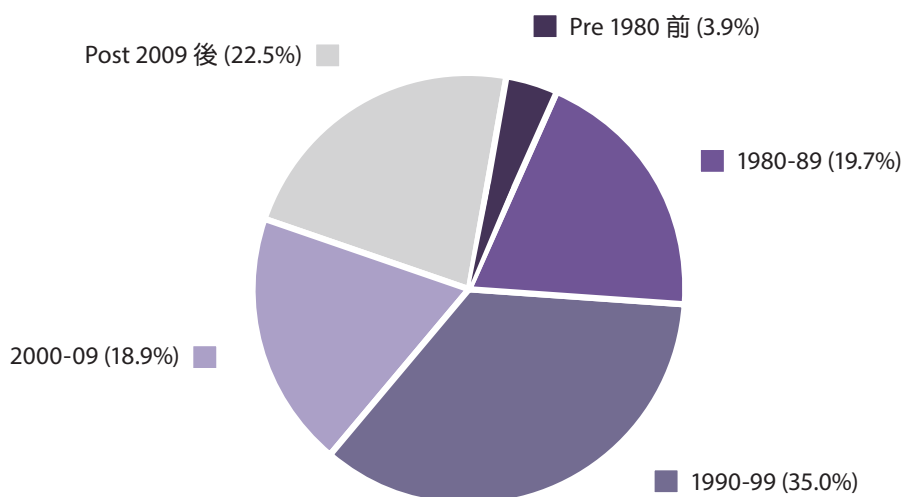


2022 年年底，甲級寫字樓的總存量達 8 455 500 平方米，佔寫字樓總存量的 66%。圖表顯示按樓齡劃分的甲級寫字樓總存量。

Stock of Grade A office space at the end of 2022 stood at 8 455 500 m<sup>2</sup>, representing 66% 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飆升至 299 300 平方米。新發展項目主要位於非核心地區，如九龍城、觀塘和東區。

Completions of Grade A offices soared to 299 300 m<sup>2</sup>. New developments were mainly located in the non-core districts such as Kowloon City, Kwun Tong and the Eastern district.

2022 年錄得正數 42 000 平方米的使用量。年底空置量上升至 1 279 600 平方米，相當於甲級寫字樓總存量的 15.1%，其中 33% 的空置面積位於核心地區。

A positive take-up of 42 000 m<sup>2</sup> was recorded in 2022. The year-end vacancy rose to 1 279 600 m<sup>2</sup>, representing 15.1% of Grade A stock. 33% of the vacant spaces was found in the core districts.



預計甲級寫字樓的落成量在 2023 及 2024 年將分別下跌至 250 700 平方米和 86 600 平方米。2023 年的新供應將集中在深水埗和中西區，分別佔新落成量的 38% 和 25%。在 2024 年，預計觀塘將成為主要供應區，佔新落成量的 49%。

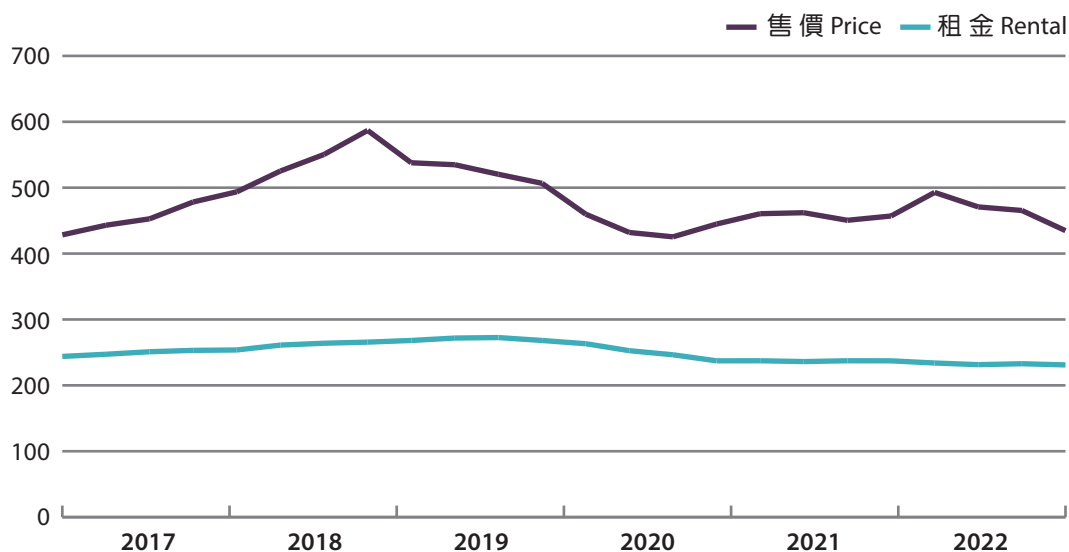
It is anticipated that completions will fall to 250 700 m<sup>2</sup> in 2023 and 86 600 m<sup>2</sup> in 2024. New supply in 2023 will be concentrated in Sham Shui Po and the Central and Western district, providing 38% and 25% of the new completions respectively. In 2024, it is expected that Kwun Tong will be the major supplier, accounting for 49% of the new completions.

甲級寫字樓售價在 2022 年第一季錄得顯著升幅，但接近年底時回落，以第四季與 2021 年同期相比，售價下跌 4.9% 作結。租金在首兩季連續下跌，至第三季回穩，但接近年底時重拾跌勢，與 2021 年第四季相比，2022 年第四季錄得 2.6% 的跌幅。

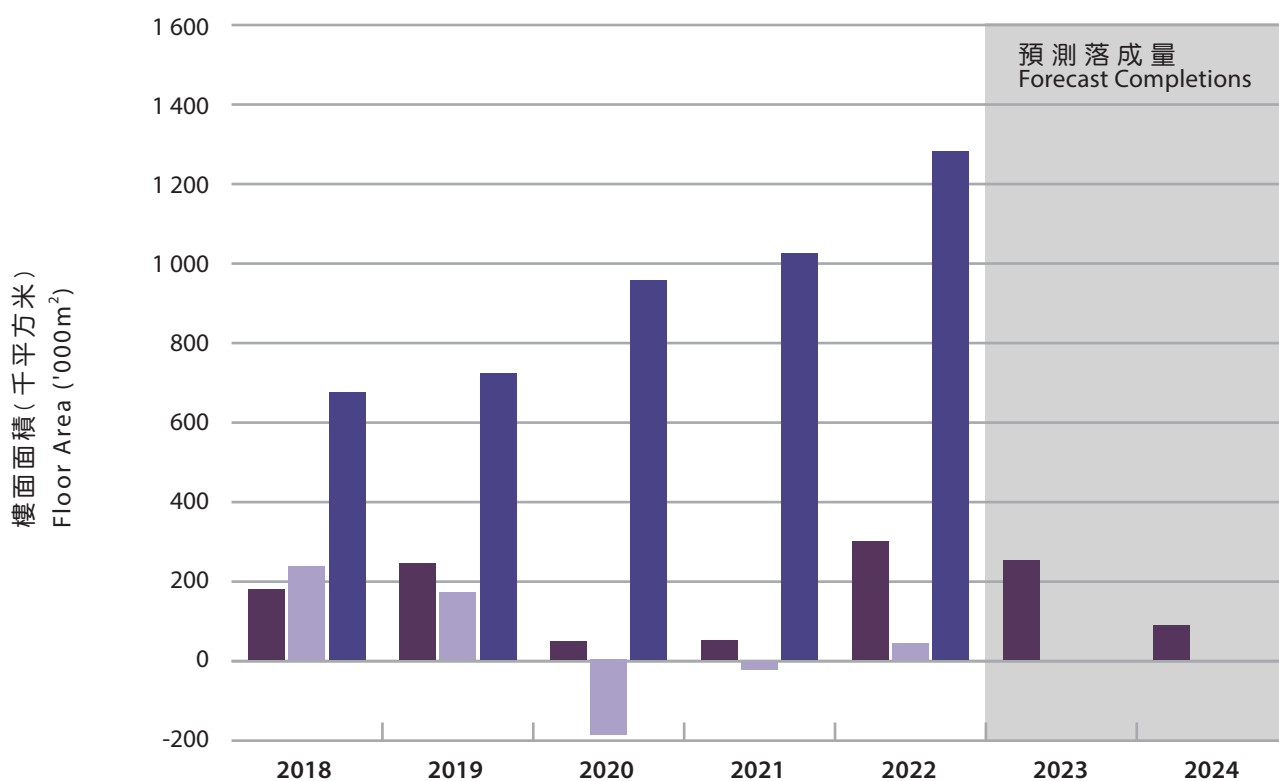
Prices of Grade A offices registered a significant growth in the first quarter but retreated towards the end of 2022, ending with a fall of 4.9% in the fourth quarter over the same period in 2021. Rents dropped consecutively in the first two quarters, then stabilised in the third quarter, but resumed the downward trend towards the year-end, posting a decrease of 2.6% between the fourth quarters of 2021 and 2022.



### 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



	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	178	242	46	49	299	251 <sup>#</sup>	87 <sup>#</sup>
使用量 Take-up	234	169	-189	-18	42		
空置量 Vacancy	674	720	955	1 023	1 280		
% <sup>+</sup>	8.7	9.0	11.8	12.5	15.1		

+ 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