

私人寫字樓 Private Office

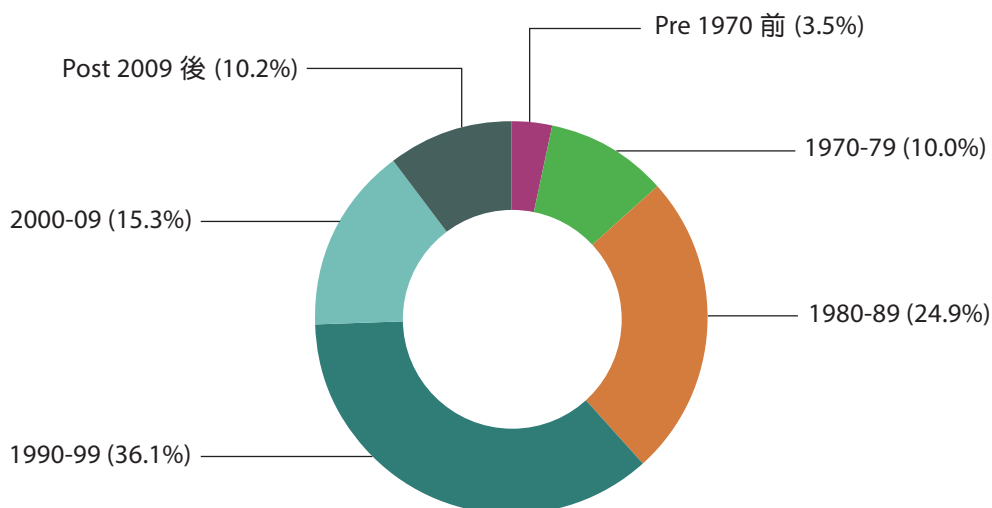




2017年年底私人寫字樓的總存量為11 838 200平方米，當中甲級寫字樓佔64%、乙級寫字樓佔23%及丙級寫字樓佔13%。2017年年底，位於上環、中區、灣仔、銅鑼灣和尖沙咀核心地區的寫字樓面積共佔總存量的53%。圖表顯示按樓齡分類的整體寫字樓總存量。

The total stock of private offices at the end of 2017 amounted to 11 838 200 m², comprising 64% Grade A, 23% Grade B and 13% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 53% of the total stock at the end of 2017. The chart shows the distribution of total stock for all offices by age.

按樓齡分類的總存量 Stock Distribution by Age



2017年私人寫字樓的落成量為198 100平方米，較2016年上升29%，當中65%的落成量位於非核心地區。甲級寫字樓的落成量為185 900平方米，相當於總供應量的94%。

Office completions in 2017 were 198 100 m², representing an increase of 29% from 2016. 65% of the completions were in the non-core districts. Completions of Grade A space amounted to 185 900 m², equivalent to 94% of the total supply.

年內的整體使用量錄得23 300平方米，較去年下跌76%。年底空置量增加18%至1 119 500平方米，相當於總存量的9.5%。

An overall take-up of 23 300 m² was recorded for the year, demonstrating a decrease of 76% from the preceding year. Vacancy at the year-end increased by 18% to 1 119 500 m², which was equivalent to 9.5% of the total stock.



預計2018和2019年分別有181 300平方米和251 500平方米落成。2018年的供應全來自港島和九龍，分別為56%和44%，當中東區和觀塘合共提供新落成面積的76%。2019年，預計供應將集中於沙田和觀塘，佔整體落成量的58%。此外，預計甲級寫字樓將成主導，分別佔2018和2019年預測落成量的98%和90%。

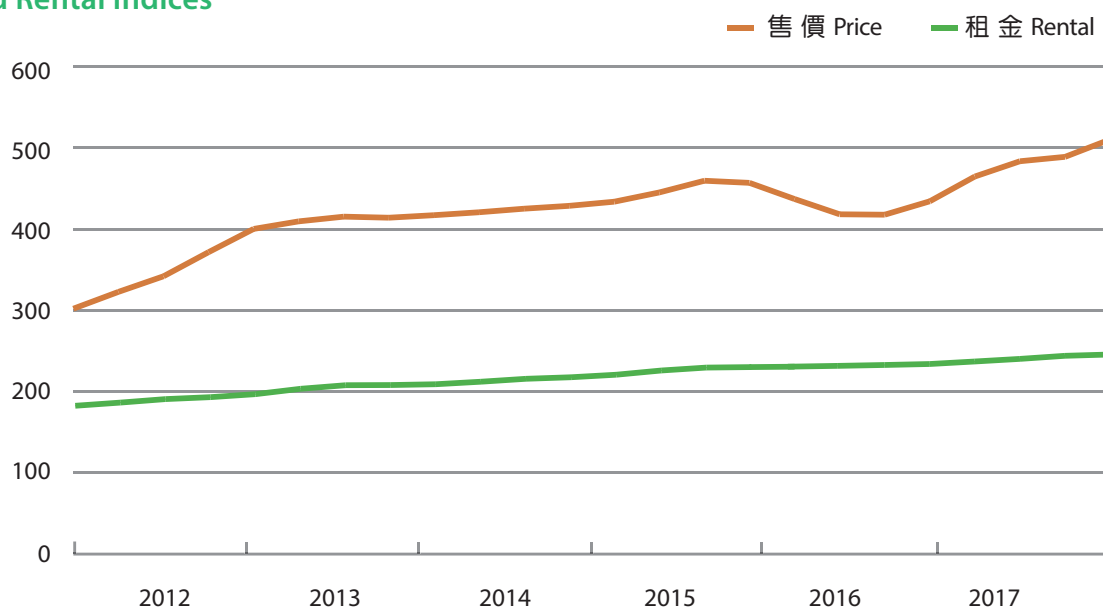
181 300 m² and 251 500 m² are expected to be completed in 2018 and 2019 respectively. Supply in 2018 will all be shared by Hong Kong Island and Kowloon, at 56% and 44% respectively, of which Eastern district and Kwun Tong totally providing 76% of the newly completed spaces. In 2019, focus of forecast supply would fall on Sha Tin and Kwun Tong, altogether accounting for 58% of the overall completions. It is also anticipated that Grade A offices will dominate the scene of forecast completions in 2018 and 2019 at 98% and 90% respectively.

寫字樓售價在2017年全年錄得增幅，而寫字樓租金與售價走勢相仿，但增幅較為溫和。總括而言，2017年第四季售價較2016年同期急升17.5%，而寫字樓租金則於同一時段內上升5.0%。

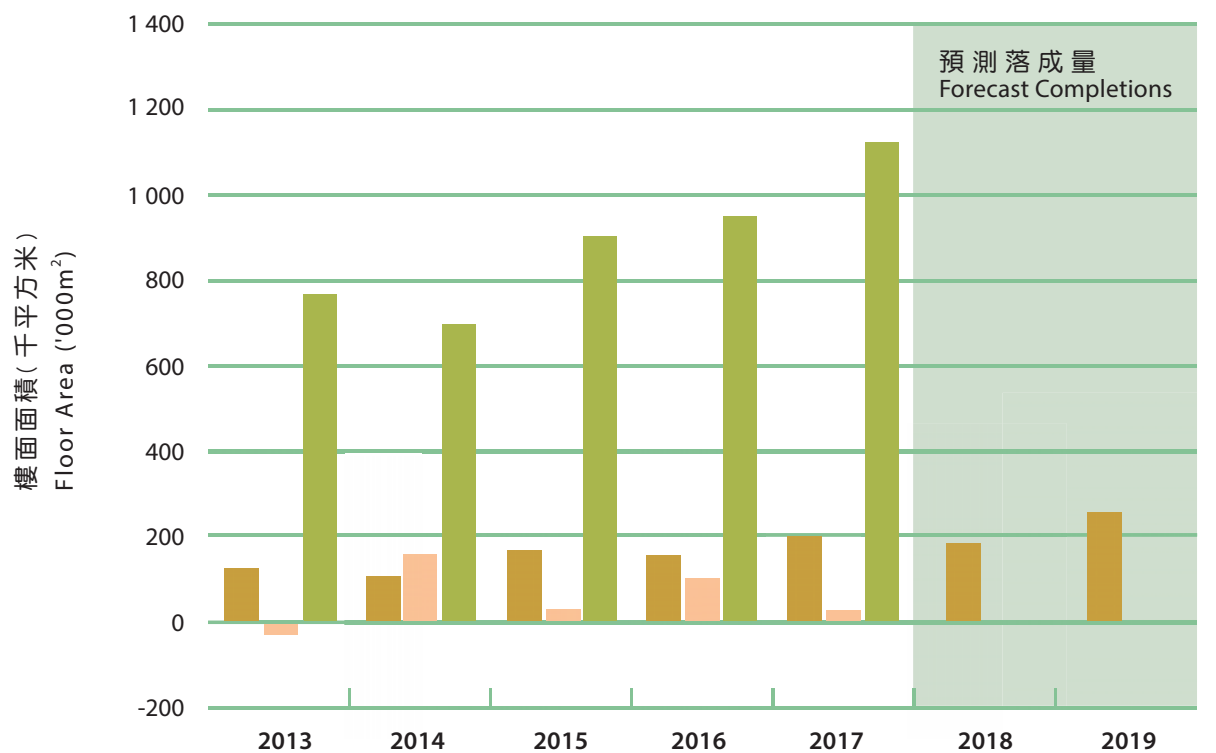
Office prices recorded a rise throughout the year in 2017. Office rents resembled the price movement but at a much milder pace. In all, prices in the fourth quarter of 2017 registered a surge of 17.5% over that in the corresponding period of 2016 while office rents went up by 5.0% over the same period.



售價及租金指數 Price and Rental Indices



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



	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	123	104	165	153	198	181 [#]	252 [#]
使用量 Take-up	-17	153	27	98	23		
空置量 Vacancy	764	693	899	946	1120		
% ⁺	7.0	6.3	8.0	8.2	9.5		

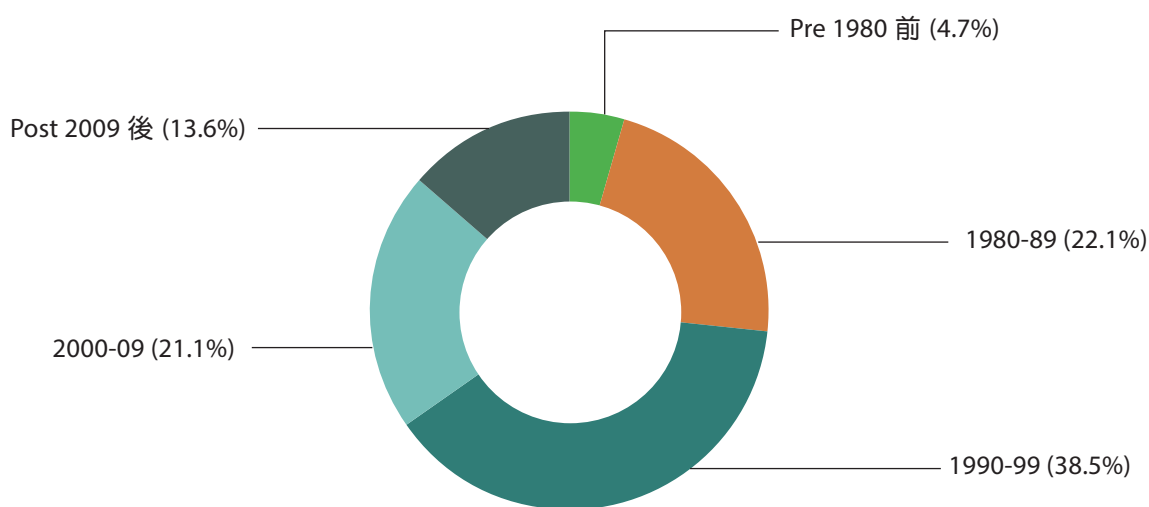
+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

預測數字
Forecast figures

2017年年底，甲級寫字樓的總存量為7 595 000平方米，佔整體寫字樓總存量的64%。圖表顯示按樓齡分類的甲級寫字樓總存量。

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.

按樓齡分類的總存量 Stock Distribution by Age



港島佔總存量的50%，而九龍與新界則分別佔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.

甲級寫字樓的落成量為185 900平方米，較2016年增加31%。新發展項目大多來自觀塘和油尖旺，佔甲級寫字樓落成量的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級寫字樓總存量的9.6%，相當於729 200平方米，其中35%的空置面積位於核心地區。

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.



預計2018和2019年分別有178 400平方米和225 300平方米落成。2018年的新供應大多來自東區和觀塘，合共佔整體落成量的77%。2019年的新供應將集中於沙田和觀塘，佔預計落成量的65%。

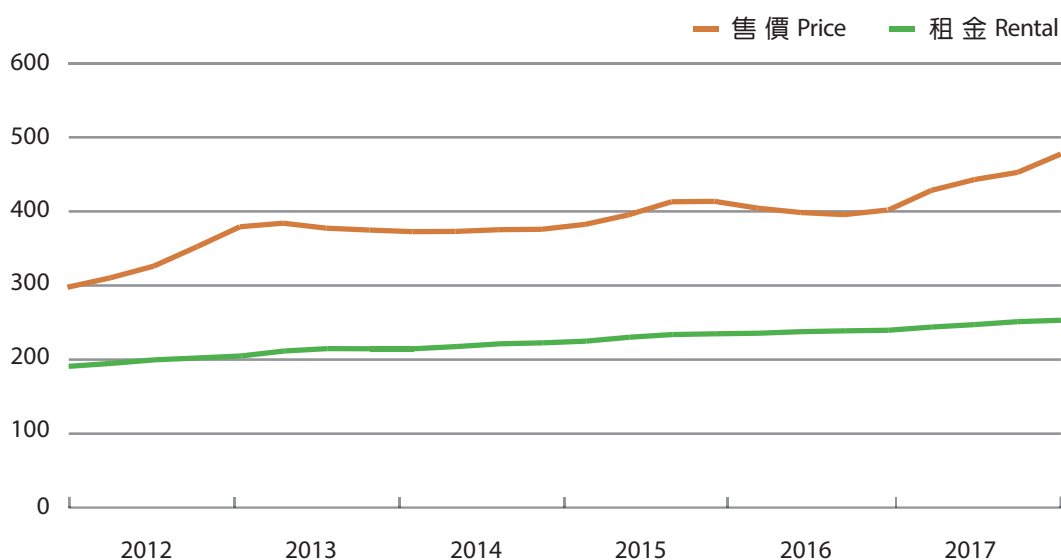
It is anticipated that 178 400 m² and 225 300 m² will be completed in 2018 and 2019 respectively. Most of the new supply in 2018 will be contributed by the Eastern district and Kwun Tong which will together account for 77% of the overall completions. In 2019, new supply will be concentrated in Sha Tin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

寫字樓售價在2017年全年上升，以第四季與去年同季相比，大幅增長18.8%。租金在年內穩步上升，2017年第四季較2016年同期錄得5.6%的增幅。

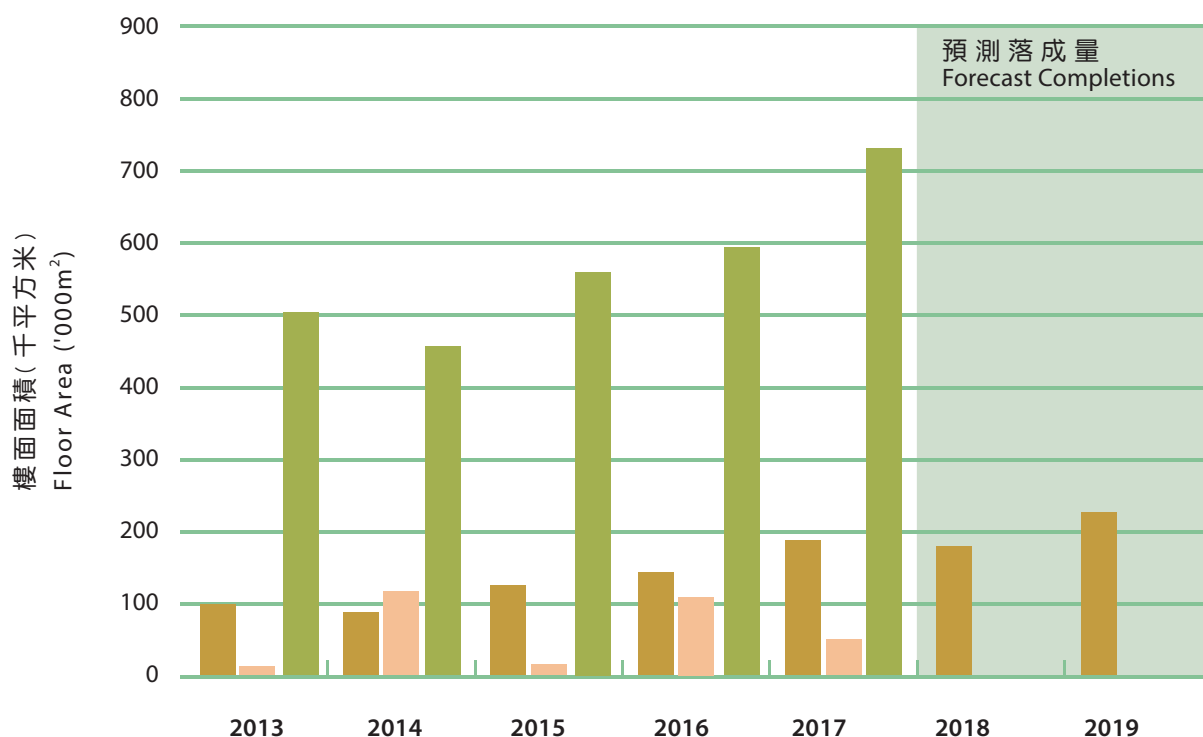
Office prices moved up all over the year in 2017 and hiked up for 18.8% by comparing the fourth quarter of 2017 with the same quarter of the year earlier. Rents rolled up steadily during the year and registered a 5.6% gain in the fourth quarter of 2017 over the same period in 2016.



售價及租金指數 Price and Rental Indices



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



	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		

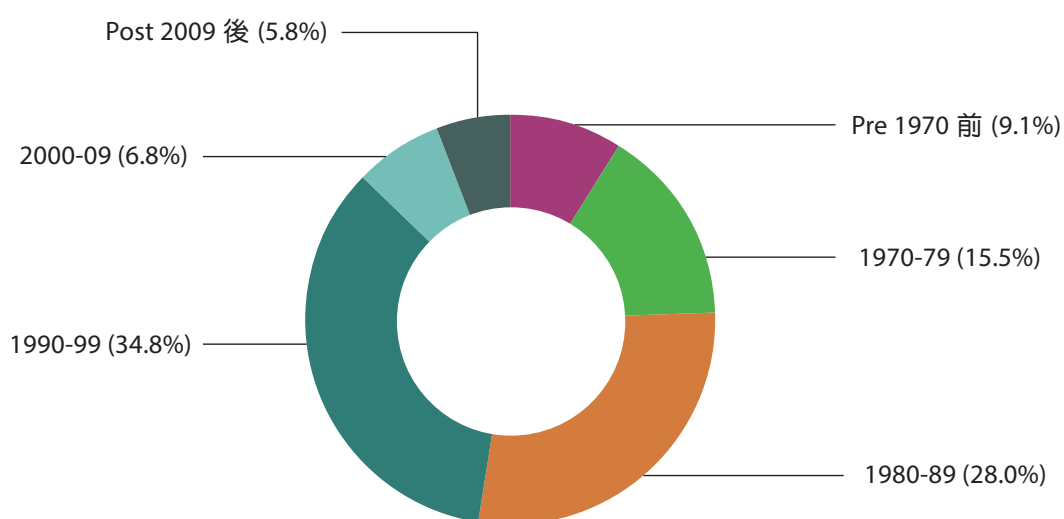
+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

預測數字
Forecast figures

2017年年底乙級寫字樓的總存量為2 762 800平方米，佔整體寫字樓總存量的23%。圖表顯示按樓齡分類的乙級寫字樓總存量。

Stock of Grade B offices at the end of 2017 was 2 762 800 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60%，而九龍與新界則分別佔36%和4%。

Hong Kong Island accounted for 60%, while Kowloon and the New Territories contributed 36% and 4% respectively.

2017年乙級寫字樓的落成量減少至10 200平方米，較2016年下跌5%，大部分落成單位位於中西區。

Grade B office completions in 2017 was reduced to 10 200 m², a drop of 5% from 2016. Most completions were located in Central and Western district.

與甲級寫字樓的情況不同，乙級寫字樓在2017年的使用量為負數25 700平方米。年底空置量上升至乙級寫字樓總存量的10.4%，相當於286 200平方米，其中36%的空置面積位於核心地區。

Unlike that for the Grade A offices, Grade B offices in 2017 had a negative take-up of 25 700 m². The year-end vacancy, amounting to 286 200 m², recorded a rise to 10.4% of the Grade B stock. 36% of the vacant spaces was found in the core districts.



預計2018和2019年分別有1 100平方米和23 400平方米相繼落成。2018年的供應全部來自南區，而2019年的供應將主要來自葵青和東區，達18 300平方米寫字樓面積。

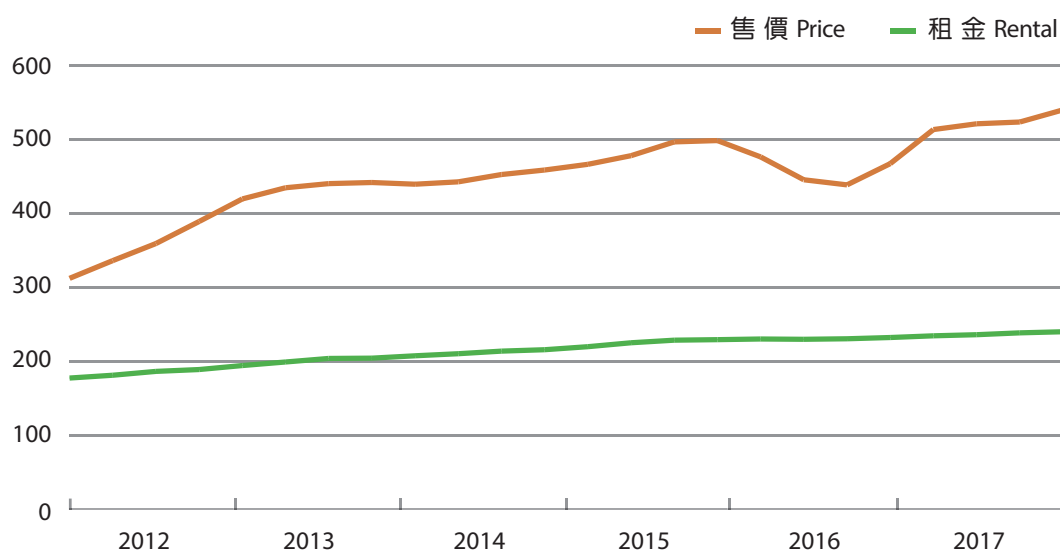
1 100 m² and 23 400 m² are estimated to come on stream in 2018 and 2019 respectively. In 2018, the entire supply will come from the Southern district whereas major supply in 2019 will be contributed from Kwai Tsing and Eastern district, of 18 300 m² office space.

年內寫字樓租賃市場輕微增長，以2016年第四季與2017年第四季相比，租金溫和上升3.4%。售價在2017年首季大幅攀升，而上升步伐卻在隨後至年底放緩，但仍使售價在2017年第四季較2016年同期增長15.5%。

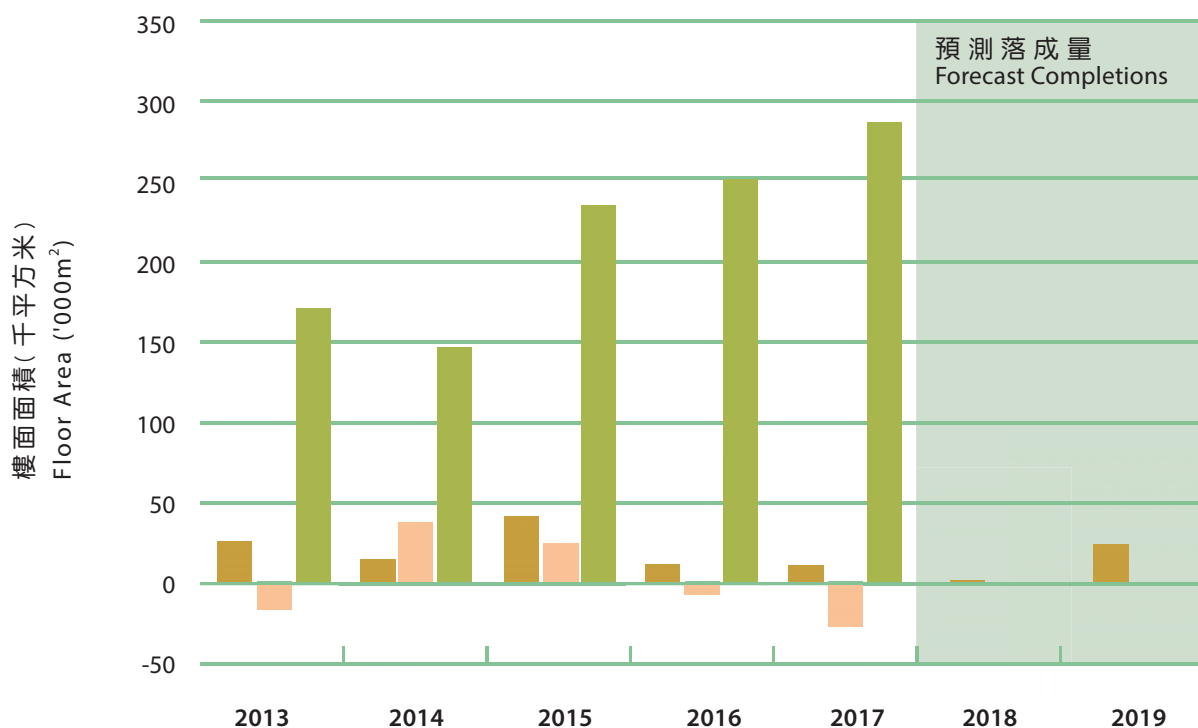
Office leasing market edged up during the year with its rents performing a moderate increase of 3.4% between the fourth quarters of 2016 and 2017. Prices climbed up significantly in the first quarter of 2017 but eased up their paces towards the end of the year, yet still leading to a growth of 15.5% in the fourth quarter of 2017 over the corresponding period in 2016.



售價及租金指數 Price and Rental Indices



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



	樓面面積(千平方米) Floor Area ('000m ²)						
	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	25	14	41	11	10	1 [#]	23 [#]
使用量 Take-up	-15	37	24	-6	-26		
空置量 Vacancy	170	146	234	250	286		
% ⁺	6.8	5.8	8.9	9.4	10.4		

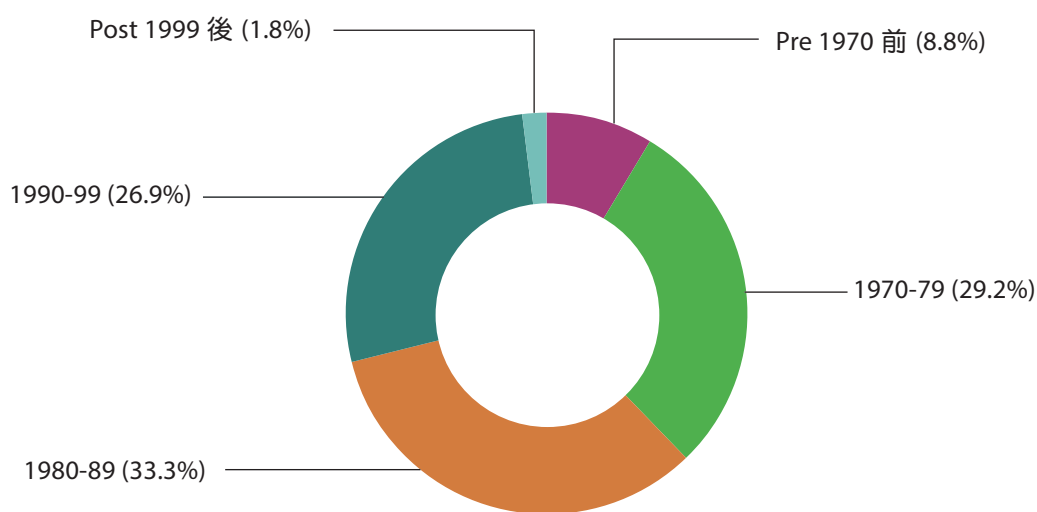
+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

預測數字
Forecast figures

2017年年底丙級寫字樓的總存量為1 480 400平方米，佔整體寫字樓總存量的13%。圖表顯示按樓齡分類的丙級寫字樓總存量。

Grade C offices had 1 480 400 m² as stock at the end of 2017, representing 13% 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65%，而九龍與新界則分別佔32%和3%。

Hong Kong Island accounted for 65% of stock, while the shares for Kowloon and the New Territories were 32% and 3% respectively.

2017年丙級寫字樓僅錄得來自中西區的2 000平方米落成量。

Only 2 000 m² of completions for Grade C offices from Central and Western district was registered in 2017.

使用量錄得正數300平方米，年底空置量達104 100平方米，相等於其總存量的7.0%，當中65%的空置面積位於核心地區。

A positive take-up of 300 m² was recorded. The year-end vacancy, amounting to 104 100 m², was equivalent to 7.0% of its stock. 65% of the vacant spaces was found in the core districts.



2018和2019年預計分別有1 800平方米和2 800平方米的丙級寫字樓面積落成，新供應將全部位於中西區。

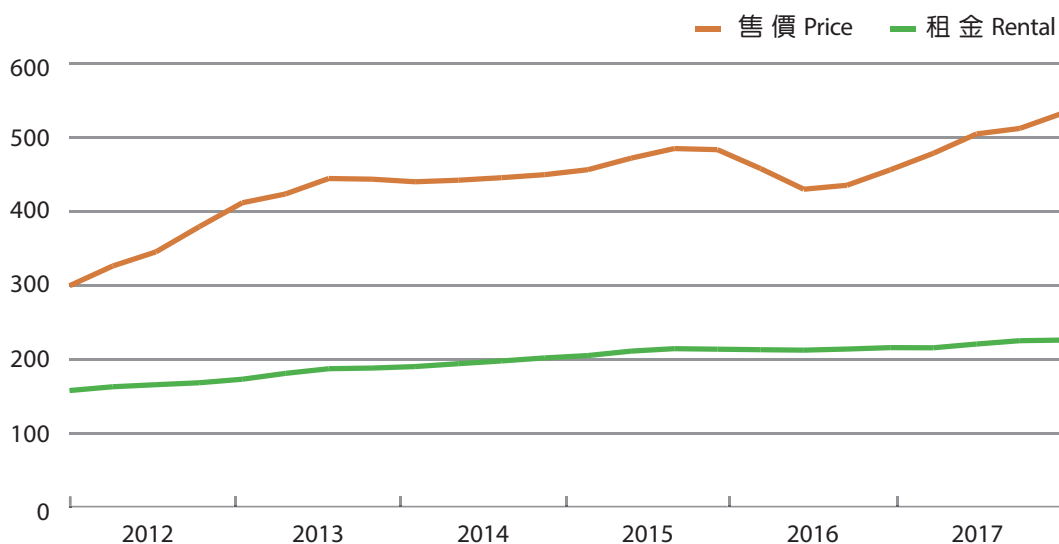
Grade C office space of 1 800 m² and 2 800 m² will be expected in 2018 and 2019 respectively. All new supply will be located in Central and Western district.

這分類的寫字樓售價跟隨其他寫字樓分類的表現，2017年第四季售價比去年末季上升16.8%。租賃市場方面，租金在2017年首季整固，而隨後至年底則輕微回升。2017年最後一季的租金較2016年同期仍然上升4.7%。

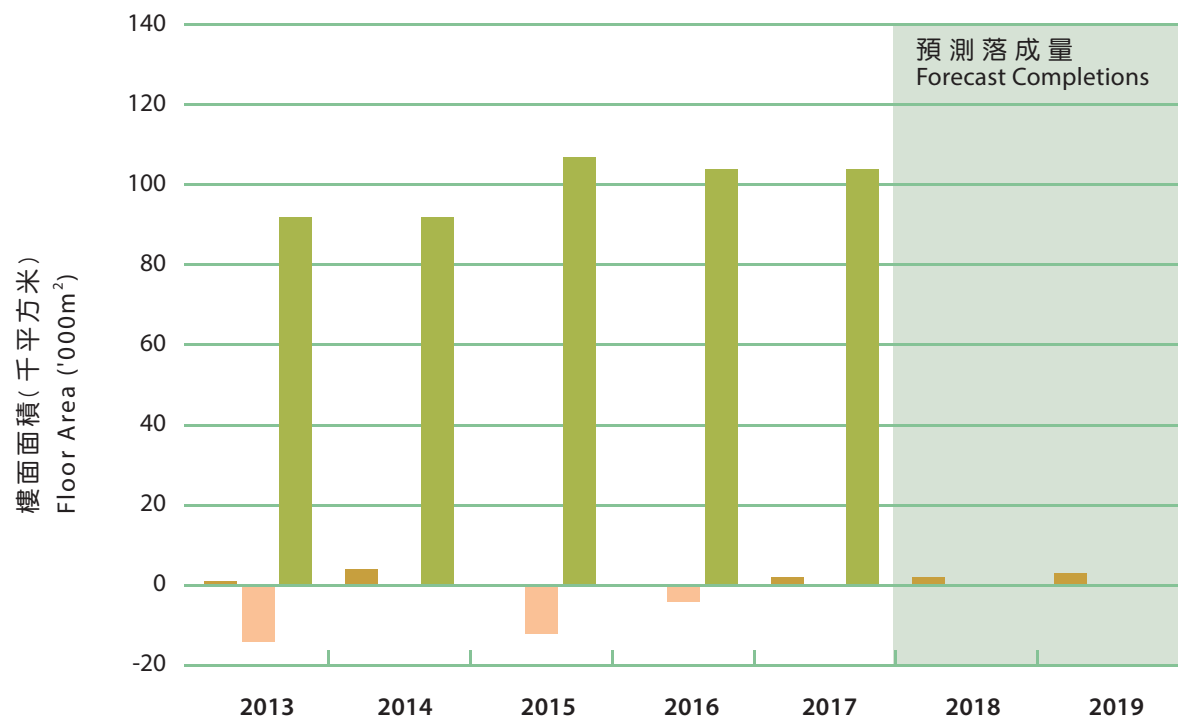
Office prices in this sub-sector followed the performance of the other office sub-sectors by ascending 16.8% in the fourth quarter of 2017 over the final quarter of the year earlier. In the leasing market, the rents consolidated in the first quarter of 2017 and rebounded moderately towards the end of the year. They still illustrated a climb of 4.7% in the last quarter of 2017 over the corresponding period in 2016.



售價及租金指數 Price and Rental Indices



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



	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	1	4	0	0	2	2 [#]	3 [#]
使用量 Take-up	-14	0	-12	-4	0		
空置量 Vacancy	92	92	107	104	104		
% ⁺	6.1	6.2	7.2	7.0	7.0		

+ 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