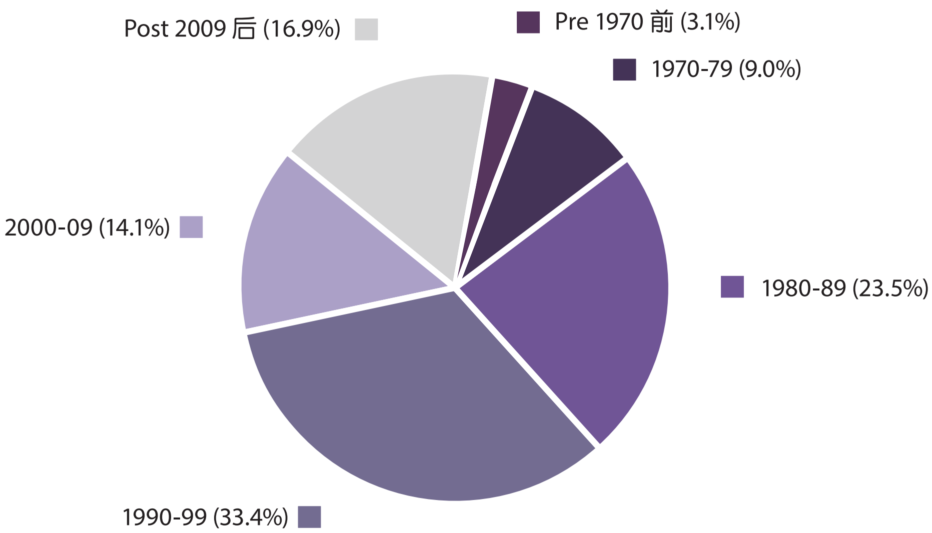
2022年年底，私人写字楼的总存量为 12 912 400 平方米，当中甲级写字楼占 66%，乙级写字楼占 23%，丙级写字楼占 11%。位于上环、中区、湾仔、铜锣湾和尖沙咀核心地区的写字楼面积在 2022 年年底共占总存量的 49%。图表显示按楼龄划分的整体写字楼总存量。

The total stock of private offices at the end of 2022 amounted to 12 912 400 m^2, comprising 66% Grade A, 23% Grade B and 11% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 49% of the total stock at the end of 2022. The chart shows the total stock of all offices by age.

按楼龄分类的总存量
Stock Distribution by Age



2022 年私人写字楼的落成量大幅上升至 351 300 平方米，有 97% 的落成量位于非核心地区。甲级写字楼的落成量为 299 300 平方米，相当于总供应量的 85%。

Office completions in 2022 rose significantly to 351 300 m^2. 97% of the completions were in the non-core districts. Completions of Grade A space amounted to 299 300 m^2, equivalent to 85% of the total supply.

年内整体使用量录得正数 19 300 平方米。年底空置量上升至 1 859 600 平方米，相当于总存量的 14.4%。

A positive overall take-up of 19 300 m^2 was recorded for the year. Vacancy at the year-end increased to 1 859 600 m^2, which was equivalent to 14.4% of the total stock.

预计 2023 和 2024 年的落成量将分别下降至 267 200 平方米和 105 700 平方米。2023 年的新供应将全部来自九龙和港岛，分别占总落成量的 58% 和 42%，当中深水埗和中西区合共占总落成量的 60%。在 2024 年，新供应将集中在观塘、中西区和湾仔，分别占预计落成量的 45%、18% 和 14%。

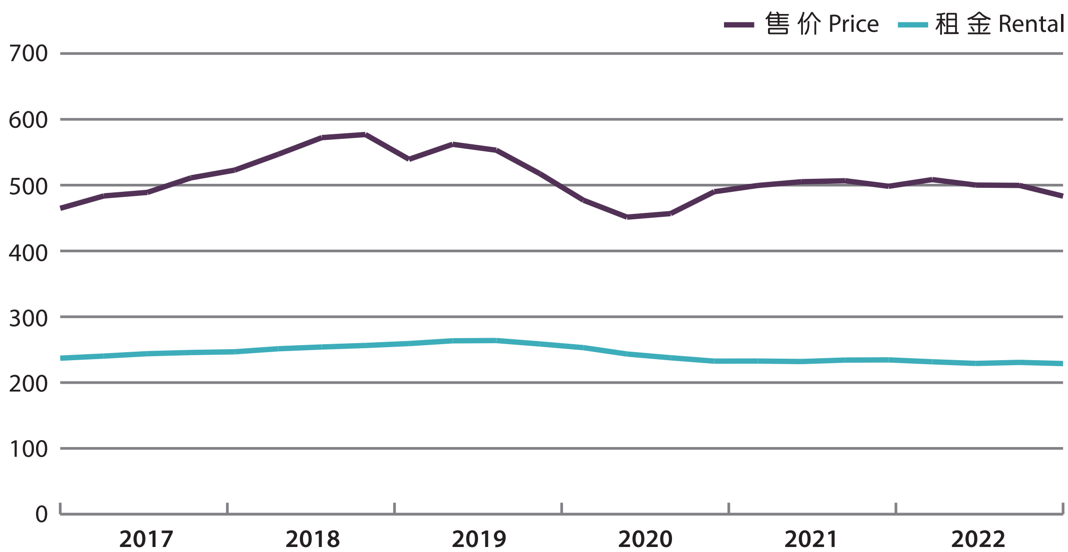
Completions are expected to drop to 267 200 m^2 and 105 700 m^2 in 2023 and 2024 respectively. New supply in 2023 will all come from Kowloon and Hong Kong Island at 58% and 42% of total completions respectively, with Sham Shui Po and the Central and Western district together providing 60% of the total completions. In 2024, new supply will be concentrated in Kwun Tong, the Central and Western district and Wan Chai, accounting for 45%, 18% and 14% of the estimated completions respectively.

私人写字楼（整体）Private Office (Overall)

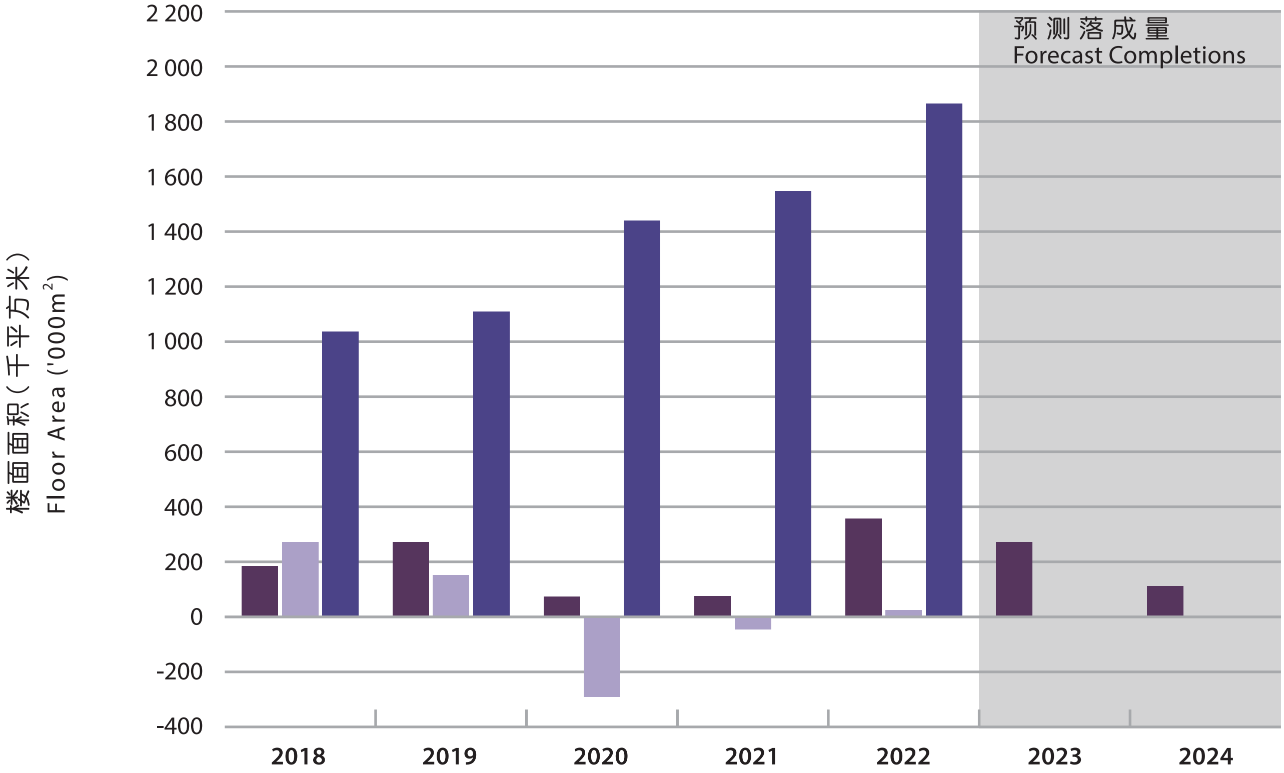
随着2022年第一季的温和升幅，写字楼售价在余下季度回软，2022年最后一季较2021年同期下跌3.0%。虽然写字楼租金在第三季略为回升，但全年持续微跌，2022年最后一季与前一年相比，录得2.4%的跌幅。

Following a mild increase in the first quarter of 2022, office prices softened for the remaining quarters, registering a decrease of 3.0% in the last quarter of 2022 over the same period in 2021. Office rents edged down throughout the year, despite a slight rebound in the third quarter, with a decrease of 2.4% in the last quarter of 2022 over 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^2)

	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	179	267	69	70	351	267#	106#
使用量 Take-up	266	147	-286	-40	19		
空置量 Vacancy	1 032	1 104	1 434	1 541	1 860		
%+	8.6	9.0	11.5	12.3	14.4		

\+ 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