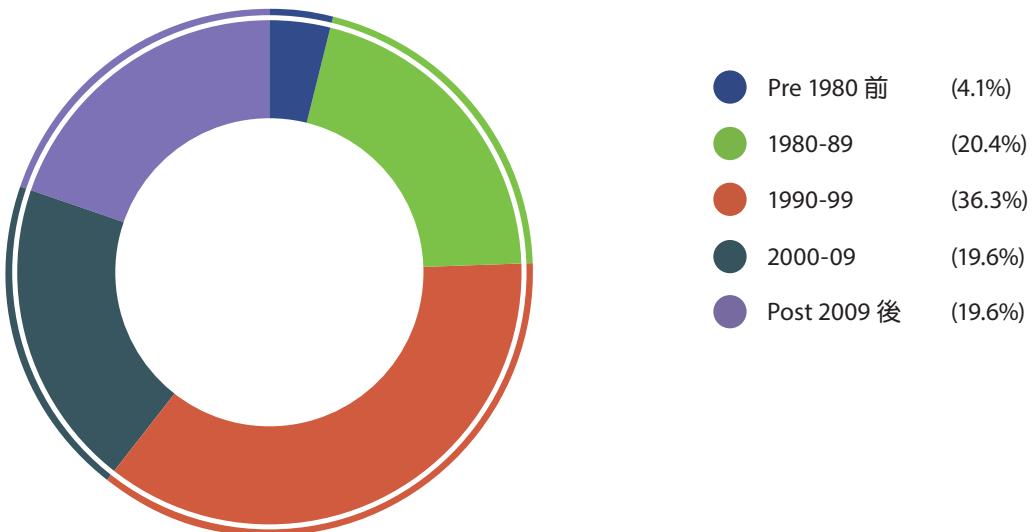


## 私人寫字樓（甲級） Private Office (Grade A)

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.



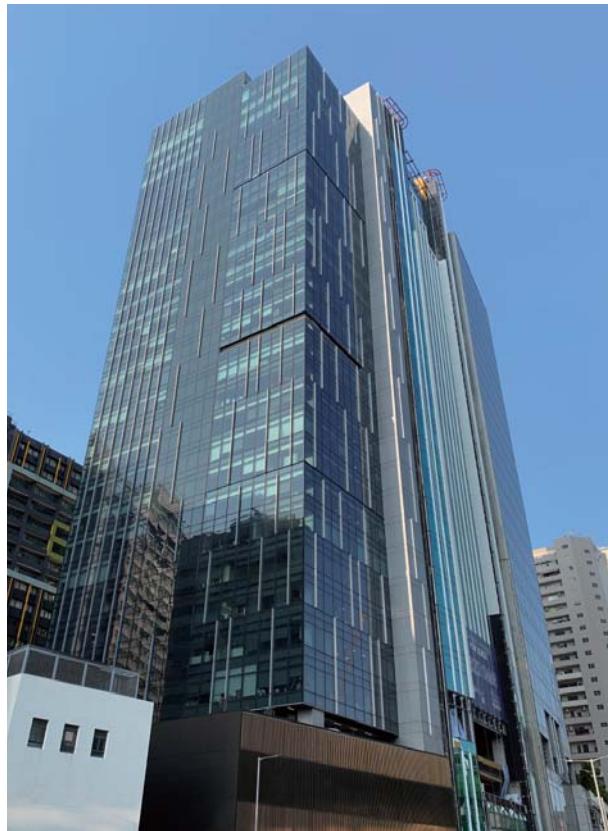
預計甲級寫字樓的落成量在 2022 及 2023 年將分別上升至 282 300 和 229 500 平方米。2022 年的新供應將大部分來自九龍城、觀塘和東區，分別佔新落成量的 27%、24% 和 21%。預計 2023 年的主要供應將來自深水埗和中西區，分別佔新落成量的 42% 和 28%。

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.

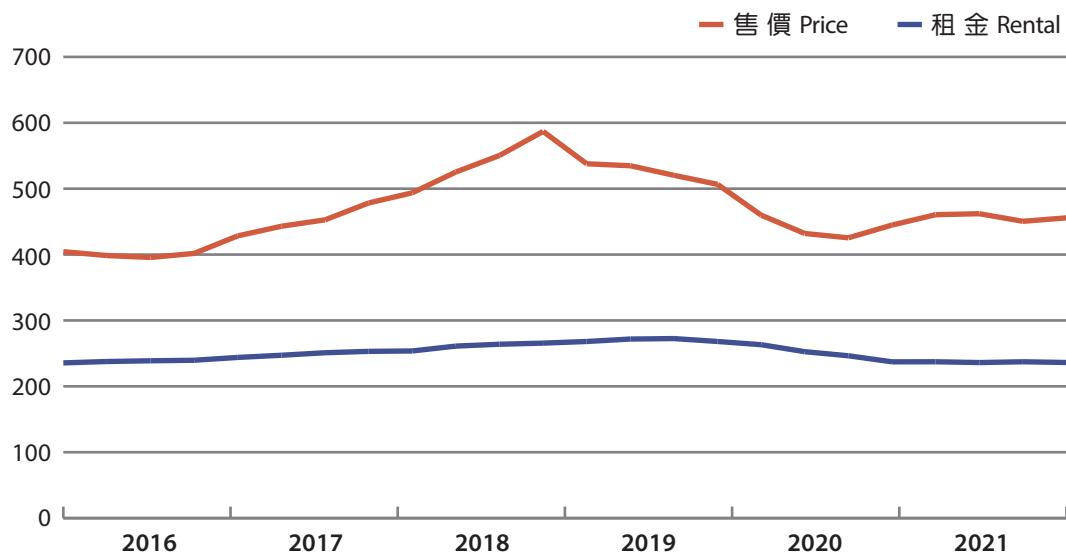
## 私人寫字樓（甲級） Private Office (Grade A)

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.

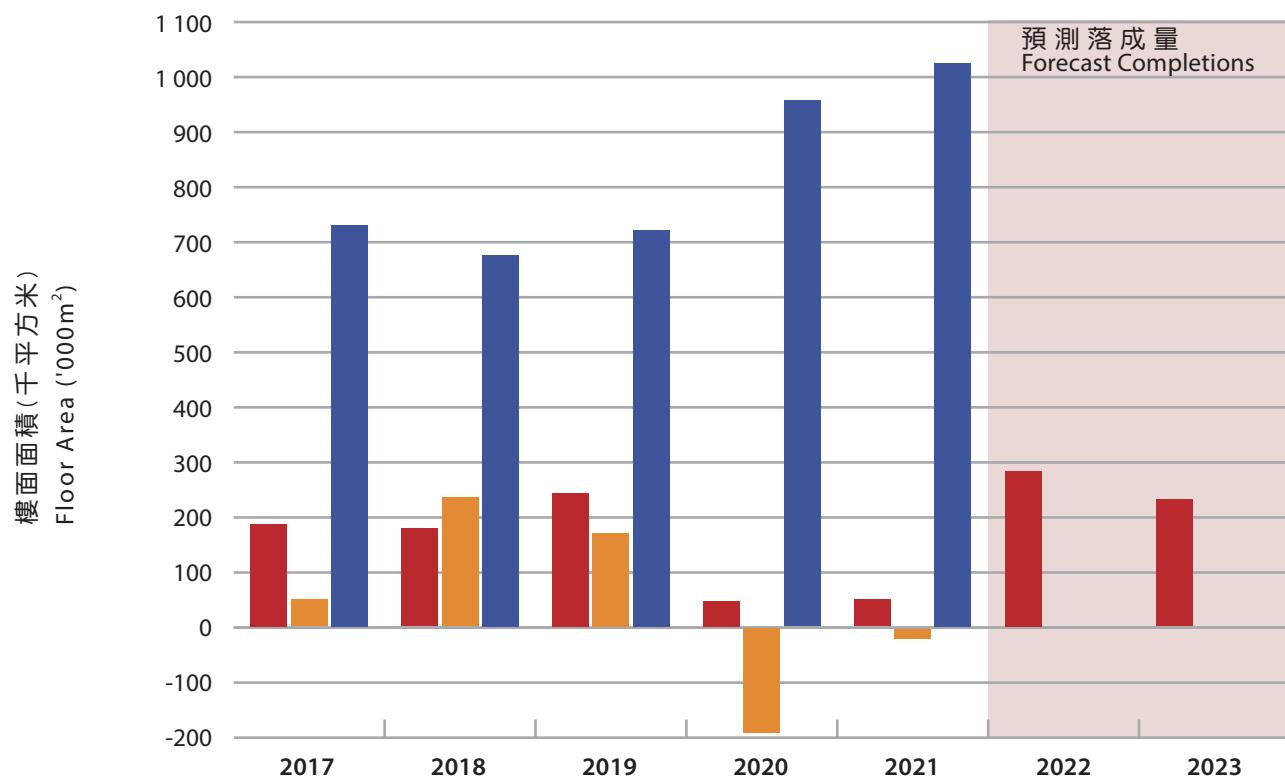


### 售價及租金指數 Price and Rental Indices



# 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



	樓面面積(千平方米) Floor Area ('000m <sup>2</sup> )						
	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.

# 預測數字  
Forecast figures