018 comparing with a year ago.



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



	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	14	41	11	10	1	23 [#]	18 [#]
使用量 Take-up	37	24	-6	-26	35		
空置量 Vacancy	146	234	250	286	252		
% ⁺	5.8	8.9	9.4	10.4	9.0		

+ 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