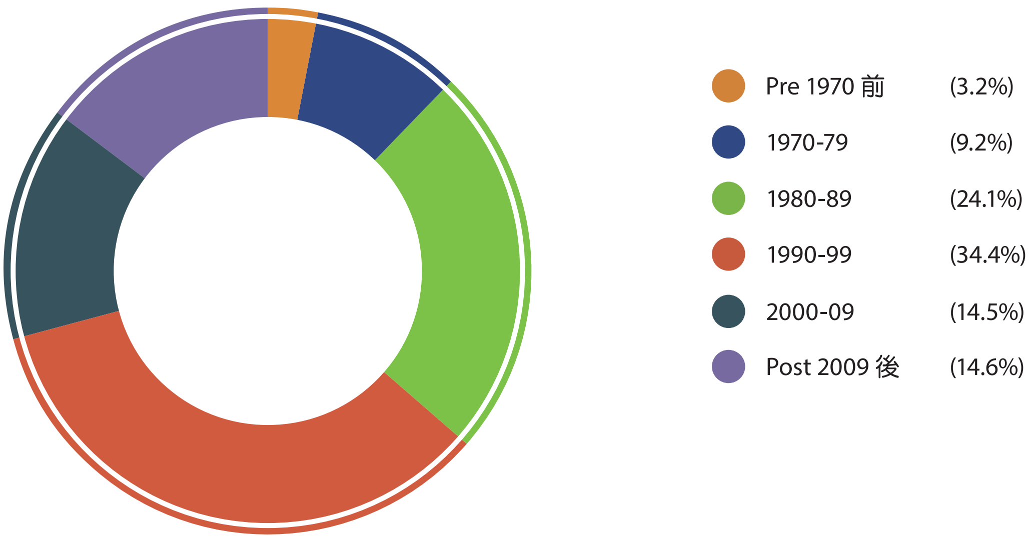
私人寫字樓（整體）
Private Office (Overall)

2021年年底，私人寫字樓的總存量為12 539 800平方米，當中甲級寫字樓佔65%，乙級寫字樓佔23%，丙級寫字樓佔12%。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在2021年年底共佔總存量的50%。圖表顯示按樓齡劃分的整體寫字樓總存量。

The total stock of private offices at the end of 2021 amounted to 12 539 800 m^2, comprising 65% Grade A, 23% Grade B and 12% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 50% of the total stock at the end of 2021. The chart shows the total stock of all offices by age.

按樓齡分類的總存量
Stock Distribution by Age



2021年私人寫字樓的落成量為69 600平方米，較2020年輕微增加，有88%的落成量位於非核心地區。甲級寫字樓的落成量為48 200平方米，相當於總供應量的69%。

Office completions in 2021 were 69 600 m^2, representing a slight increase from 2020. 88% of the completions were in the non-core districts. Completions of Grade A space amounted to 48 200 m^2, equivalent to 69% of the total supply.

私人寫字樓（整體）
Private Office (Overall)

年內整體使用量錄得負數 39 700 平方米。年底空置量上升 7% 至 1 541 000 平方米，相當於總存量的 12.3%。

A negative overall take-up of 39 700 m^2 was recorded for the year. Vacancy at the year-end increased by 7% to 1 541 000 m^2, which was equivalent to 12.3% of the total stock.

預計 2022 和 2023 年的落成量將分別急升至 350 200 平方米和 256 600 平方米。2022 年的新供應主要來自九龍，佔總落成量的 50%，當中觀塘和九龍城合共佔總落成量的 46%。在 2023 年，新供應將集中在深水埗、中西區和觀塘，分別佔預計落成量的 38%、25% 和 17%。

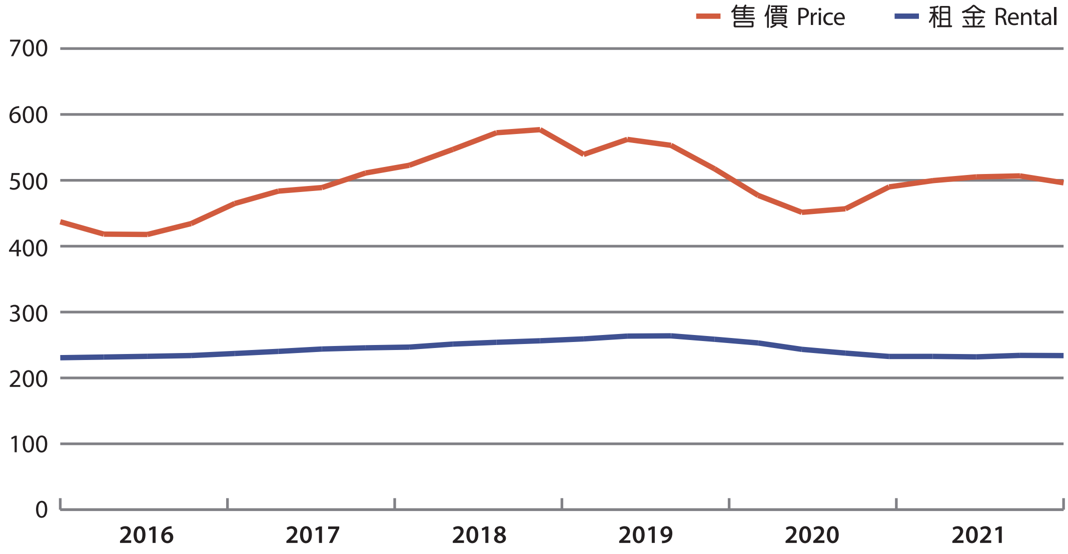
Completions are expected to soar to 350 200 m^2 and 256 600 m^2 in 2022 and 2023 respectively. New supply in 2022 will mainly come from Kowloon at 50% of total completions, with Kwun Tong and Kowloon City together providing 46% of the total completions. In 2023, new supply will be concentrated in Sham Shui Po, the Central and Western district and Kwun Tong, accounting for 38%, 25% and 17% of the estimated completions respectively.

私人寫字樓（整體）
Private Office (Overall)

寫字樓售價在 2021 年首三季稍微增長，到第四季下跌，但 2021 年最後一季仍較 2020 年同期增長 1.3%。寫字樓租金全年持續整固，2021 年最後一季與前一年相比，僅錄得 0.6% 的些微變動。

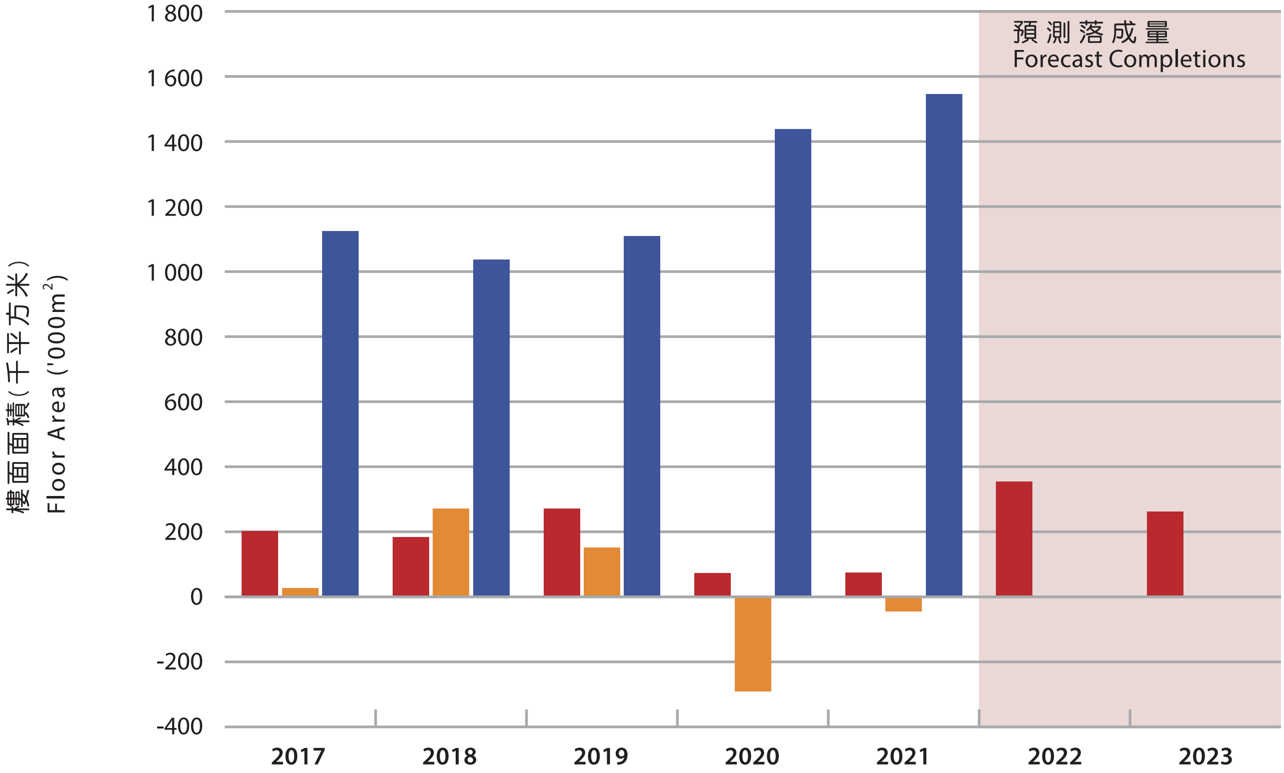
Office prices registered a mild increase in the first three quarters but declined in the fourth quarter of 2021, but still recording an increase of 1.3% in the last quarter of 2021 over the same period in 2020. Office rents consolidated throughout the year, with an insignificant change of 0.6% in the last quarter of 2021 over a year ago.

售價及租金指數
Price and Rental Indices



私人寫字樓（整體）
Private Office (Overall)

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 ('000m²)

	2017	2018	2019	2020	2021	2022	2023
落成量 Completions	198	179	267	69	70	350#	257#
使用量 Take-up	23	266	147	-286	-40		
空置量 Vacancy	1 120	1 032	1 104	1 434	1 541		
%+	9.5	8.6	9.0	11.5	12.3		

\+ 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