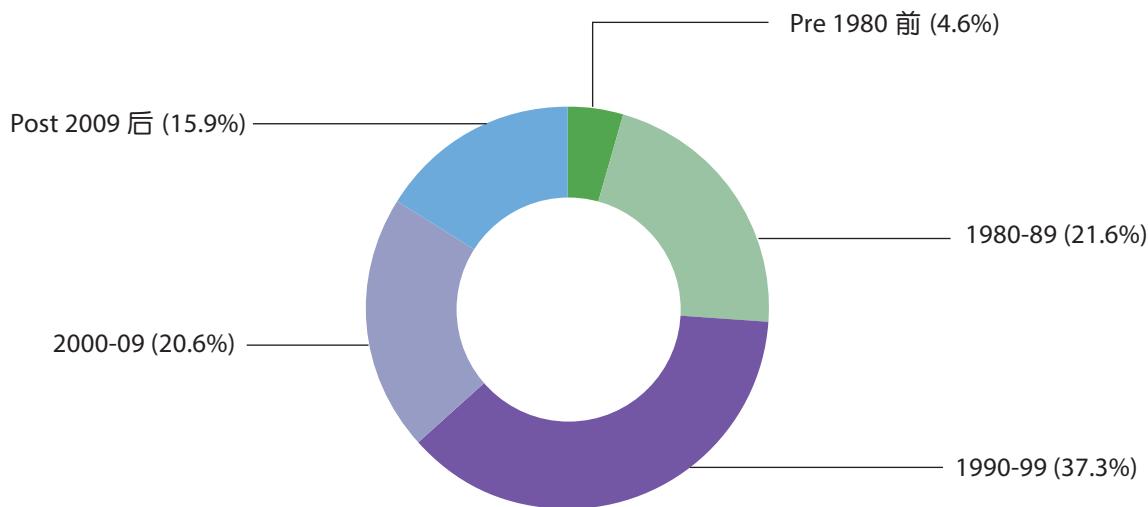


2018年年底，甲级写字楼的总存量为7 775 300平方米，占写字楼总存量的65%。图表显示按楼龄分类的甲级写字楼总存量。

The stock of Grade A office space at the end of 2018 was 7 775 300 m<sup>2</sup>, representing 65% 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

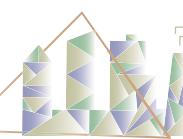


港岛占总存量的50%，而九龙与新界则分别占38%和12%。

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178 500平方米，较2017年下滑4%。新发展项目大多来自观塘和东区，占甲级写字楼落成量的77%。

Completions of Grade A offices were 178 500 m<sup>2</sup>, representing a slide of 4% from 2017. Majority of the new developments came from Kwun Tong and Eastern district, contributing 77% of the Grade A office completions.



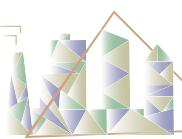
2018年的使用量激增至234 200平方米。年底空置量下降至甲级写字楼总存量的8.7%，相当于673 500平方米，其中28%的空置面积位于核心地区。

Take-up in 2018 surged to 234 200 m<sup>2</sup>. The year-end vacancy reduced to 8.7% of the Grade A stock, amounting to 673 500 m<sup>2</sup>. 28% of the vacant spaces was found in the core districts.



预计2019和2020年分别有257 600平方米和47 500平方米的新供应。2019年的主要供应来自观塘和沙田，合共占整体落成量的79%。2020年的新供应将集中于荃湾和西贡，占预计落成量的82%。

257 600 m<sup>2</sup> and 47 500 m<sup>2</sup> are estimated to come on stream in 2019 and 2020 respectively. Kwun Tong and Sha Tin will become the major suppliers in 2019, altogether accounting for 79% of the overall completions. In 2020, new supply will be concentrated in Tsuen Wan and Sai Kung by providing 82% of the estimated completions.



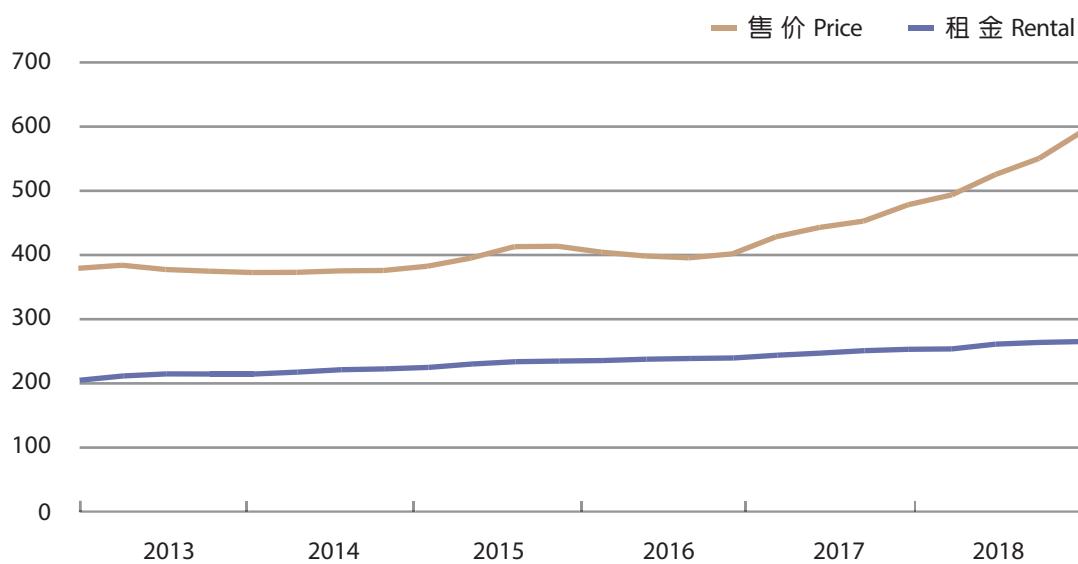
## 私人写字楼（甲级） Private Office (Grade A)

写字楼售价在2018年全年大幅增长，以2018年第四季与2017年同季相比，升达23.9%。租金亦出现上升趋势，但2018年第四季较2017年同期仅微升4.8%。

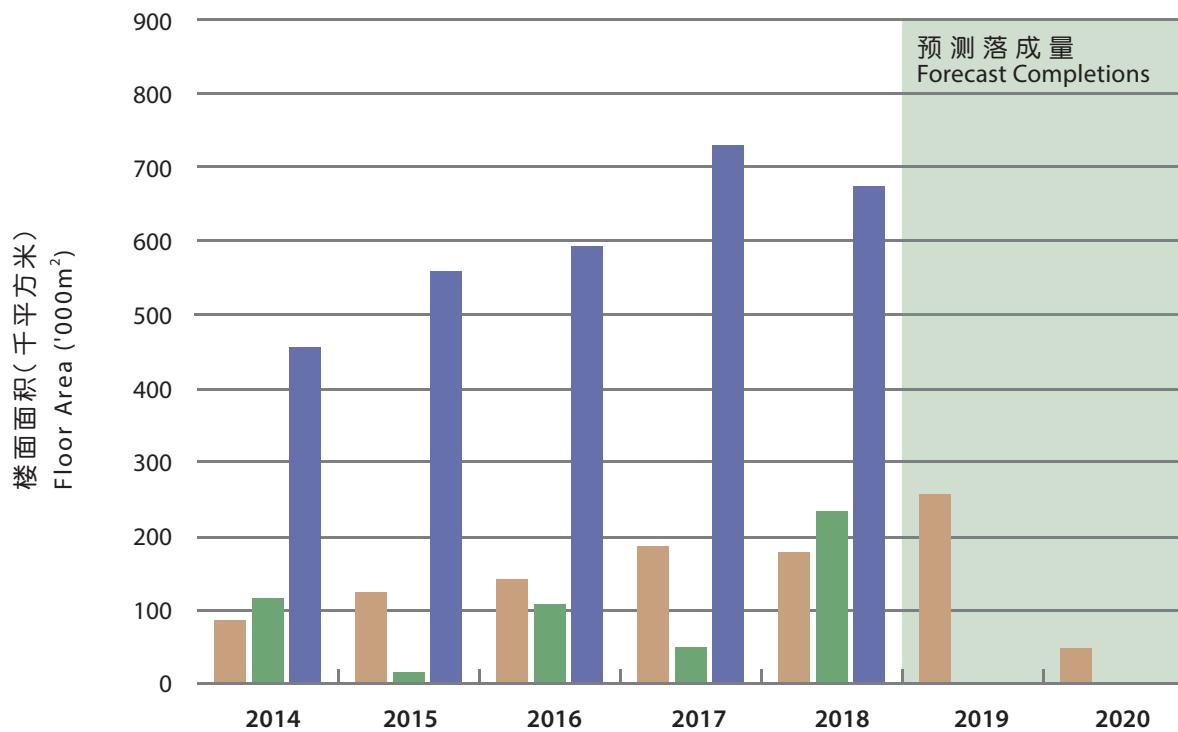
Office prices hiked up all over the year in 2018 and rocketed for 23.9% by comparing the fourth quarter of 2018 with the same quarter of the year earlier. Rents resembled the upward trend but edged up for 4.8% only in the fourth quarter of 2018 over the same period in 2017.



### 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 ('000m <sup>2</sup> ) Floor Area ('000m <sup>2</sup> )						
	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	86	124	142	186	178	257 <sup>#</sup>	48 <sup>#</sup>
使用量 Take-up	116	15	108	49	234		
空置量 Vacancy	455	558	592	729	674		
% <sup>+</sup>	6.4	7.8	8.0	9.6	8.7		

+ 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