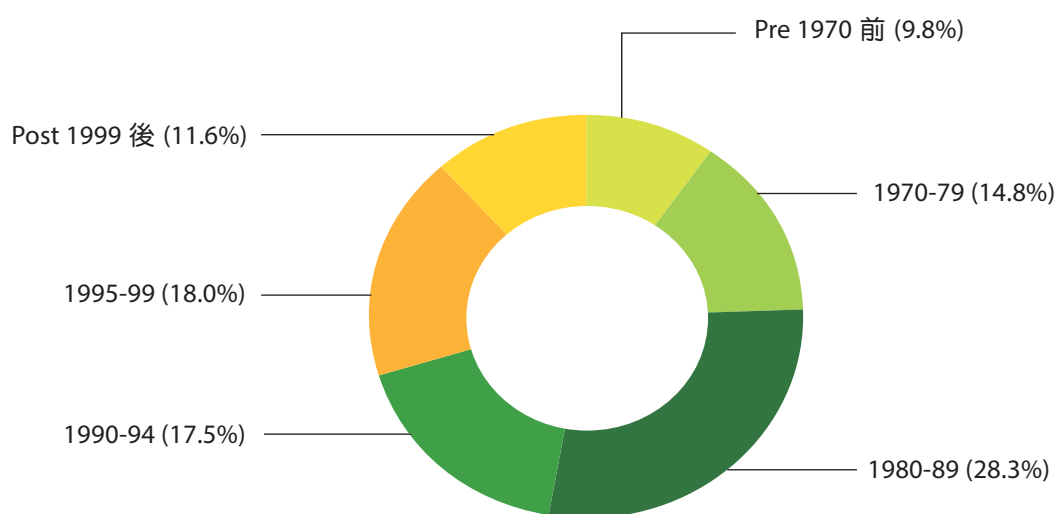




2014年底乙級寫字樓的總存量為2 509 400平方米，佔各級寫字樓總存量的23%。圖表顯示按樓齡分類的乙級寫字樓總存量。

At the end of 2014, stock of Grade B offices was 2 509 400 m², representing 23% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量 Stock Distribution by Age



港島佔總存量的63%，九龍與新界分別佔34%和3%。

Hong Kong Island accounted for 63%, while Kowloon and the New Territories contributed 34% and 3% respectively.

2014年乙級寫字樓的落成量為13 700平方米，較2013年下跌45%，全部坐落中西區(76%)和北區(24%)。

Grade B office completions in 2014 were 13 700 m², a drop of 45% from 2013 level. All completions were located in Central and Western district (76%) and North district (24%).



2014年的使用量錄得36 900平方米，空置量下降至145 800平方米，相當於乙級寫字樓總存量的5.8%，其中約55%的空置面積位於核心地區。

Take-up in 2014 was recorded at 36 900 m² and vacancy fell to 145 800 m², or 5.8% of Grade B stock. About 55% of the vacant space was found in the core districts.



預計2015和2016年的落成量分別約為47 800和14 400平方米。到2015年，港島提供預計供應量的54%，其餘46%位於觀塘和油尖旺。預計2016年的總供應量來自南區和中西區，分別佔整體落成量的72%和28%。

About 47 800 m² and 14 400 m² are estimated to be completed in 2015 and 2016 respectively. In 2015, Hong Kong Island will provide 54% of the estimated supply while the remaining 46% will be located in Kwun Tong and Yau Tsim Mong. It is expected that the entire supply in 2016 will come from Southern and Central and Western districts, accounting for 72% and 28% of the overall completions respectively.

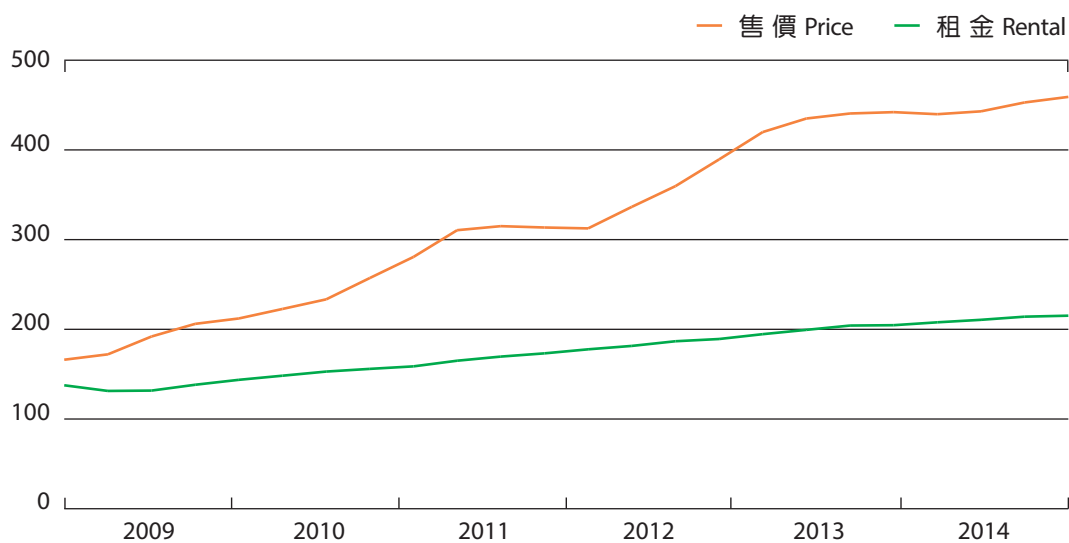


2014年這分類的售價持續上揚，第四季的售價與去年同期相比，錄得4%的升幅。年內租金亦穩步攀升，第四季的租金指數按年增加5%。

Prices rose continually throughout the year and registered an increase of 4% in the fourth quarter of 2014 over the corresponding period in 2013. Rents also went up steadily during the year and the rental index showed a year-on-year increase of 5% in the fourth quarter.



售價及租金指數 Price and Rental Indices

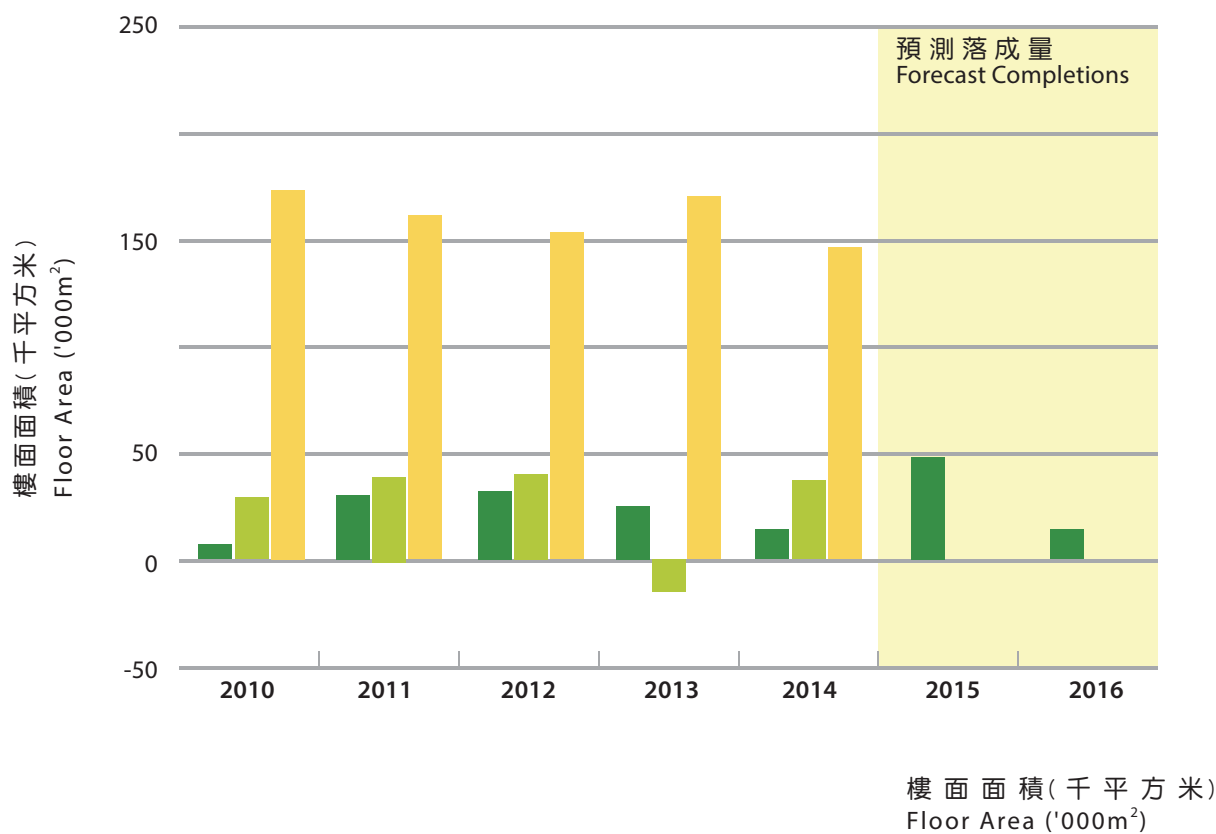


私人寫字樓（乙級） Private Office (Grade B)





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



	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	7	30	32	25	14	48 [#]	14 [#]
使用量 Take-up	29	40	40	-15	37		
空置量 Vacancy	173	161	153	170	146		
% ⁺	7.1	6.6	6.1	6.8	5.8		

+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

預測數字
Forecast figures