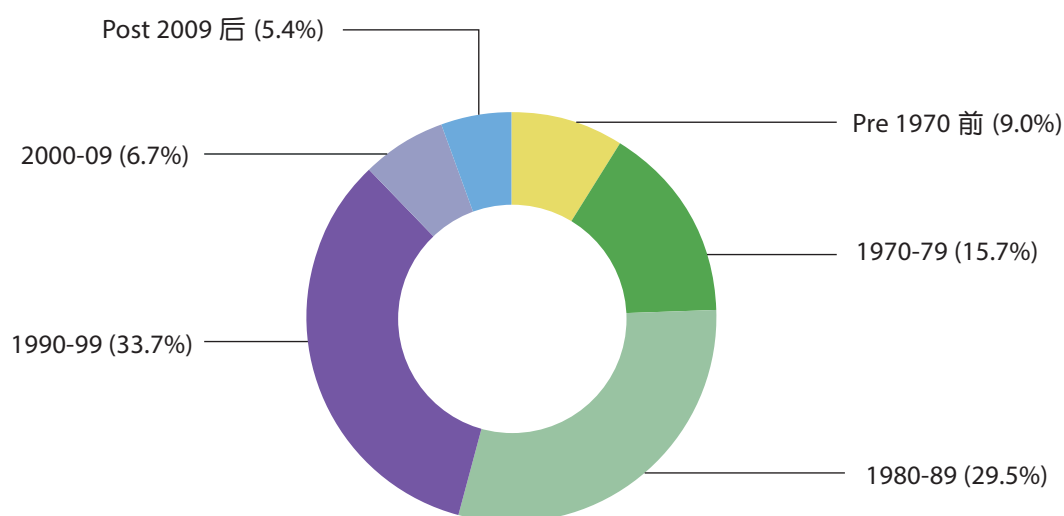


2018年年底，乙级写字楼的总存量为2 797 300平方米，占写字楼总存量的23%。图表显示按楼龄分类的乙级写字楼总存量。

Stock of Grade B offices at the end of 2018 was 2 797 300 m<sup>2</sup>, representing 23% 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

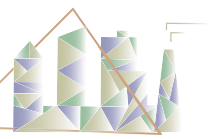


港岛占总存量的58%，而九龙与新界则分别占36%和6%。

Hong Kong Island accounted for 58%, while Kowloon and the New Territories contributed 36% and 6% respectively.

2018年乙级写字楼的落成量为700平方米，较2017年大幅下跌93%，新落成单位全位于北区。

Grade B office completions in 2018 demonstrated a plunge of 93% from 2017 to 700 m<sup>2</sup>. All completions were located in the North district.



乙级写字楼在2018年的使用量反弹至正数34 600平方米。年底空置量减少至252 300平方米，为乙级写字楼总存量的9.0%，其中34%的空置面积位于核心地区。

In 2018, the take-up of Grade B offices rebounded to a positive figure of 34 600 m<sup>2</sup>. The year-end vacancy reduced to 252 300 m<sup>2</sup>, recorded a vacancy rate of 9.0% of the Grade B stock. 34% of the vacant spaces was found in the core districts.



预计2019和2020年分别有22 800平方米和18 200平方米的单位落成。2019年的供应大多来自东区和葵青，而2020年的供应将主要来自沙田，达10 700平方米写字楼面积。

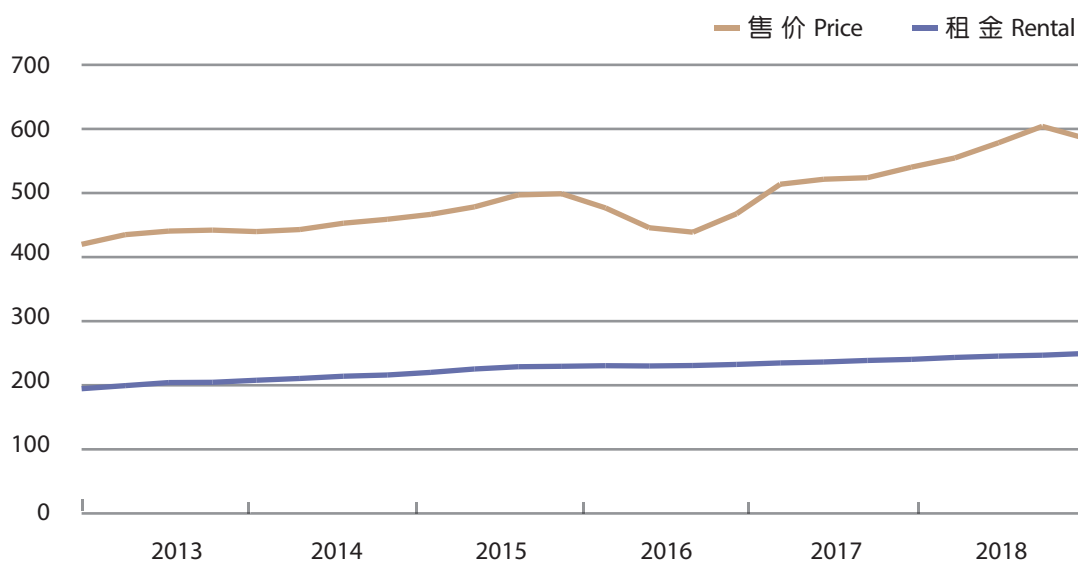
It is anticipated that 22 800 m<sup>2</sup> and 18 200 m<sup>2</sup> will be completed in 2019 and 2020 respectively. In 2019, the Eastern district and Kwai Tsing will be the main contributors, whereas major supply in 2020 will come from Sha Tin, providing 10 700 m<sup>2</sup> office space.

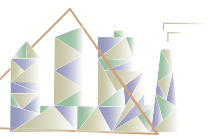
写字楼售价在2018年首三季攀升，至第四季回落；与2017年第四季相比，2018年第四季仍录得8.3%的增幅。写字楼租金在2018年稳步上扬，以2017年第四季与2018年第四季相比，租金升幅为3.8%。

Office prices climbed up in the first three quarters of 2018 but retreated in the last quarter. Still, a growth of 8.3% was registered in the fourth quarter of 2018 over the corresponding period in 2017. The office rents grew steadily throughout 2018 and recorded an increase of 3.8% at the end of 2018 comparing with a year ago.

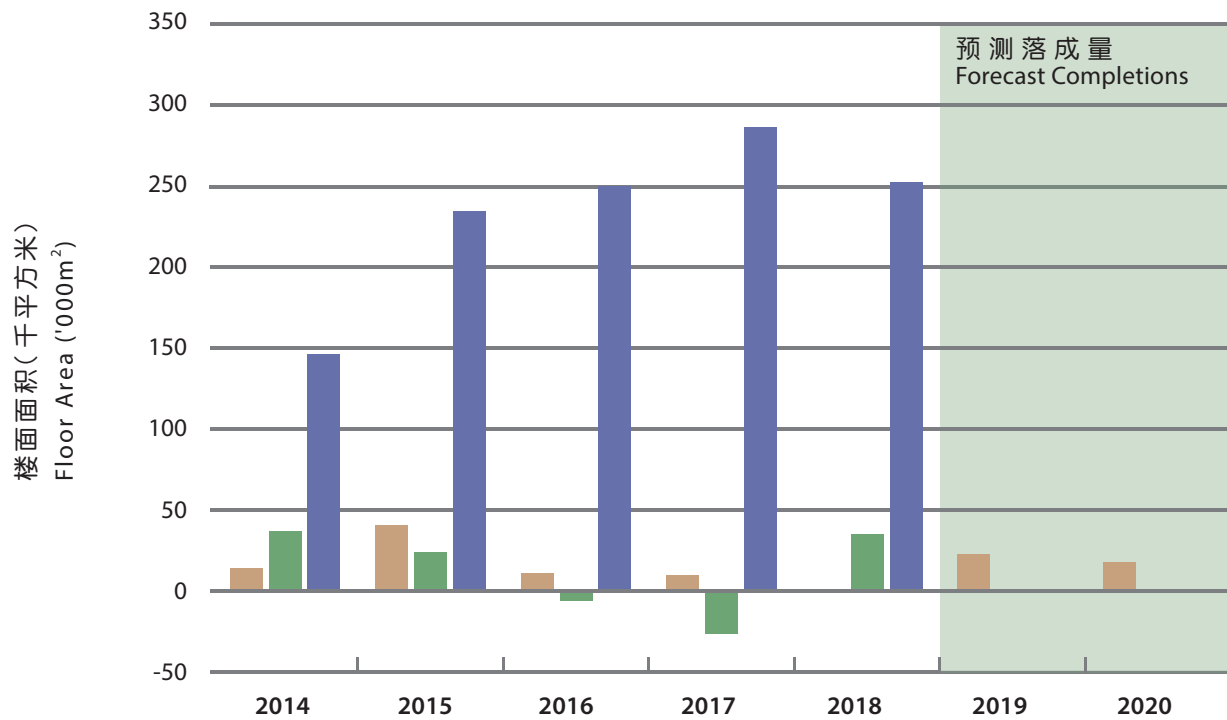


### 售价及租金指数 Price and Rental Indices





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 <sup>2</sup> )						
	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	14	41	11	10	1	23 <sup>#</sup>	18 <sup>#</sup>
使用量 Take-up	37	24	-6	-26	35		
空置量 Vacancy	146	234	250	286	252		
% <sup>+</sup>	5.8	8.9	9.4	10.4	9.0		

+ 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