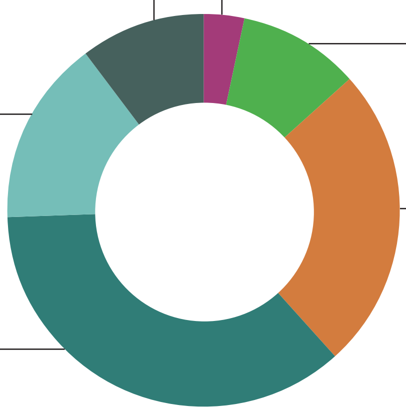
2017年年底私人写字楼的总存量为11 838 200平方米，当中甲级写字楼占64%、乙级写字楼占23%及丙级写字楼占13%。2017年年底，位于上环、中区、湾仔、铜锣湾和尖沙咀核心地区的写字楼面积共占总存量的53%。图表显示按楼龄分类的整体写字楼总存量。

The total stock of private offices at the end of 2017 amounted to 11 838 200 m², comprising 64% Grade A, 23% Grade B and 13% 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 2017. The chart shows the distribution of total stock for all offices by age.

按楼龄分类的总存量
Stock Distribution by Age



2017年私人写字楼的落成量为198 100平方米，较2016年上升29%，当中65%的落成量位于非核心地区。甲级写字楼的落成量为185 900平方米，相当于总供应量的94%。

Office completions in 2017 were 198 100 m², representing an increase of 29% from 2016. 65% of the completions were in the non-core districts. Completions of Grade A space amounted to 185 900 m², equivalent to 94% of the total supply.

年内的整体使用量录得23 300平方米，较去年下跌76%。年底空置量增加18%至1 119 500平方米，相当于总存量的9.5%。

An overall take-up of 23 300 m² was recorded for the year, demonstrating a decrease of 76% from the preceding year. Vacancy at the year-end increased by 18% to 1 119 500 m², which was equivalent to 9.5% of the total stock.

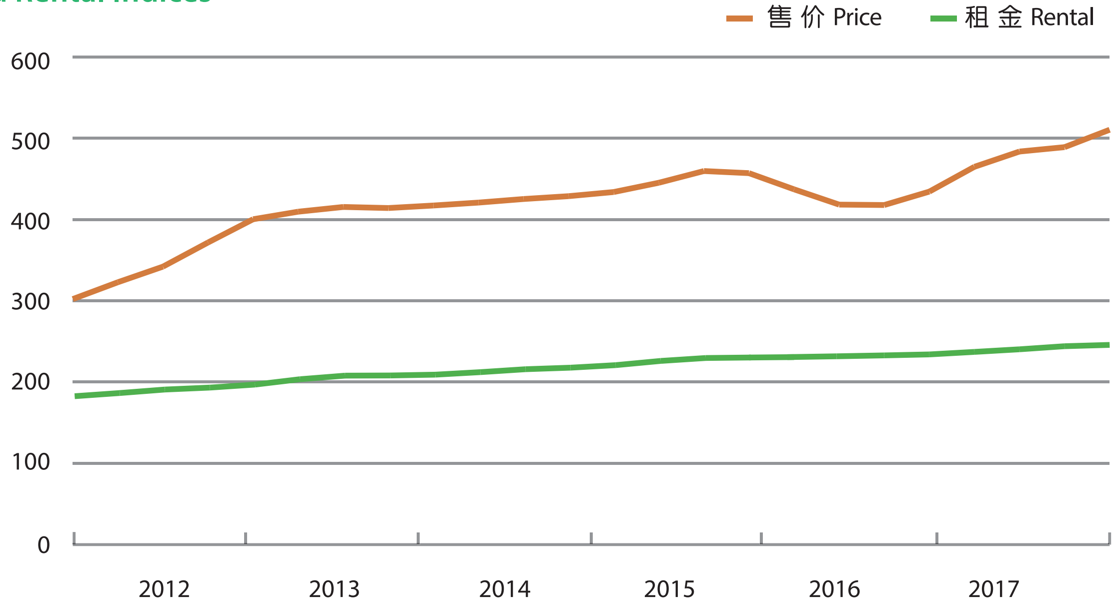
预计2018和2019年分别有181 300平方米和251 500平方米落成。2018年的供应全来自港岛和九龙，分别为56%和44%，当中东区和观塘合共提供新落成面积的76%。2019年，预计供应将集中于沙田和观塘，占整体落成量的58%。此外，预计甲级写字楼将成主导，分别占2018和2019年预测落成量的98%和90%。

181 300 m² and 251 500 m² are expected to be completed in 2018 and 2019 respectively. Supply in 2018 will all be shared by Hong Kong Island and Kowloon, at 56% and 44% respectively, of which Eastern district and Kwun Tong totally providing 76% of the newly completed spaces. In 2019, focus of forecast supply would fall on Sha Tin and Kwun Tong, altogether accounting for 58% of the overall completions. It is also anticipated that Grade A offices will dominate the scene of forecast completions in 2018 and 2019 at 98% and 90% respectively.

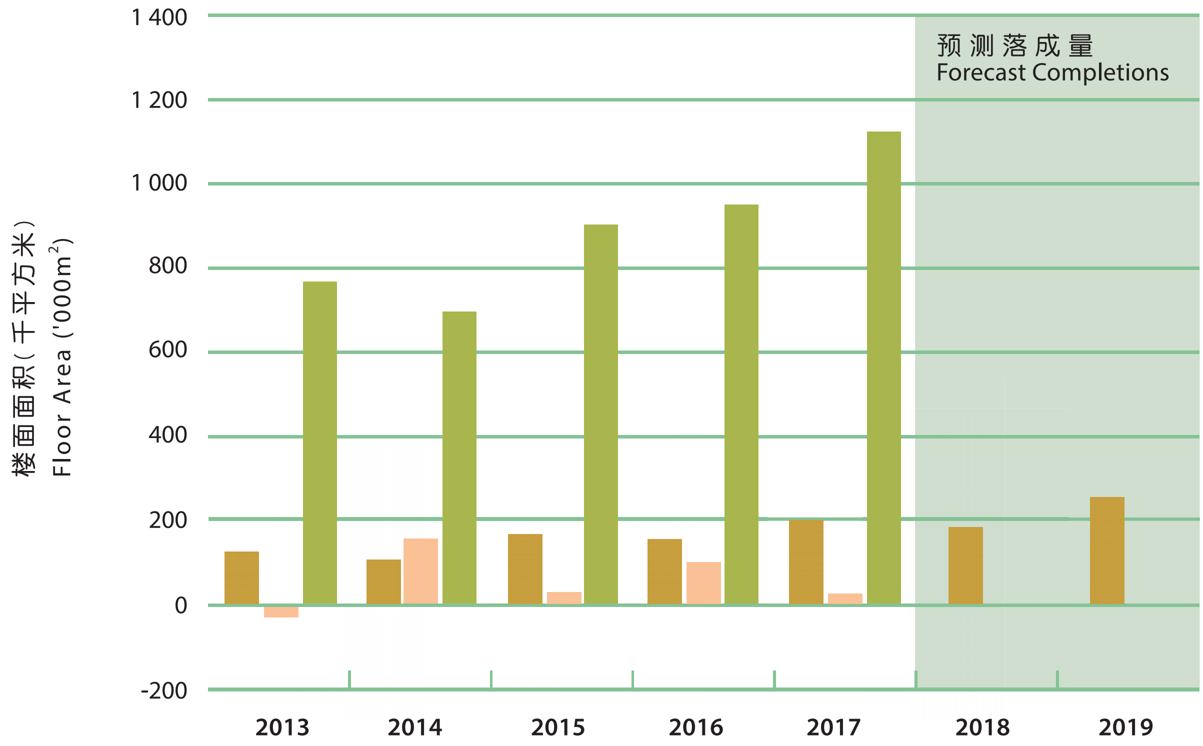
写字楼售价在2017年全年录得增幅，而写字楼租金与售价走势相仿，但增幅较为温和。总括而言，2017年第四季售价较2016年同期急升17.5%，而写字楼租金则于同一时段内上升5.0%。

Office prices recorded a rise throughout the year in 2017. Office rents resembled the price movement but at a much milder pace. In all, prices in the fourth quarter of 2017 registered a surge of 17.5% over that in the corresponding period of 2016 while office rents went up by 5.0% over the same period.

售价及租金指数
Price and Rental Indices



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



楼面面积 (千平方米)
Floor Area ('000m^2)

	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	123	104	165	153	198	181#	252#
使用量 Take-up	-17	153	27	98	23		
空置量 Vacancy	764	693	899	946	1 120		
%+	7.0	6.3	8.0	8.2	9.5		

\+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 预测数字
Forecast figures