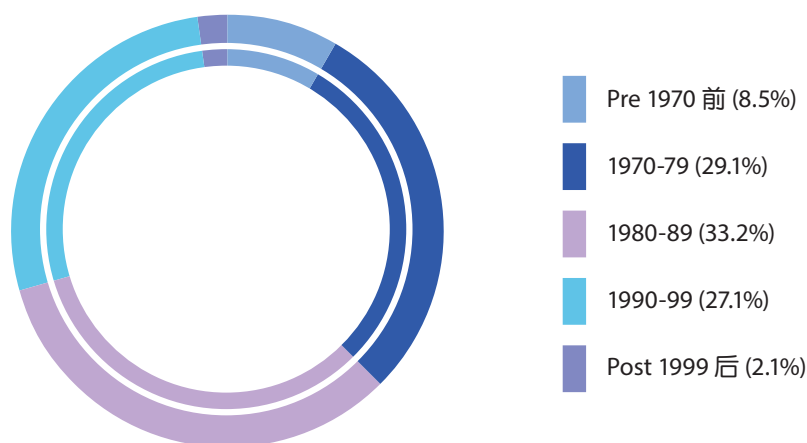


私人写字楼 (丙级) Private Office (Grade C)

2023年年底，丙级写字楼的总存量为1 475 300平方米，占写字楼总存量的11%。图表显示按楼龄划分的丙级写字楼总存量。

Stock of Grade C offices was 1 475 300 m² at the end of 2023, representing 11% of the total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量 Stock Distribution by Age



港岛占总存量的65%，而九龙与新界则分别占33%和2%。

Hong Kong Island accounted for 65% of stock, while the shares for Kowloon and the New Territories were 33% and 2% respectively.

2023年丙级写字楼的落成量为1 400平方米，全部来自东区。

Completions for Grade C offices in 2023 were 1 400 m². All came from the Eastern district.

丙级写字楼的使用量录得负数 1 600 平方米。年底空置量为 132 600 平方米，占丙级写字楼总存量的 9.0%，当中 68% 的空置面积位于核心地区。

Grade C offices registered a negative take-up of 1 600 m². The year-end vacancy amounted to 132 600 m², representing 9.0% of its stock. 68% of the vacant spaces was found in the core districts.



预计 2024 年将有 1 000 平方米的丙级写字楼在湾仔落成。2025 年的供应量将为 300 平方米，全部来自东区。

Grade C office space of 1 000 m² from Wan Chai will be expected in 2024. In 2025, the Eastern district will contribute the entire supply of 300 m².

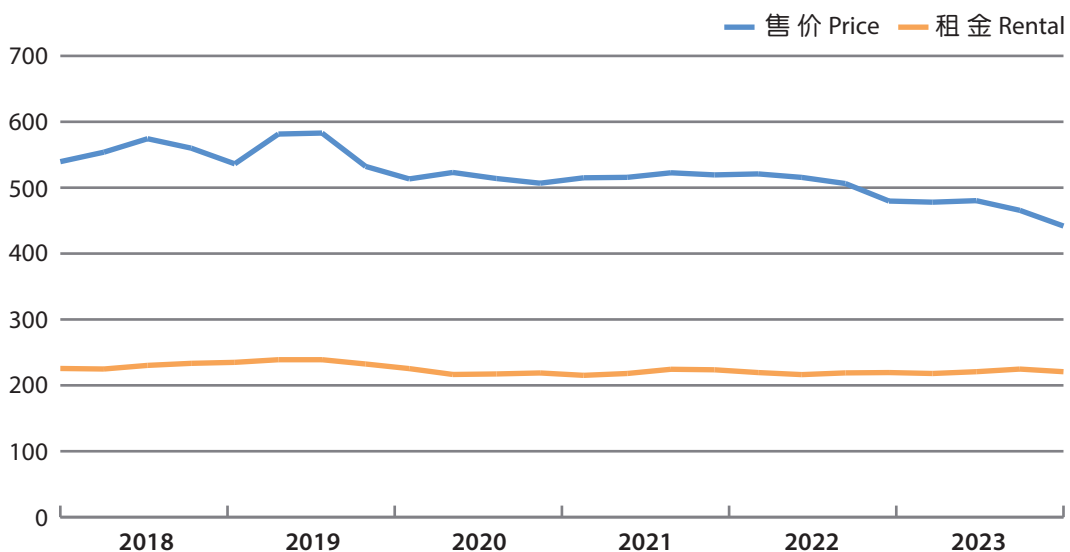
私人写字楼 (丙级) Private Office (Grade C)

丙级写字楼售价在第一季下滑，至第二季有所整固，而在余下季度则进一步下跌。以 2022 和 2023 年第四季相比，售价下降 7.9%。租金在 2023 年第一季轻微下跌，随后逐渐上升，在最后一季再次下降，以 2023 年第四季与 2022 年同期相比，录得 0.6% 的温和升幅。

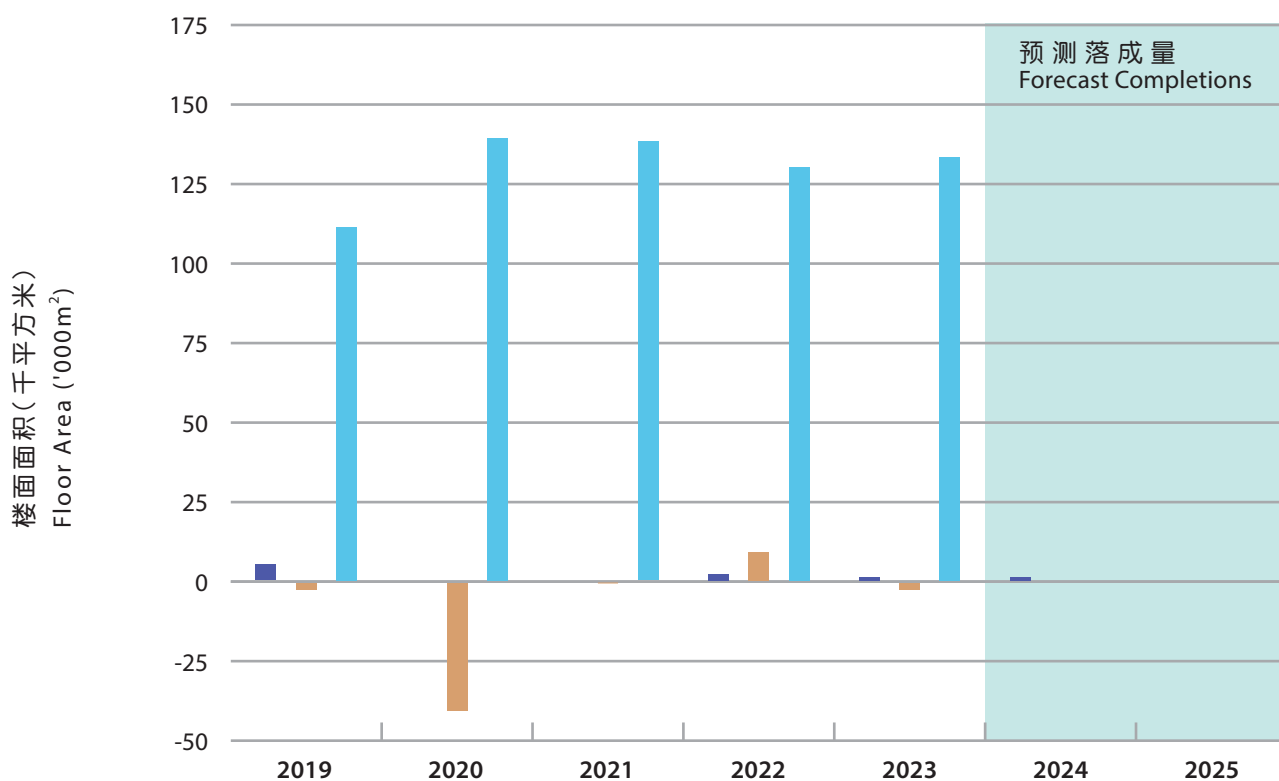
Prices of Grade C offices dipped in the first quarter, then consolidated in the second quarter before slipping further in the remaining quarters, registering a drop of 7.9% between the fourth quarters of 2022 and 2023. Following a moderate drop in the first quarter of 2023, rents rose gradually before dropping again in the last quarter, posting a mild increase of 0.6% in the fourth quarter of 2023 over the same period in 2022.



售价及租金指数 Price and Rental Indices



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



	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	5	0	0	2	1	1#	0#
使用量 Take-up	-2	-40	0	9	-2		
空置量 Vacancy	111	139	138	130	133		
% ⁺	7.5	9.4	9.3	8.8	9.0		

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures