

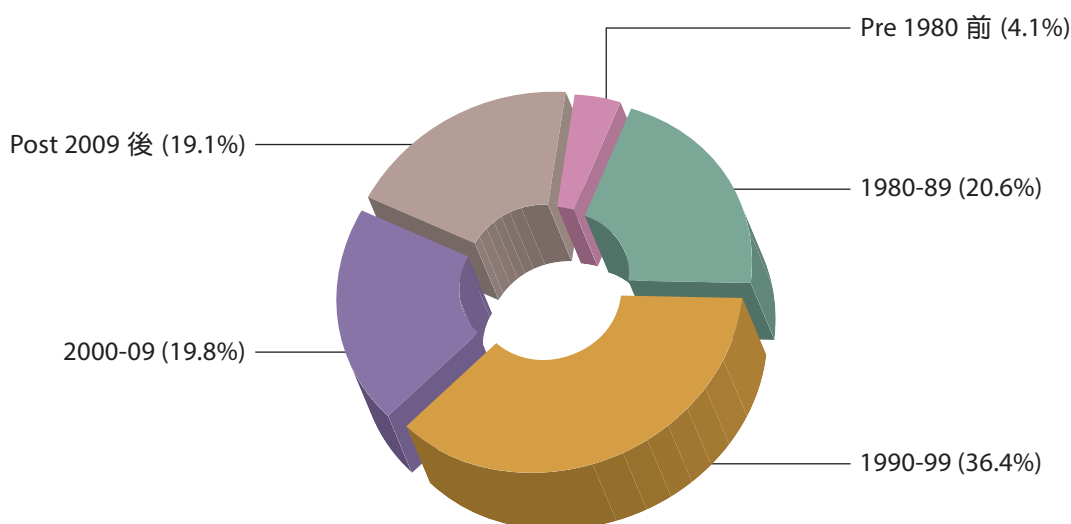
私人寫字樓（甲級）

PRIVATE OFFICE (GRADE A)

2020 年年底，甲級寫字樓的總存量達 8 101 200 平方米，佔寫字樓總存量的 65%。圖表顯示按樓齡劃分的甲級寫字樓總存量。

Stock of Grade A office space at the end of 2020 stood at 8 101 200 m², representing 65% 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 48%，而九龍與新界則分別佔 39% 和 13%。

Hong Kong Island accounted for 48% of the stock, while the shares for Kowloon and the New Territories were 39% and 13% respectively.

甲級寫字樓的落成量為 46 300 平方米，較 2019 年銳減 81%。新發展項目全部位於非核心地區，主要位於荃灣和西貢，合共佔甲級寫字樓落成量的 86%。

Completions of Grade A offices were 46 300 m², a sharp decline of 81% from 2019. All of the new developments were located in the non-core districts, mainly in Tsuen Wan and Sai Kung, together contributing 86% of the Grade A office completions.



私人寫字樓（甲級） PRIVATE OFFICE (GRADE A)

2020 年錄得負數 189 200 平方米的使用量。年底空置量上升至 955 900 平方米，相當於甲級寫字樓總存量的 11.8%，其中 37% 的空置面積位於核心地區。

A negative take-up of 189 200 m² was recorded in 2020. The year-end vacancy rose to 955 900 m², representing 11.8% of Grade A stock. 37% of the vacant spaces was found in the core districts.



預計甲級寫字樓的落成量在 2021 年會稍微下降至 45 200 平方米，但在 2022 年將急升至 184 700 平方米。2021 年的新供應將全部來自深水埗和荃灣。預計 2022 年的主要供應將來自觀塘和東區，分別佔新落成量的 37% 和 32%。

It is anticipated that completions will reduce slightly to 45 200 m² in 2021 but soar significantly to 184 700 m² in 2022. All of the new supply in 2021 will come from Sham Shui Po and Tsuen Wan. In 2022, it is expected that Kwun Tong and the Eastern district will provide the major supply, accounting for 37% and 32% of the new completions respectively.

私人寫字樓（甲級）

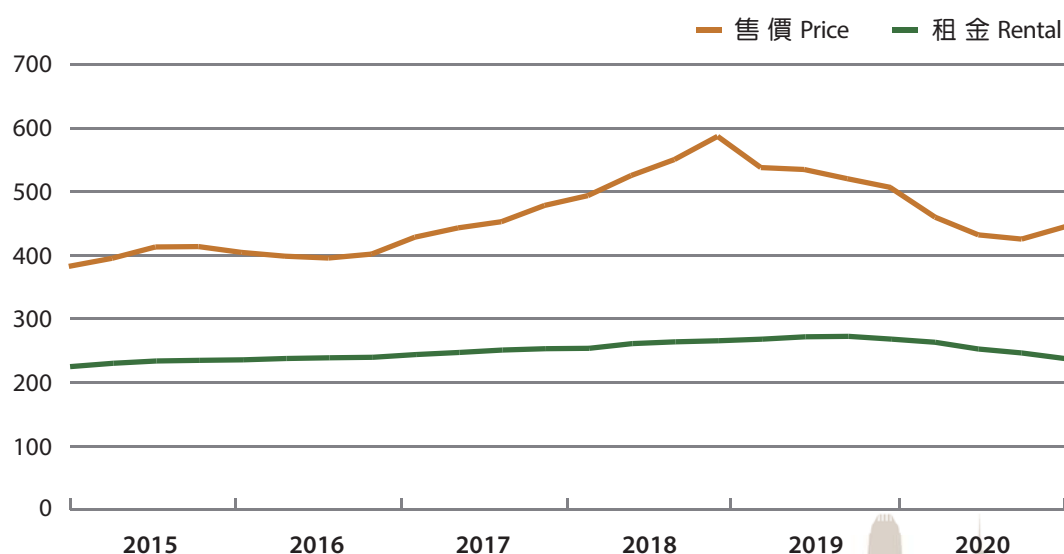
PRIVATE OFFICE (GRADE A)

甲級寫字樓售價在 2020 年首三季繼續下跌，但在最後一季回升，而租金則於全年錄得下跌。整體而言，以 2020 年第四季與 2019 年同期相比，售價和租金分別急跌 12.2% 和 11.4%。

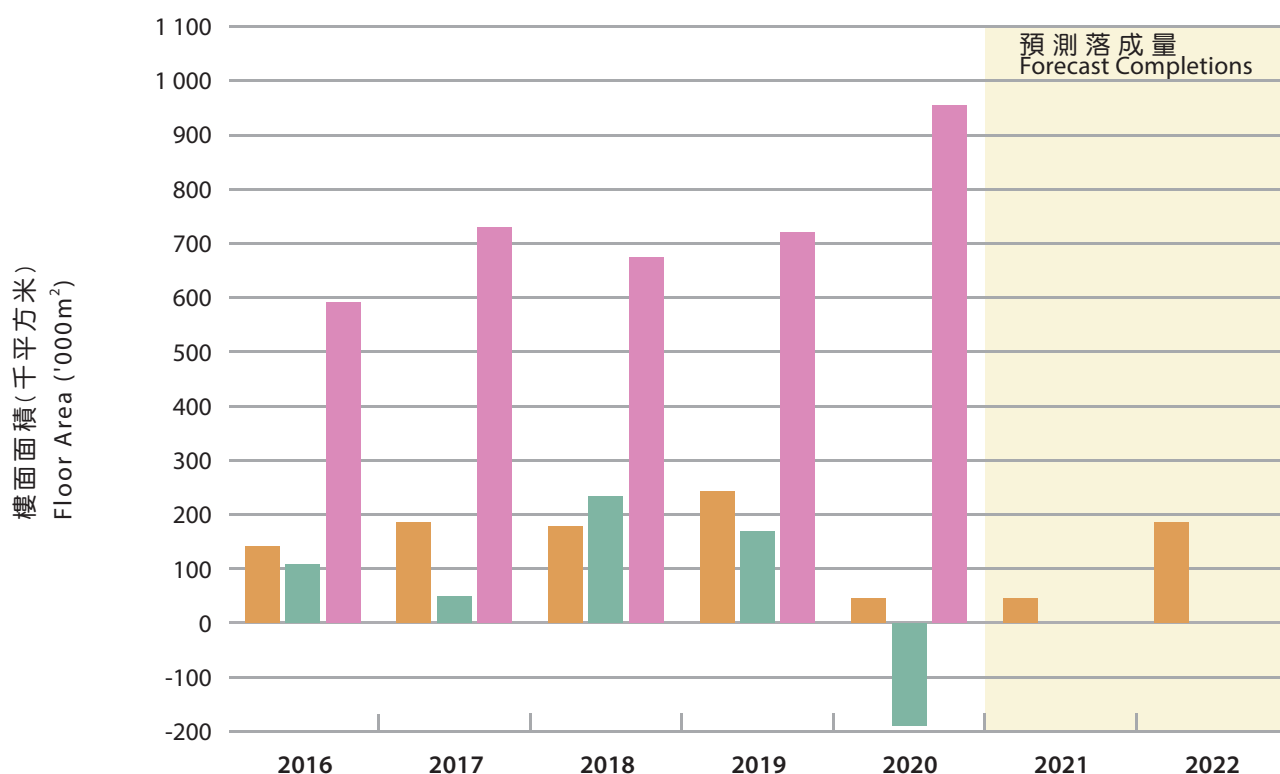
Prices of Grade A offices continued to decline in the first three quarters but rebounded in the last quarter of 2020, with rents registering a decline throughout the year. Overall, prices and rents plummeted by 12.2% and 11.4% respectively in the fourth quarter of 2020 over the same period in 2019.



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



	2016	2017	2018	2019	2020	2021	2022
落成量 Completions	142	186	178	242	46	45 [#]	185 [#]
使用量 Take-up	108	49	234	169	-189		
空置量 Vacancy	592	729	674	720	955		
% ⁺	8.0	9.6	8.7	9.0	11.8		

+ 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