

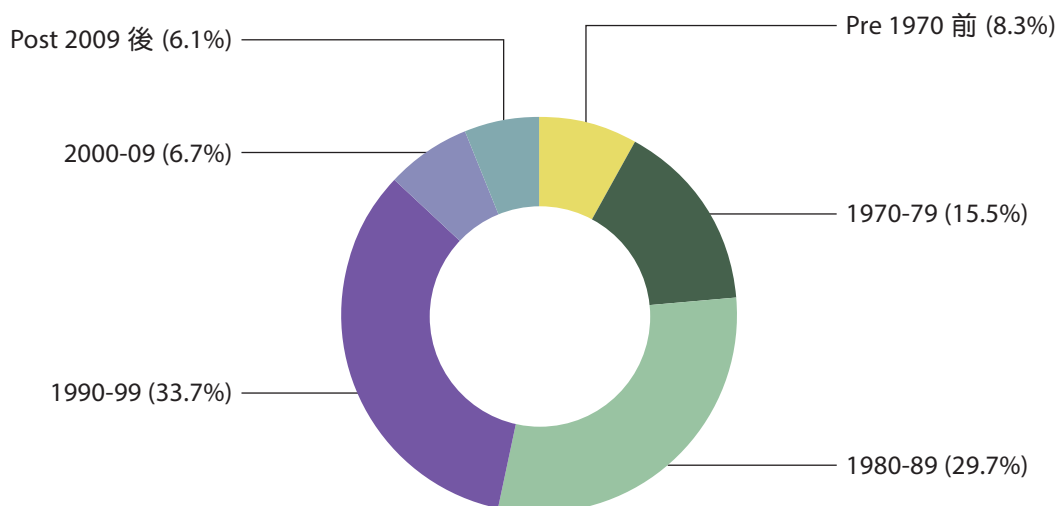


私人寫字樓 (乙級) PRIVATE OFFICE (GRADE B)

2019年年底，乙級寫字樓的總存量為2 814 100平方米，佔寫字樓總存量的23%。圖表顯示按樓齡劃分的乙級寫字樓總存量。

Stock of Grade B offices at the end of 2019 was 2 814 100 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58%，而九龍與新界則分別佔36%和6%。

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

2019年乙級寫字樓落成量由2018年大幅躍升至20 200平方米。大部份新落成單位位於東區和葵青。

Grade B office completions in 2019 spiked up from 2018 level to 20 200 m². Most completions were located in Eastern district and Kwai Tsing.

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有別於甲級寫字樓的情況，乙級寫字樓在2019年的使用量錄得負數20 000平方米。年底空置量為272 700平方米，增至乙級寫字樓總存量的9.7%，其中41%的空置面積位於核心地區。

Unlike Grade A offices, Grade B offices in 2019 had a negative take-up of 20 000 m². The year-end vacancy, amounting to 272 700 m², rose to 9.7% of the Grade B stock. 41% of the vacant spaces was found in the core districts.



預計2020和2021年分別有29 800平方米和60 100平方米的單位落成。2020年的預計新供應中，有49%將來自港島，主要位於灣仔和中西區，另有36%將來自沙田。2021年的供應將主要來自元朗、灣仔和荃灣。

It is estimated that 29 800 m² and 60 100 m² will be completed in 2020 and 2021 respectively. In 2020, 49% of the anticipated new supply will be located on Hong Kong Island, mainly in Wan Chai and Central and Western district. Another 36% will come from Sha Tin. Major supply in 2021 will be contributed from Yuen Long, Wan Chai and Tsuen Wan.





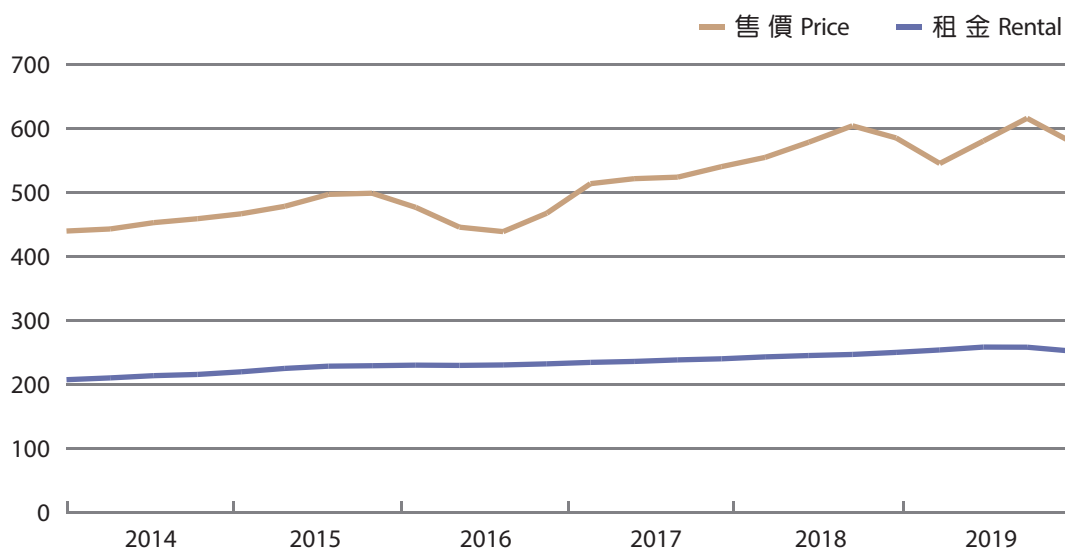
私人寫字樓 (乙級) PRIVATE OFFICE (GRADE B)

乙級寫字樓售價在 2019 年各季間波動，但與前一年同期相比，最後一季下跌 1.0%，而租金於最後一季則較 2018 年同期錄得 0.9% 的溫和增長。

Prices of Grade B offices fluctuated between quarters in 2019 but exhibited a drop of 1.0% in the final quarter over a year earlier. Rents registered a mild growth of 0.9% in the last quarter when compared with the same period of 2018.

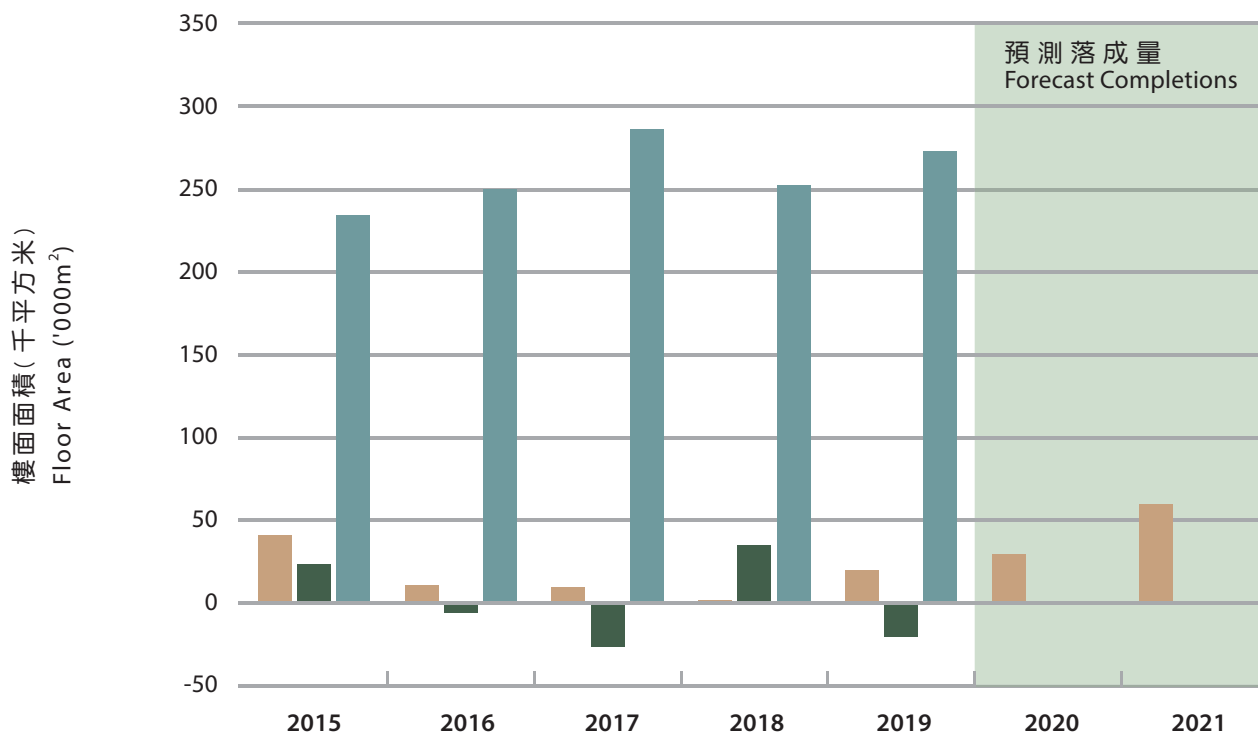


售價及租金指數 Price and Rental Indices





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



	2015	2016	2017	2018	2019	2020	2021
落成量 Completions	41	11	10	1	20	30 [#]	60 [#]
使用量 Take-up	24	-6	-26	35	-20		
空置量 Vacancy	234	250	286	252	273		
% ⁺	8.9	9.4	10.4	9.0	9.7		

+ 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

