

私人寫字樓



Private  
Office



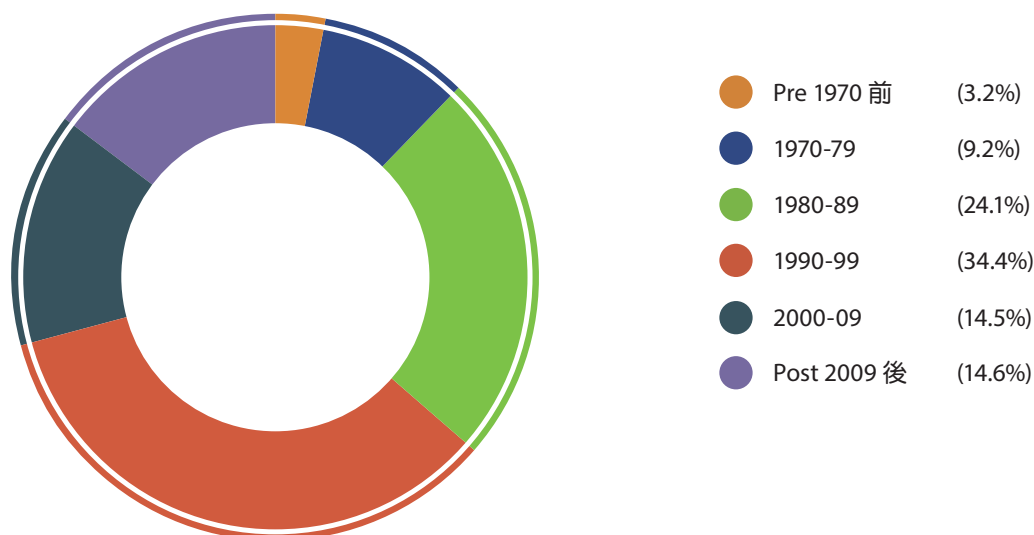


## 私人寫字樓（整體） Private Office (Overall)

2021年年底，私人寫字樓的總存量為12 539 800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%。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在2021年年底共佔總存量的50%。圖表顯示按樓齡劃分的整體寫字樓總存量。

The total stock of private offices at the end of 2021 amounted to 12 539 800 m<sup>2</sup>, 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 50% of the total stock at the end of 2021. The chart shows the total stock of all offices by age.

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



2021年私人寫字樓的落成量為69 600平方米，較2020年輕微增加，有88%的落成量位於非核心地區。甲級寫字樓的落成量為48 200平方米，相當於總供應量的69%。

Office completions in 2021 were 69 600 m<sup>2</sup>, representing a slight increase from 2020. 88% of the completions were in the non-core districts. Completions of Grade A space amounted to 48 200 m<sup>2</sup>, equivalent to 69% of the total supply.

## 私人寫字樓（整體） Private Office (Overall)

年內整體使用量錄得負數 39 700 平方米。年底空置量上升 7% 至 1 541 000 平方米，相當於總存量的 12.3%。

A negative overall take-up of 39 700 m<sup>2</sup> was recorded for the year. Vacancy at the year-end increased by 7% to 1 541 000 m<sup>2</sup>, which was equivalent to 12.3% of the total stock.



預計 2022 和 2023 年的落成量將分別急升至 350 200 平方米和 256 600 平方米。2022 年的新供應主要來自九龍，佔總落成量的 50%，當中觀塘和九龍城合共佔總落成量的 46%。在 2023 年，新供應將集中在深水埗、中西區和觀塘，分別佔預計落成量的 38%、25% 和 17%。

Completions are expected to soar to 350 200 m<sup>2</sup> and 256 600 m<sup>2</sup> in 2022 and 2023 respectively. New supply in 2022 will mainly come from Kowloon at 50% of total completions, with Kwun Tong and Kowloon City together providing 46% of the total completions. In 2023, new supply will be concentrated in Sham Shui Po, the Central and Western district and Kwun Tong, accounting for 38%, 25% and 17% of the estimated completions respectively.

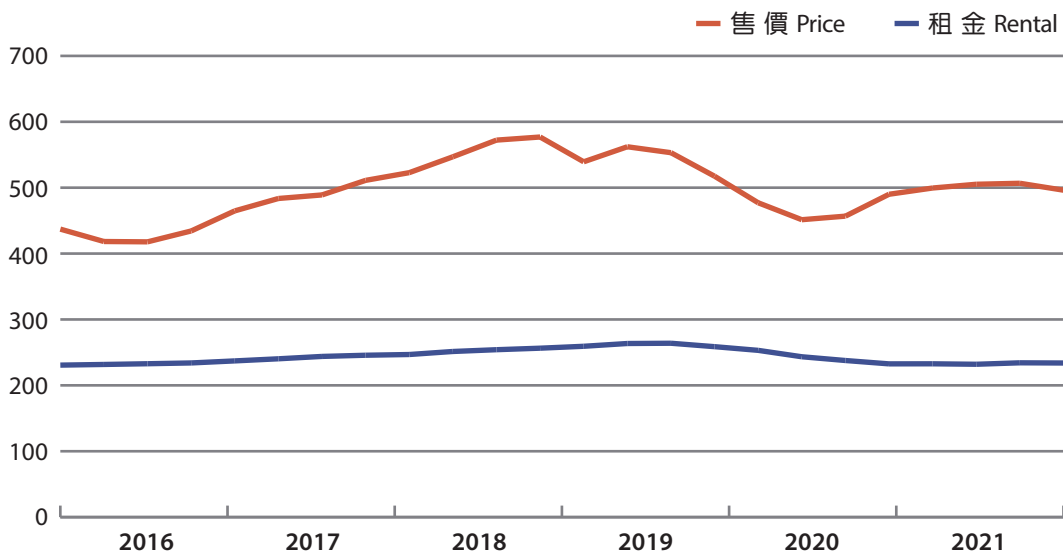
## 私人寫字樓（整體） Private Office (Overall)

寫字樓售價在 2021 年首三季稍微增長，到第四季下跌，但 2021 年最後一季仍較 2020 年同期增長 1.3%。寫字樓租金全年持續整固，2021 年最後一季與前一年相比，僅錄得 0.6% 的些微變動。

Office prices registered a mild increase in the first three quarters but declined in the fourth quarter of 2021, but still recording an increase of 1.3% in the last quarter of 2021 over the same period in 2020. Office rents consolidated throughout the year, with an insignificant change of 0.6% in the last quarter of 2021 over a year ago.

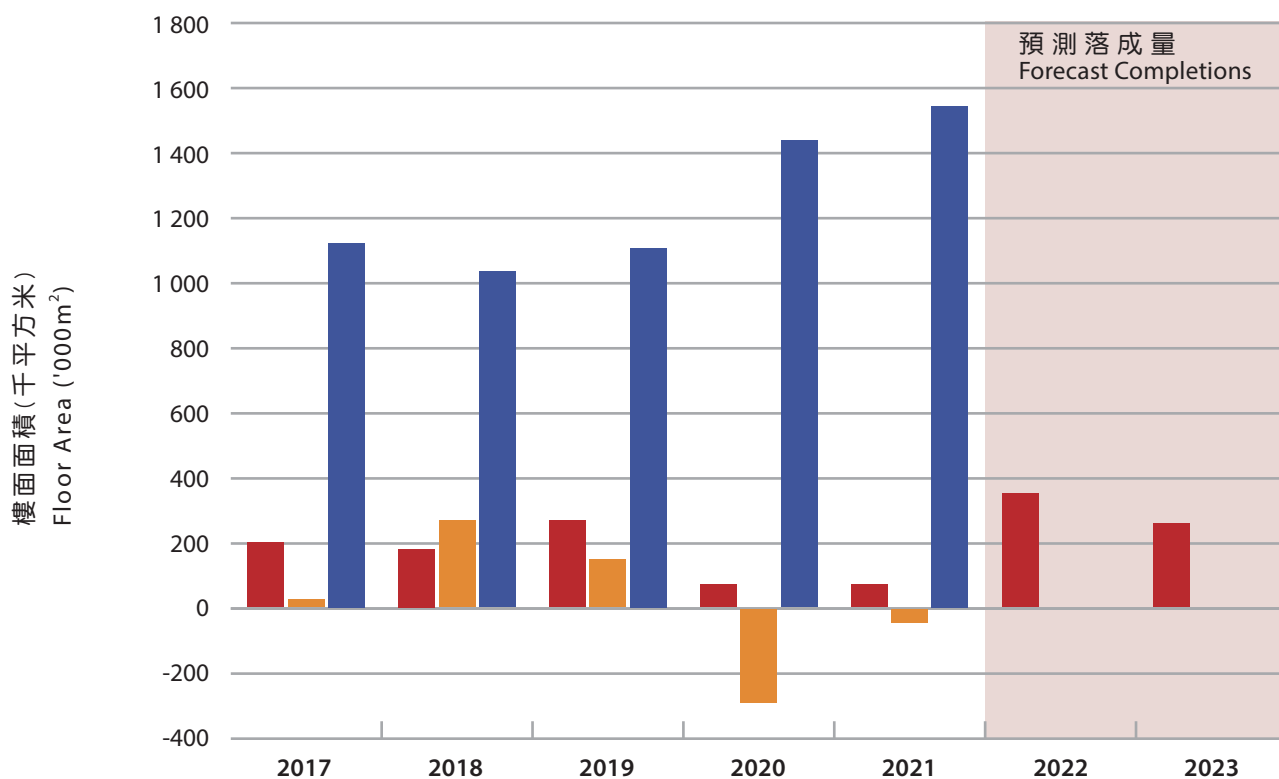


### 售價及租金指數 Price and Rental Indices



# 私人寫字樓 (整體) Private Office (Overall)

## 落成量、使用量及空置量 Completions, Take-up and Vacancy



	2017	2018	2019	2020	2021	2022	2023
落成量 Completions	198	179	267	69	70	350 <sup>#</sup>	257 <sup>#</sup>
使用量 Take-up	23	266	147	-286	-40		
空置量 Vacancy	1 120	1 032	1 104	1 434	1 541		
% <sup>+</sup>	9.5	8.6	9.0	11.5	12.3		

+ 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.

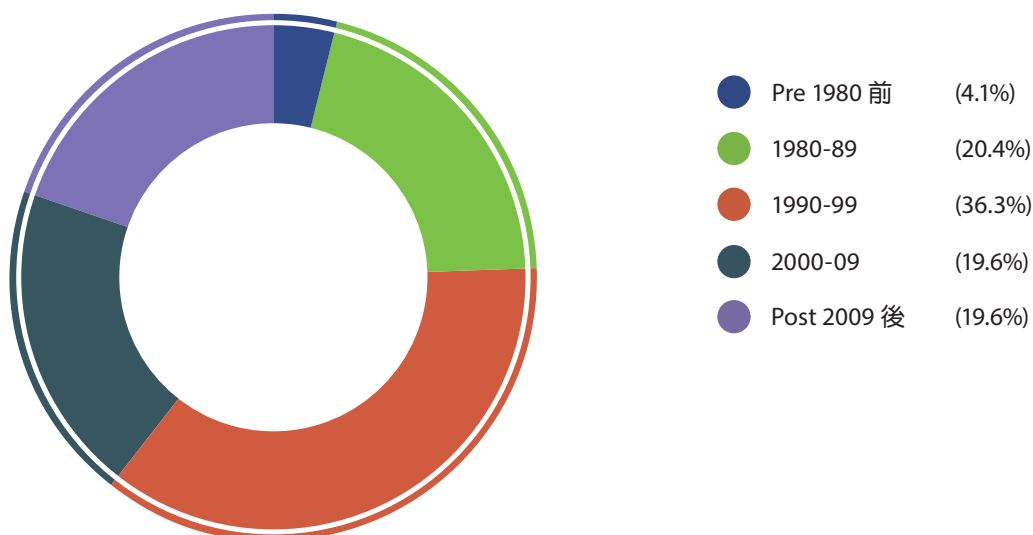
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## 私人寫字樓（甲級） Private Office (Grade A)

2021年年底，甲級寫字樓的總存量達8 159 900平方米，佔寫字樓總存量的65%。圖表顯示按樓齡劃分的甲級寫字樓總存量。

Stock of Grade A office space at the end of 2021 stood at 8 159 900 m<sup>2</sup>, representing 65% 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48%，而九龍與新界則分別佔39%和13%。

Hong Kong Island accounted for 48% of the stock, while the shares for Kowloon and the New Territories were 39% and 13% respectively.

甲級寫字樓的落成量為48 200平方米，較2020年上升4%。新發展項目全部位於非核心地區如深水埗和荃灣。

Completions of Grade A offices were 48 200 m<sup>2</sup>, a rise of 4% from 2020. All of the new developments were located in the non-core districts such as Sham Shui Po and Tsuen Wan.

## 私人寫字樓（甲級） Private Office (Grade A)

2021年錄得負數18 200平方米的使用量。年底空置量上升至1 022 300平方米，相當於甲級寫字樓總存量的12.5%，其中42%的空置面積位於核心地區。

A negative take-up of 18 200 m<sup>2</sup> was recorded in 2021. The year-end vacancy rose to 1 022 300 m<sup>2</sup>, representing 12.5% of Grade A stock. 42% of the vacant spaces was found in the core districts.



預計甲級寫字樓的落成量在2022及2023年將分別上升至282 300和229 500平方米。2022年的新供應將大部分來自九龍城、觀塘和東區，分別佔新落成量的27%、24%和21%。預計2023年的主要供應將來自深水埗和中西區，分別佔新落成量的42%和28%。

It is anticipated that completions will rise to 282 300 m<sup>2</sup> in 2022 and 229 500 m<sup>2</sup> in 2023. Most of the new supply in 2022 will come from Kowloon City, Kwun Tong and the Eastern district, accounting for 27%, 24% and 21% of the new completions respectively. In 2023, it is expected that Sham Shui Po and the Central and Western district will provide the major supply, accounting for 42% and 28% of the new completions respectively.



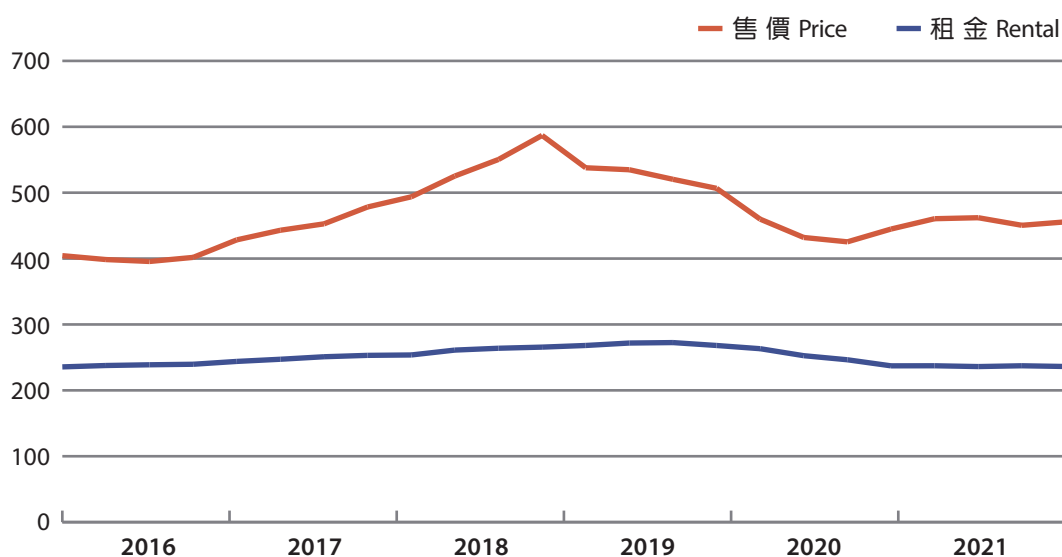
## 私人寫字樓（甲級） Private Office (Grade A)

甲級寫字樓售價在年內有升有跌，以第四季與2020年同期相比，售價微升2.5%作結。租金年內相對平穩，同期僅錄得0.4%的些微跌幅。

Prices of Grade A offices experienced ups and downs throughout the year, ending with a moderate increase of 2.5% in the fourth quarter over the same period in 2020. Rents were relatively steady during the year, recording a slight decrease of 0.4% over the corresponding period.

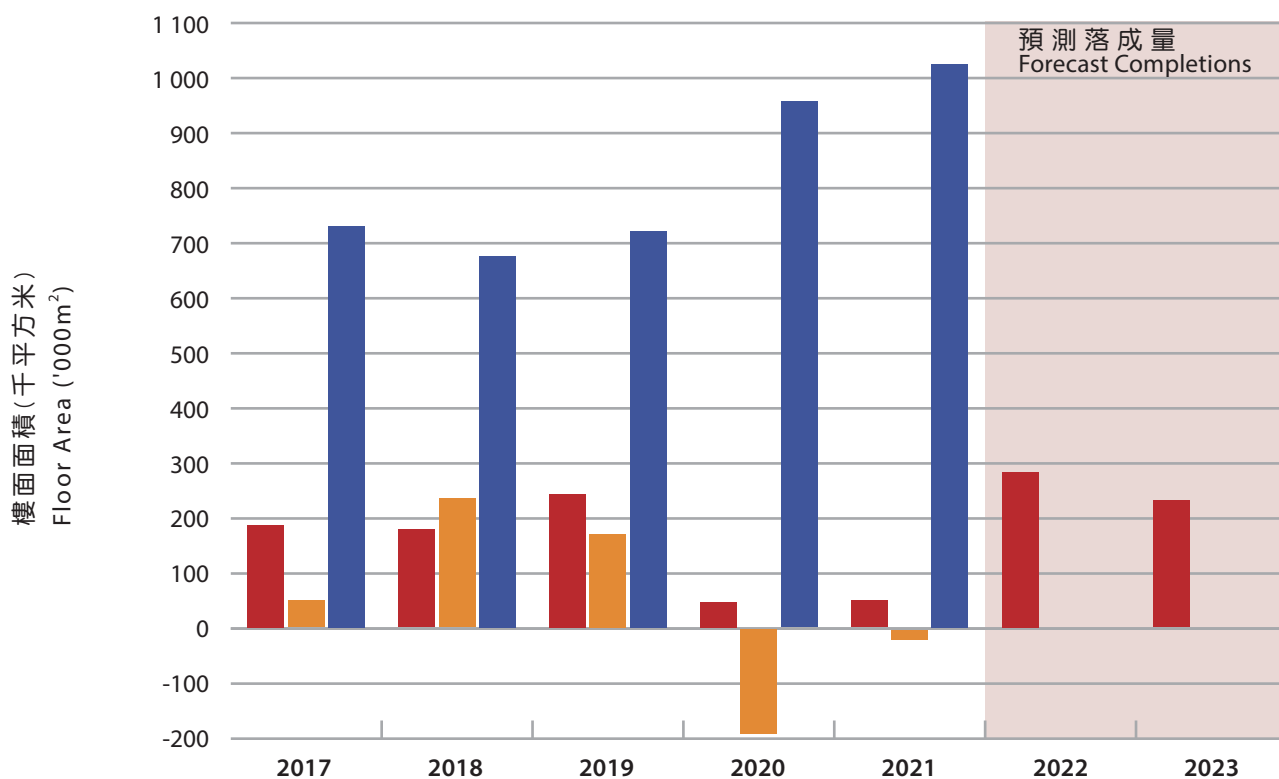


### 售價及租金指數 Price and Rental Indices



# 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



	2017	2018	2019	2020	2021	2022	2023
落成量 Completions	186	178	242	46	49	282 <sup>#</sup>	230 <sup>#</sup>
使用量 Take-up	49	234	169	-189	-18		
空置量 Vacancy	729	674	720	955	1 023		
% <sup>+</sup>	9.6	8.7	9.0	11.8	12.5		

+ 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.

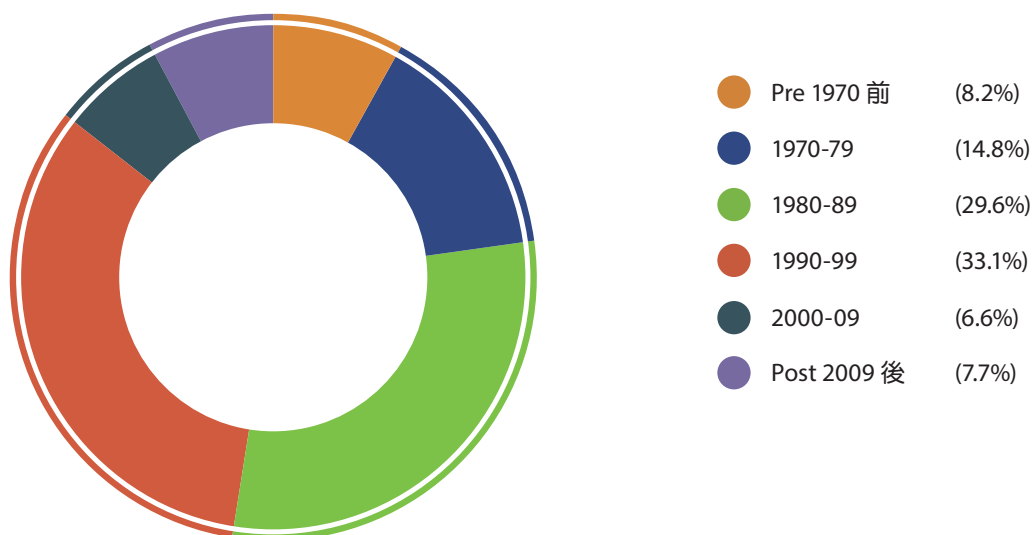
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## 私人寫字樓（乙級） Private Office (Grade B)

2021年年底，乙級寫字樓的總存量為2 896 100平方米，佔寫字樓總存量的23%。圖表顯示按樓齡劃分的乙級寫字樓總存量。

Stock of Grade B offices was 2 896 100 m<sup>2</sup> at the end of 2021, 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57%，而九龍與新界則分別佔36%和7%。

Hong Kong Island accounted for 57%, while Kowloon and the New Territories contributed 36% and 7% respectively.

2021年乙級寫字樓落成量為21 200平方米，比2020年減少6%。全部落成量均位於南區和灣仔。

Grade B office completions in 2021 were 21 200 m<sup>2</sup>, a decrease of 6% from 2020. All completions were located in the Southern district and Wan Chai.

## 私人寫字樓（乙級） Private Office (Grade B)

乙級寫字樓在2021年的使用量維持於負數21 900平方米。年底空置量為380 400平方米，增至乙級寫字樓總存量的13.1%，其中48%的空置面積位於核心地區。

Take-up of Grade B offices in 2021 remained negative at 21 900 m<sup>2</sup>. The year-end vacancy, amounting to 380 400 m<sup>2</sup>, recorded a rise to 13.1% of the Grade B stock. 48% of the vacant spaces was found in the core districts.



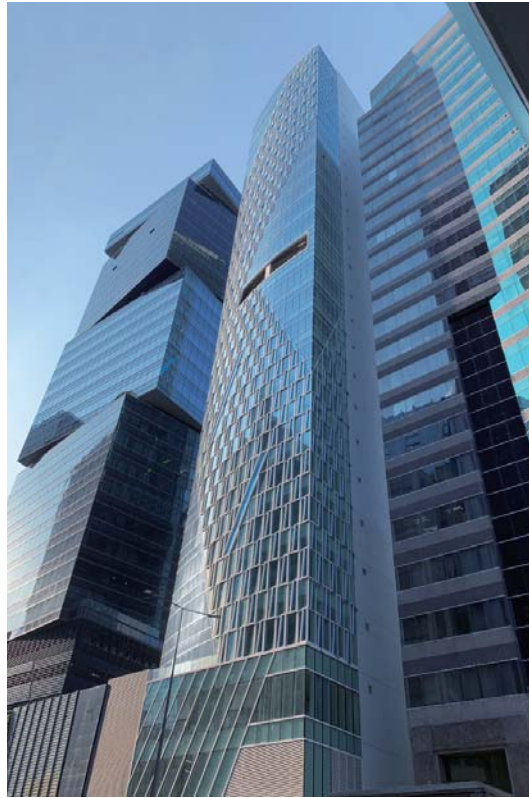
預計落成量在2022和2023年將分別攀升至66 800和25 400平方米。2022年的主要供應將來自觀塘和灣仔，分別佔預計落成量的24%和17%。2023年的新供應將全部來自觀塘和中西區。

It is estimated that completions will climb to 66 800 m<sup>2</sup> and 25 400 m<sup>2</sup> in 2022 and 2023 respectively. In 2022, major supply will be contributed from Kwun Tong and Wan Chai providing 24% and 17% of the estimated completions respectively. In 2023, all new supply will come from Kwun Tong and the Central and Western district.

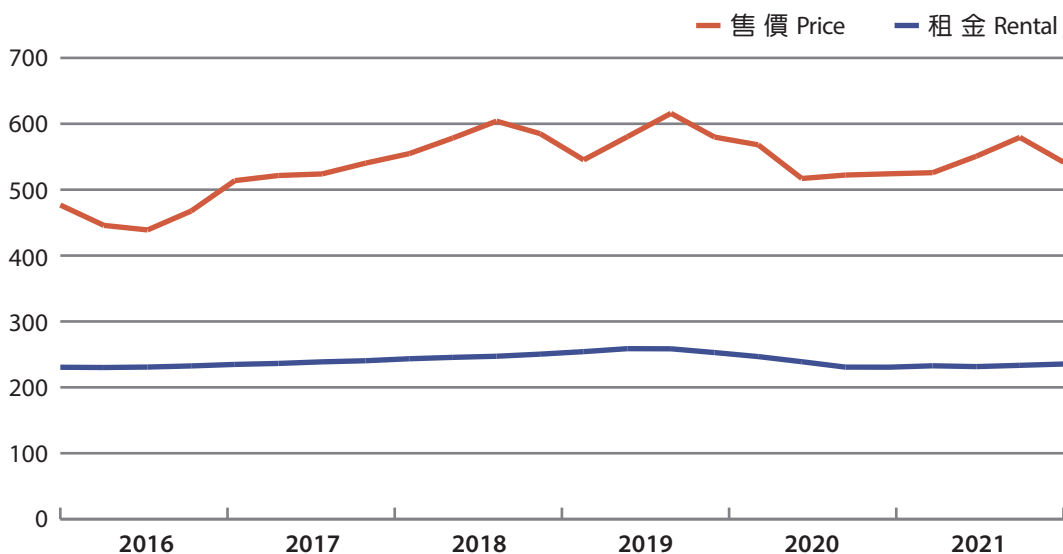
## 私人寫字樓（乙級） Private Office (Grade B)

乙級寫字樓售價在首三季持續上升，但在第四季回落，而租金全年輕微上升。整體而言，與2020年同期相比，售價和租金於2021年最後一季分別錄得3.4%和2.1%的升幅。

Prices of Grade B offices continued to leap in the first three quarters but retreated in the fourth quarter whereas rents rose gently throughout the year. Overall, prices and rents recorded a gain of 3.4% and 2.1% respectively in the last quarter of 2021 over the same period in 2020.

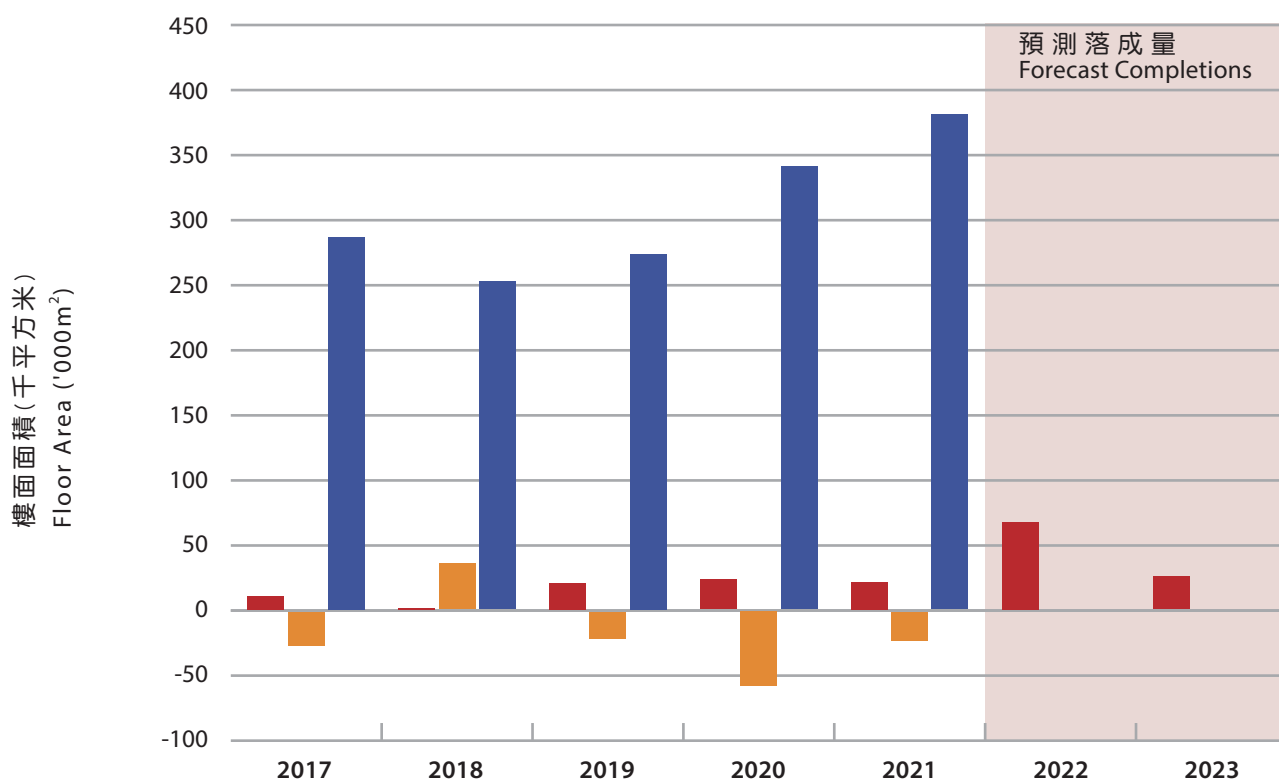


### 售價及租金指數 Price and Rental Indices



# 私人寫字樓 (乙級) Private Office (Grade B)

## 落成量、使用量及空置量 Completions, Take-up and Vacancy



	2017	2018	2019	2020	2021	2022	2023
落成量 Completions	10	1	20	23	21	67 <sup>#</sup>	25 <sup>#</sup>
使用量 Take-up	-26	35	-20	-57	-22		
空置量 Vacancy	286	252	273	340	380		
% <sup>+</sup>	10.4	9.0	9.7	11.9	13.1		

+ 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.

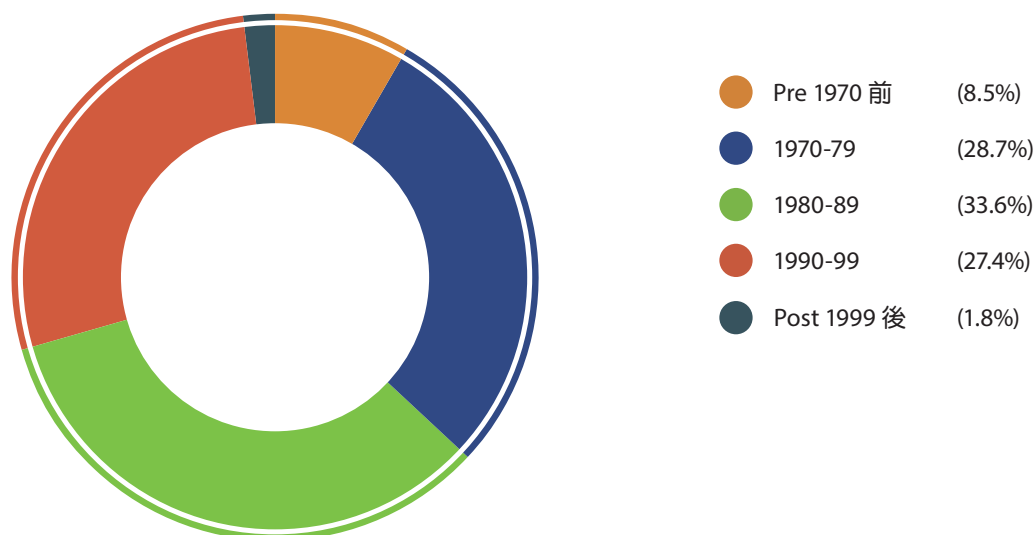
# 預測數字  
Forecast figures

## 私人寫字樓（丙級） Private Office (Grade C)

2021年年底，丙級寫字樓的總存量為1 483 800平方米，佔寫字樓總存量的12%。圖表顯示按樓齡劃分的丙級寫字樓總存量。

Stock of Grade C offices was 1 483 800 m<sup>2</sup> at the end of 2021, representing 12% 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64%，而九龍與新界則分別佔32%和4%。

Hong Kong Island accounted for 64% of stock, while the shares for Kowloon and the New Territories were 32% and 4% respectively.

在2021年，丙級寫字樓僅錄得來自油尖旺的200平方米落成量。

Only 200 m<sup>2</sup> of completions for Grade C offices from Yau Tsim Mong were recorded in 2021.

## 私人寫字樓（丙級） Private Office (Grade C)

與其他寫字樓級別的負數使用量不同，丙級寫字樓的使用量錄得正數 400 平方米。年底空置量為 138 300 平方米，相等於丙級寫字樓總存量的 9.3%，當中 57% 的空置面積位於核心地區。

In contrast to a negative take-up for other office sub-sectors, Grade C offices registered a positive take-up of 400 m<sup>2</sup>. The year-end vacancy, amounting to 138 300 m<sup>2</sup>, was equivalent to 9.3% of its stock. 57% of the vacant spaces was found in the core districts.



預計 2022 和 2023 年將分別有 1 100 和 1 700 平方米的丙級寫字樓落成，2022 年的供應將全部來自灣仔，而 2023 年則全部來自東區。

Grade C office space of 1 100 m<sup>2</sup> and 1 700 m<sup>2</sup> will be expected in 2022 and 2023 respectively. Wan Chai and the Eastern district will contribute the entire supply in 2022 and 2023 respectively.



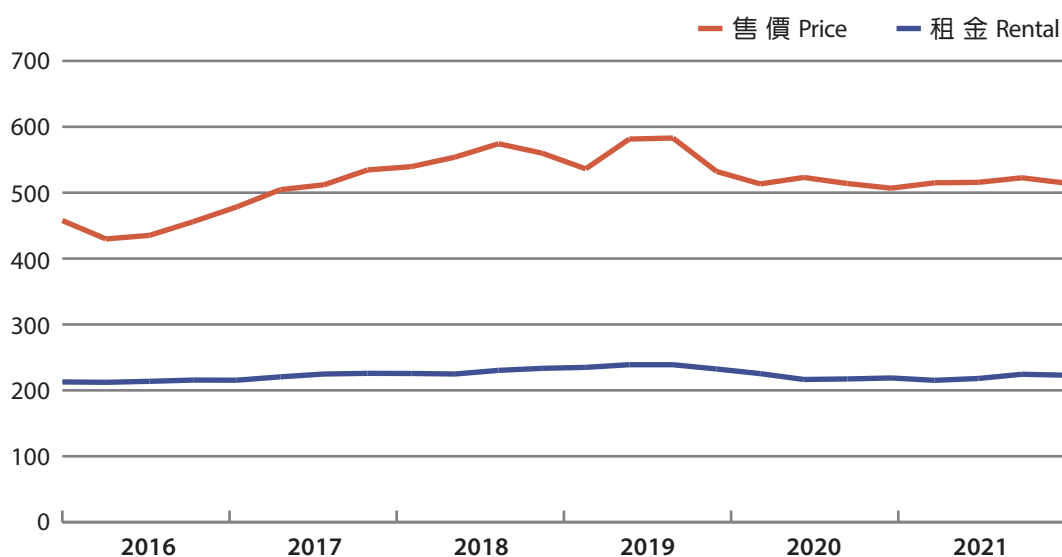
## 私人寫字樓（丙級） Private Office (Grade C)

丙級寫字樓售價在首三季穩步上升，到第四季回軟。以 2020 年和 2021 年第四季比較，售價錄得 1.5% 的溫和升幅。租金在第一季下跌，其後稍為回升，並在第四季整固，以 2021 年第四季與 2020 年同期相比，微升 1.9%。

Prices of Grade C offices grew steadily in the first three quarters but softened in the fourth quarter, registering a mild increase of 1.5% between the fourth quarters of 2020 and 2021. Following a drop in the first quarter, rents rose moderately and then consolidated in the fourth quarter, recording a slight increase of 1.9% in the fourth quarter of 2021 over the same period in 2020.

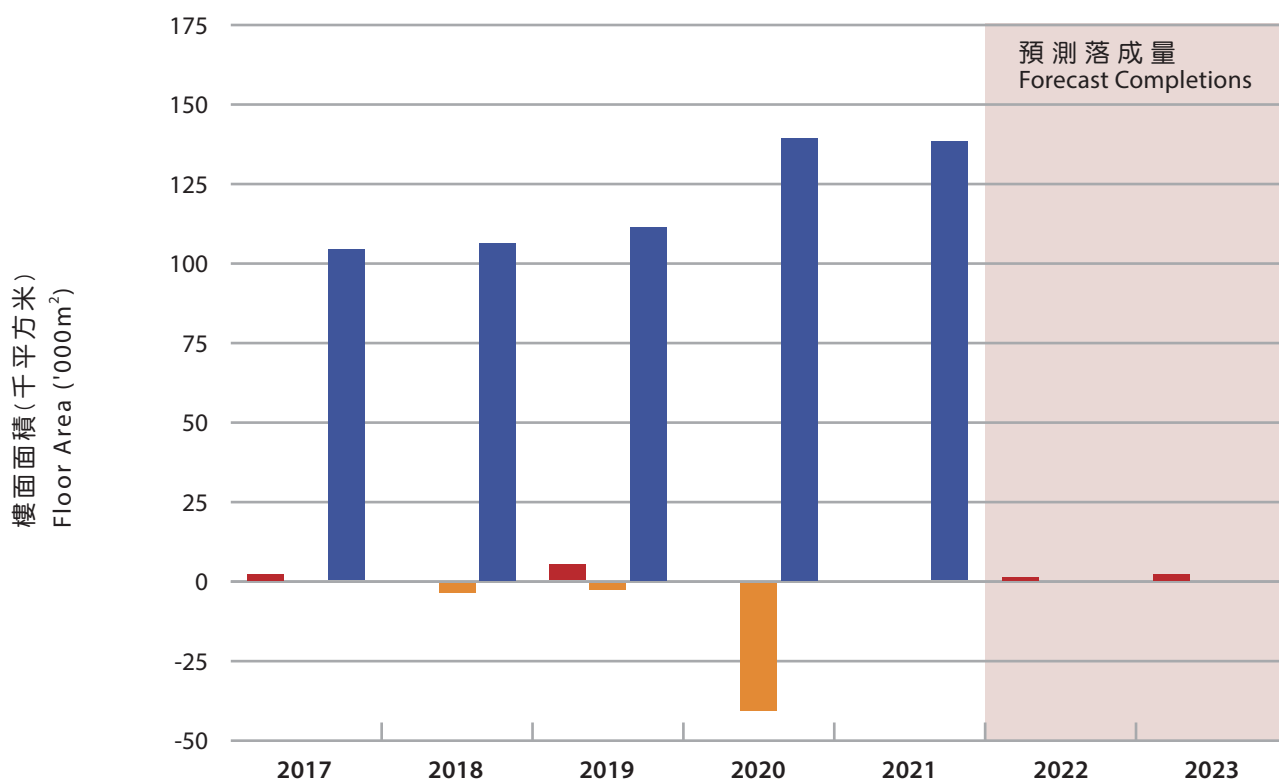


### 售價及租金指數 Price and Rental Indices



# 私人寫字樓（丙級） Private Office (Grade C)

## 落成量、使用量及空置量 Completions, Take-up and Vacancy



	2017	2018	2019	2020	2021	2022	2023
落成量 Completions	2	0	5	0	0	1 <sup>#</sup>	2 <sup>#</sup>
使用量 Take-up	0	-3	-2	-40	0		
空置量 Vacancy	104	106	111	139	138		
% <sup>+</sup>	7.0	7.2	7.5	9.4	9.3		

+ 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.

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