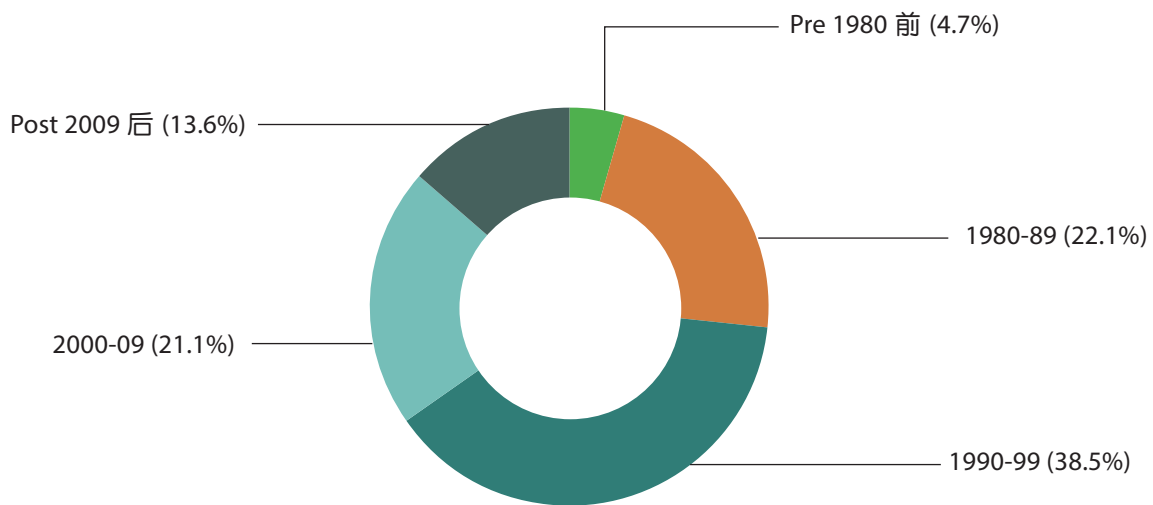


2017年年底，甲级写字楼的总存量为7 595 000平方米，占整体写字楼总存量的64%。图表显示按楼龄分类的甲级写字楼总存量。

The stock of Grade A office space at the end of 2017 was 7 595 000 m², representing 64% of the total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量 Stock Distribution by Age



港岛占总存量的50%，而九龙与新界则分别占38%和12%。

Hong Kong Island accounted for 50% of the stock, while the shares for Kowloon and the New Territories were 38% and 12% respectively.

甲级写字楼的落成量为185 900平方米，较2016年增加31%。新发展项目大多来自观塘和油尖旺，占甲级写字楼落成量的55%。

Completions of Grade A offices were 185 900 m², a hoist of 31% from 2016. Majority of the new developments were come from Kwun Tong and Yau Tsim Mong, contributing 55% of the Grade A office completions.

2017年的使用量下跌至48 700平方米。年底空置量上升至甲级写字楼总存量的9.6%，相当于729 200平方米，其中35%的空置面积位于核心地区。

Take-up in 2017 dropped to 48 700 m². The year-end vacancy rose to 9.6% of the Grade A stock, amounting to 729 200 m². 35% of the vacant spaces was found in the core districts.



预计2018和2019年分别有178 400平方米和225 300平方米落成。2018年的新供应大多来自东区和观塘，合共占整体落成量的77%。2019年的新供应将集中于沙田和观塘，占预计落成量的65%。

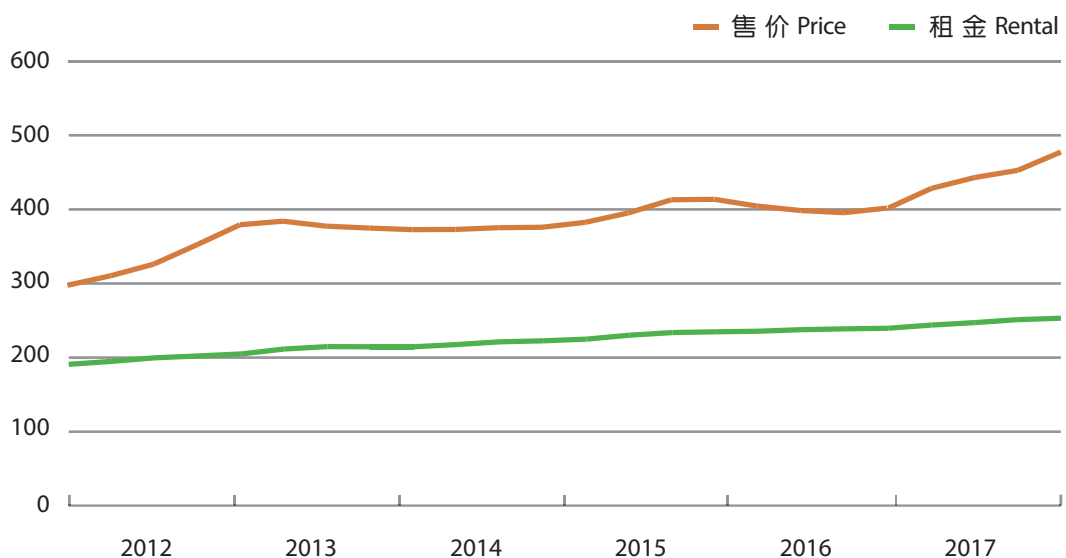
It is anticipated that 178 400 m² and 225 300 m² will be completed in 2018 and 2019 respectively. Most of the new supply in 2018 will be contributed by the Eastern district and Kwun Tong which will together account for 77% of the overall completions. In 2019, new supply will be concentrated in Sha Tin and Kwun Tong by providing 65% of the estimated completions.

写字楼售价在2017年全年上升，以第四季与去年同季相比，大幅增长18.8%。租金在年内稳步上升，2017年第四季较2016年同期录得5.6%的增幅。

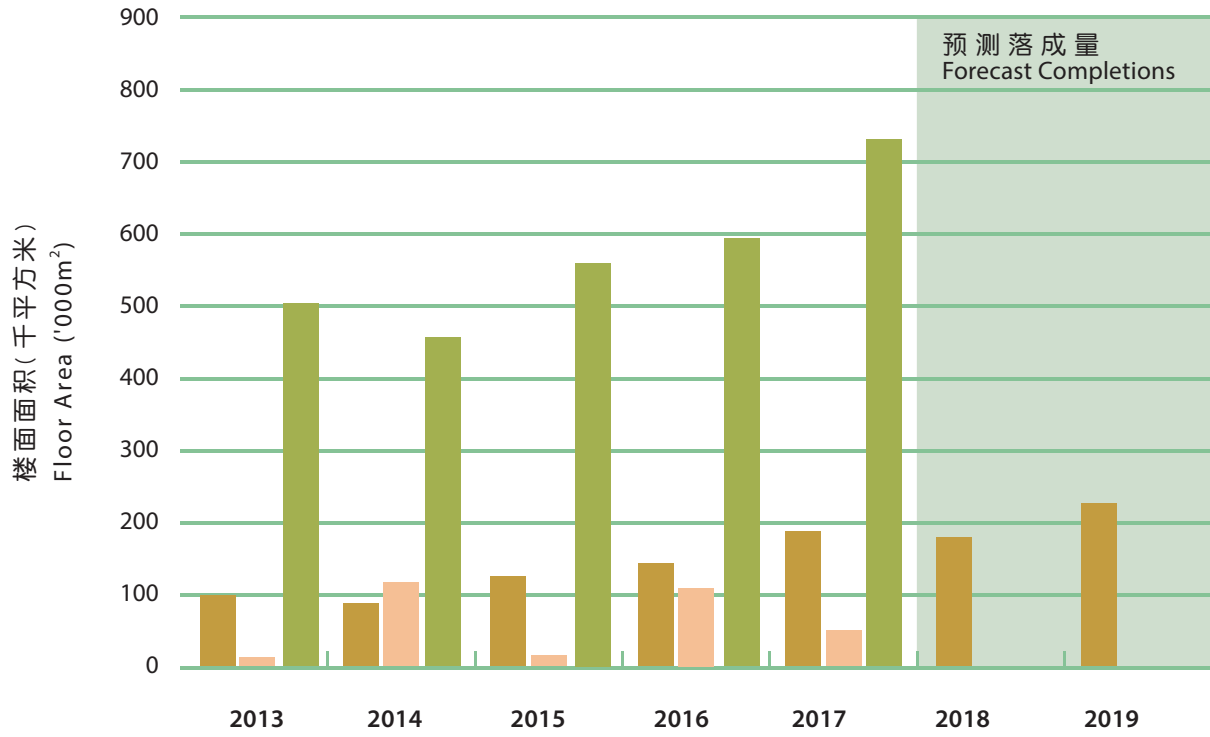
Office prices moved up all over the year in 2017 and hiked up for 18.8% by comparing the fourth quarter of 2017 with the same quarter of the year earlier. Rents rolled up steadily during the year and registered a 5.6% gain in the fourth quarter of 2017 over the same period in 2016.



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	97	86	124	142	186	178 [#]	225 [#]
使用量 Take-up	12	116	15	108	49		
空置量 Vacancy	502	455	558	592	729		
% ⁺	7.2	6.4	7.8	8.0	9.6		

+ 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