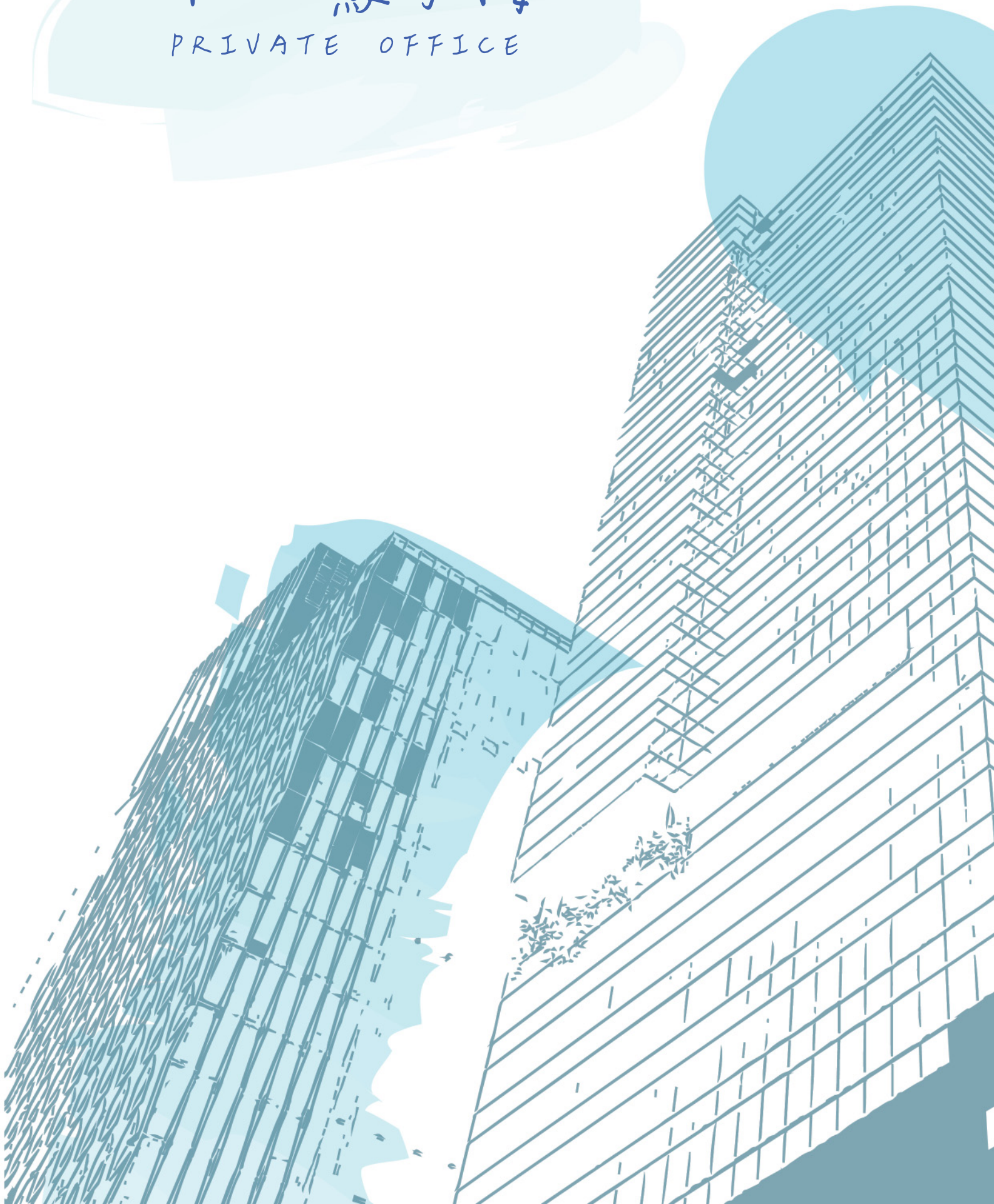


私人寫字樓

PRIVATE OFFICE

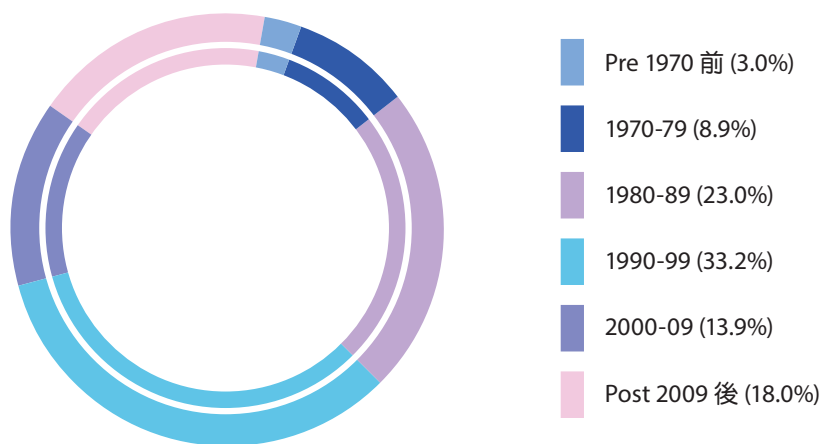




2023年年底，私人寫字樓的總存量為13 110 500平方米，當中甲級寫字樓佔66%，乙級寫字樓佔23%，丙級寫字樓佔11%。位於上環、中區、灣仔、銅鑼灣和尖沙咀核心地區的寫字樓面積在2023年年底共佔總存量的49%。圖表顯示按樓齡劃分的整體寫字樓總存量。

The total stock of private offices at the end of 2023 amounted to 13 110 500 m², comprising 66% Grade A, 23% Grade B and 11% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 49% of the total stock at the end of 2023. The chart shows the total stock of all offices by age.

按樓齡分類的總存量 Stock Distribution by Age



2023年私人寫字樓的落成量顯著下降至158 700平方米。在這些落成量中，有91%位於非核心地區。甲級寫字樓的落成量為143 400平方米，相當於總供應量的90%。

Office completions in 2023 decreased considerably to 158 700 m². Among the completions, 91% were situated in the non-core districts. Completions of Grade A space amounted to 143 400 m², equivalent to 90% of the total supply.

年內整體使用量錄得正數 41 400 平方米。年底空置量上升至 1 959 800 平方米，相當於總存量的 14.9%。

A positive overall take-up of 41 400 m² was recorded for the year. Vacancy at the year-end increased to 1 959 800 m², which was equivalent to 14.9% of the total stock.



預計落成量在 2024 年維持平穩，為 156 300 平方米，並將在 2025 年輕微下降至 136 100 平方米。2024 和 2025 年大部分新供應將來自港島，分別佔總落成量的 72% 和 94%。這兩年的新供應將集中在中西區，分別佔預計落成量的 40% 和 42%。

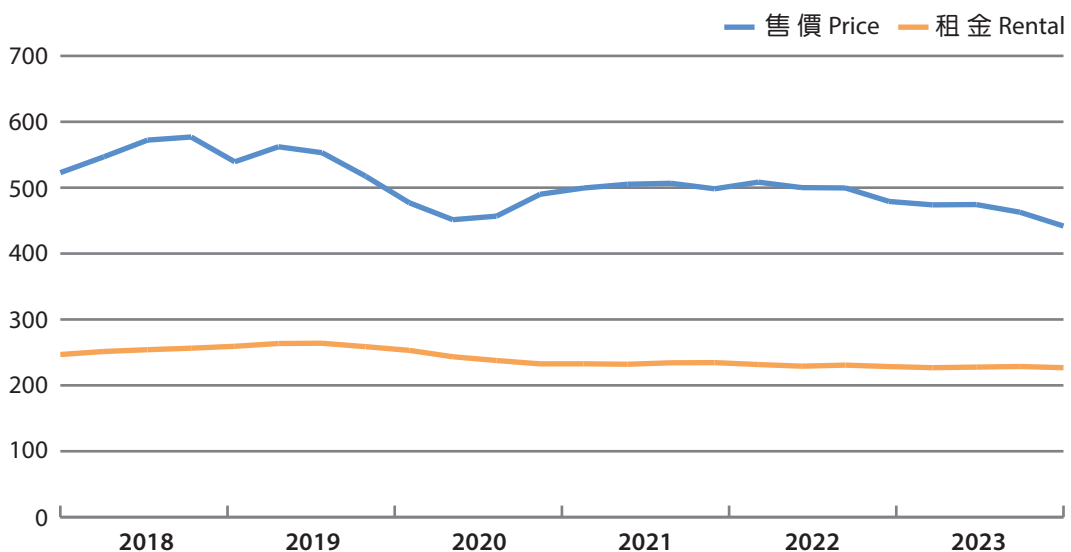
Completions are expected to remain steady in 2024 at 156 300 m² and slightly fall to 136 100 m² in 2025. The majority of the new supply in 2024 and 2025 will both come from Hong Kong Island at 72% and 94% of total completions respectively. In these two years, new supply will be concentrated in the Central and Western district, accounting for 40% and 42% of the estimated completions respectively.

寫字樓售價在 2023 年全年均下跌，在第二季有所整固，以 2023 年最後一季與 2022 年同期相比，售價下跌 7.8%。2023 年寫字樓租金保持平穩，2023 年最後一季與 2022 年同期相比，租金以 0.7% 的輕微跌幅作結。

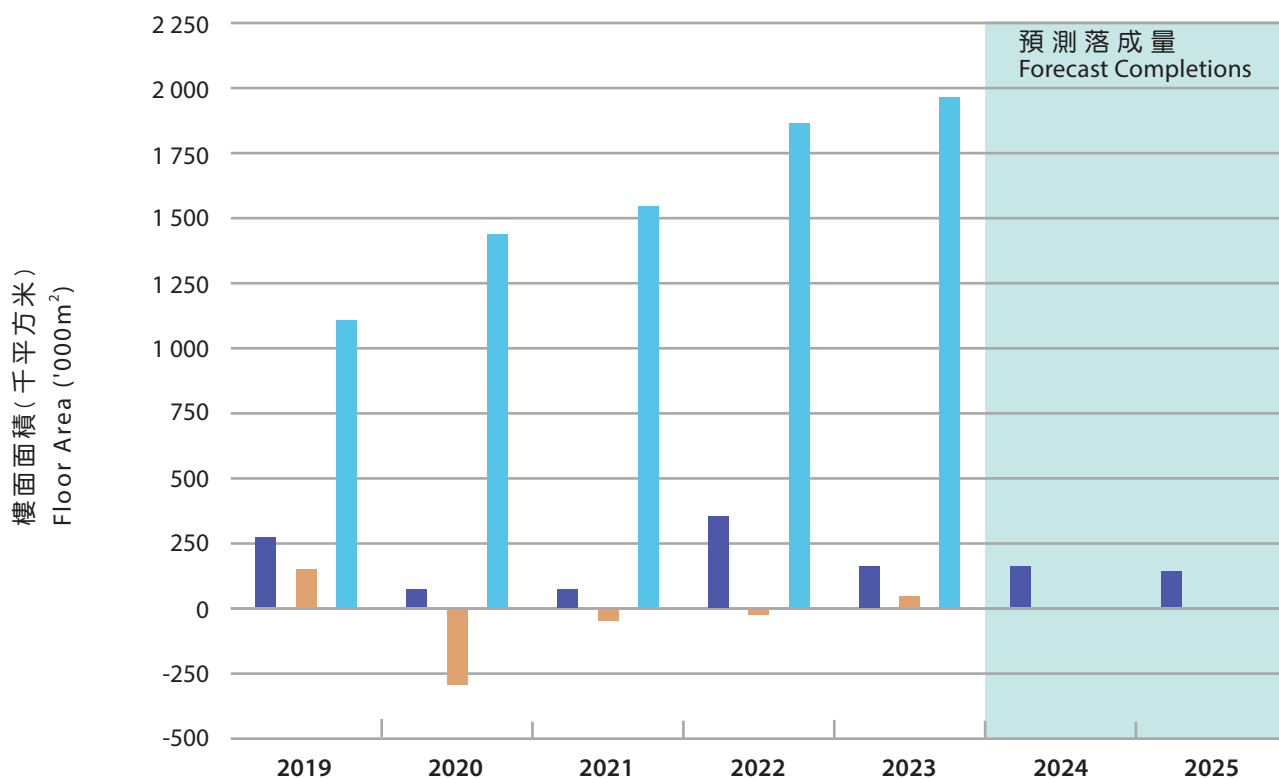
Office prices dropped throughout 2023 with some consolidation in the second quarter, declining by 7.8% in the last quarter of 2023 over the same period in 2022. Office rents were steady in 2023, ending with an insignificant drop of 0.7% in the last quarter of 2023 over the corresponding period in 2022.



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



	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	267	69	70	351	159	156 [#]	136 [#]
使用量 Take-up	147	-286	-40	19	41		
空置量 Vacancy	1 104	1 434	1 541	1 860	1 960		
% ⁺	9.0	11.5	12.3	14.4	14.9		

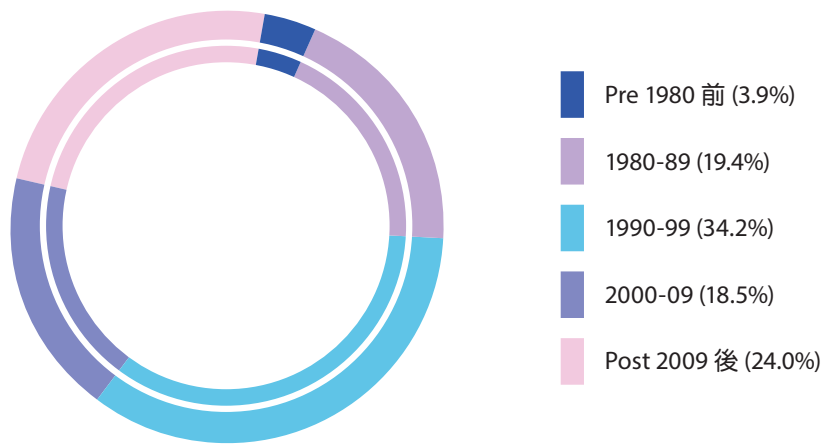
+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

預測數字
Forecast figures

2023 年年底，甲級寫字樓的總存量達 8 617 500 平方米，佔寫字樓總存量的 66%。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 2023 stood at 8 617 500 m², representing 66% 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 47%，而九龍與新界則分別佔 40% 和 13%。

Hong Kong Island accounted for 47% of the stock, while the shares for Kowloon and the New Territories were 40% and 13% respectively.

2023 年甲級寫字樓的落成量下降至 143 400 平方米。新供應主要來自於非核心地區，如深水埗、九龍城和觀塘。

Completions of Grade A offices in 2023 fell to 143 400 m². New supply mainly came from the non-core districts such as Sham Shui Po, Kowloon City and Kwun Tong.

2023 年錄得正數 45 300 平方米的使用量。年底空置量上升至 1 377 700 平方米，相當於甲級寫字樓總存量的 16.0%，其中 30% 的空置面積位於核心地區。

A positive take-up of 45 300 m² was recorded in 2023. The year-end vacancy rose to 1 377 700 m², representing 16.0% of Grade A stock. 30% of the vacant spaces was found in the core districts.



預計甲級寫字樓的落成量在 2024 年維持平穩，為 146 000 平方米，但其後在 2025 年將回落至 126 400 平方米。2024 和 2025 年的新供應將集中在中西區，分別佔新落成量的 43% 和 40%。

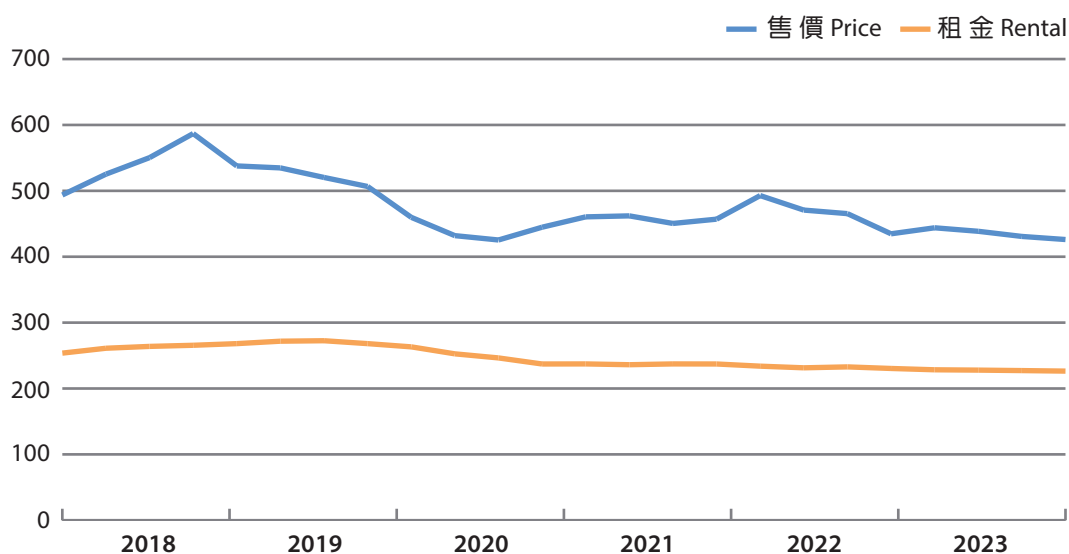
It is anticipated that completions will remain steady at 146 000 m² in 2024 but then retreat to 126 400 m² in 2025. New supply in 2024 and 2025 will both be concentrated in the Central and Western district, providing 43% and 40% of the new completions respectively.

甲級寫字樓售價雖然在 2023 年第一季呈輕微升幅，但接近年底時下降，以第四季與 2022 年同期相比，售價下跌 2.0% 作結。全年租金偏軟，與 2022 年第四季相比，2023 年第四季錄得 1.7% 的溫和跌幅。

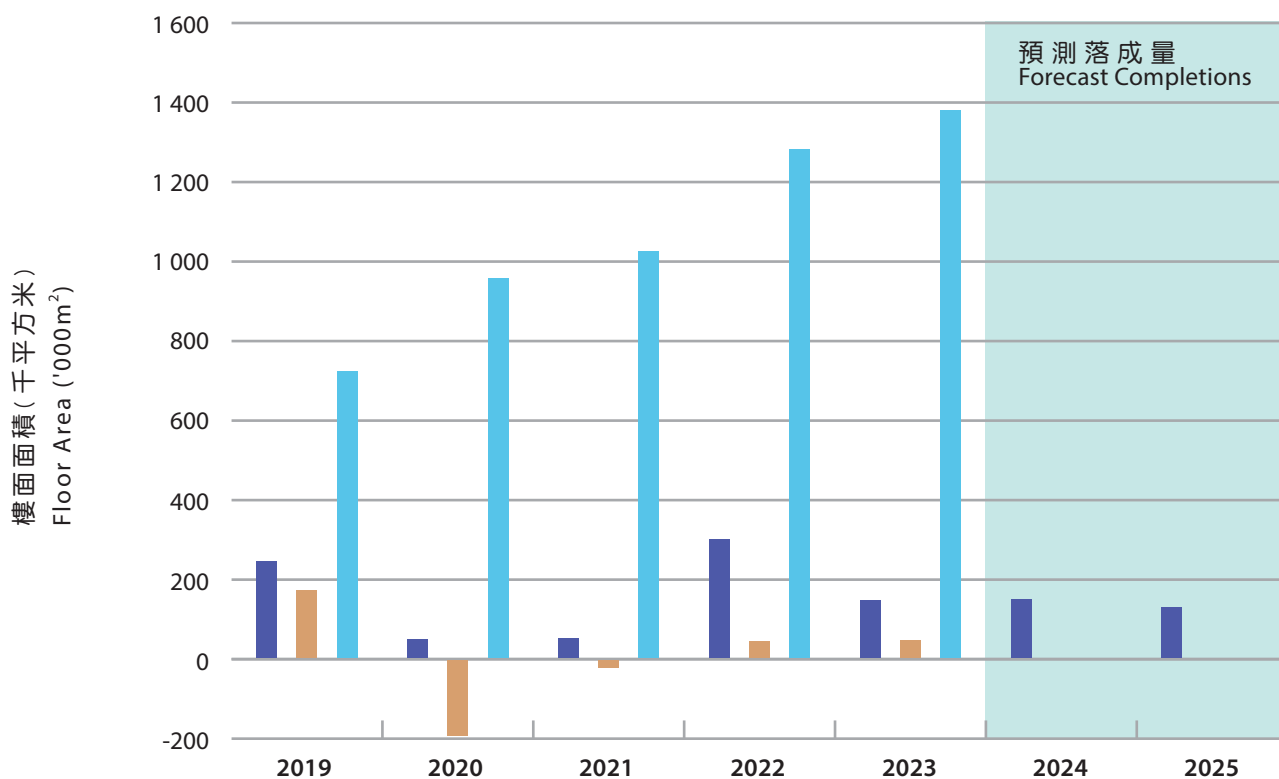
Although prices of Grade A offices displayed a modest growth in the first quarter, they subsided towards the end of 2023, ending with a decrease of 2.0% in the fourth quarter over the same period in 2022. Rents softened throughout the year, registering a mild decrease of 1.7% between the fourth quarters of 2022 and 2023.



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



	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	242	46	49	299	144	146 [#]	127 [#]
使用量 Take-up	169	-189	-18	42	45		
空置量 Vacancy	720	955	1 023	1 280	1 377		
% ⁺	9.0	11.8	12.5	15.1	16.0		

+ 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.

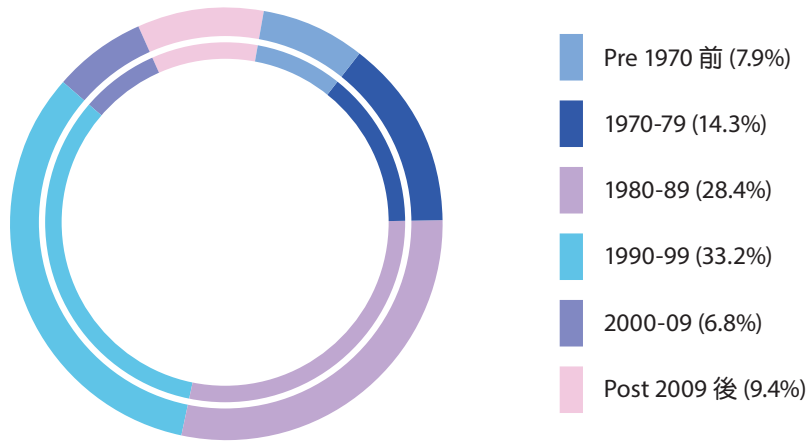
預測數字
Forecast figures

私人寫字樓 (乙級) Private Office (Grade B)

2023 年年底，乙級寫字樓的總存量為 3 017 700 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 was 3 017 700 m² at the end of 2023, 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 55%，而九龍與新界則分別佔 36% 和 9%。

Hong Kong Island accounted for 55%, while Kowloon and the New Territories contributed 36% and 9% respectively.

2023 年乙級寫字樓落成量急跌至 13 900 平方米，落成量主要位於觀塘和灣仔。

Grade B office completions in 2023 fell sharply to 13 900 m². Completions were mainly located in Kwun Tong and Wan Chai.

乙級寫字樓在 2023 年的使用量維持負數，為 2 300 平方米。年底空置量為 449 500 平方米，相當於乙級寫字樓總存量的 14.9%，其中 49% 的空置面積位於核心地區。

Take-up of Grade B offices in 2023 remained negative at 2 300 m². The year-end vacancy, amounting to 449 500 m², was equivalent to 14.9% of the Grade B stock. 49% of the vacant spaces was found in the core districts.



預計落成量在 2024 和 2025 年將分別下跌至 9 300 平方米和 9 400 平方米。2024 年的所有供應將來自觀塘和油尖旺。2025 年的新供應將全部來自中西區和油尖旺。

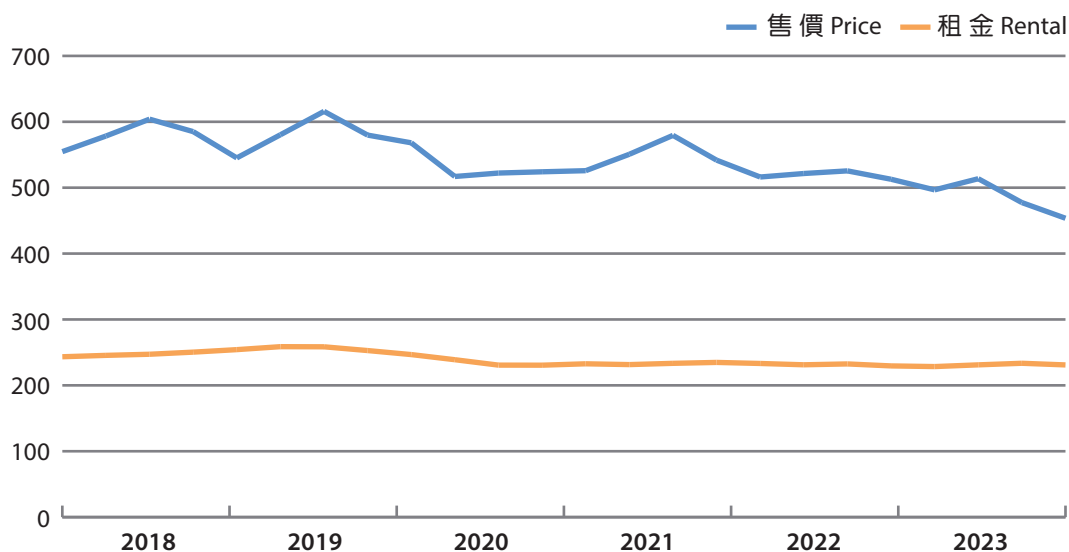
It is estimated that completions will decrease to 9 300 m² and 9 400 m² in 2024 and 2025 respectively. In 2024, the whole supply will be contributed from Kwun Tong and Yau Tsim Mong. All the new supply in 2025 will come from the Central and Western district and Yau Tsim Mong.

乙級寫字樓售價於年初下跌，至第二季回升，其後大幅回落，以 2023 年最後一季與 2022 年同期相比，售價大跌 11.5%。租金在 2023 年窄幅波動，以 2022 和 2023 年最後一季作比較，錄得 0.7% 的溫和升幅。

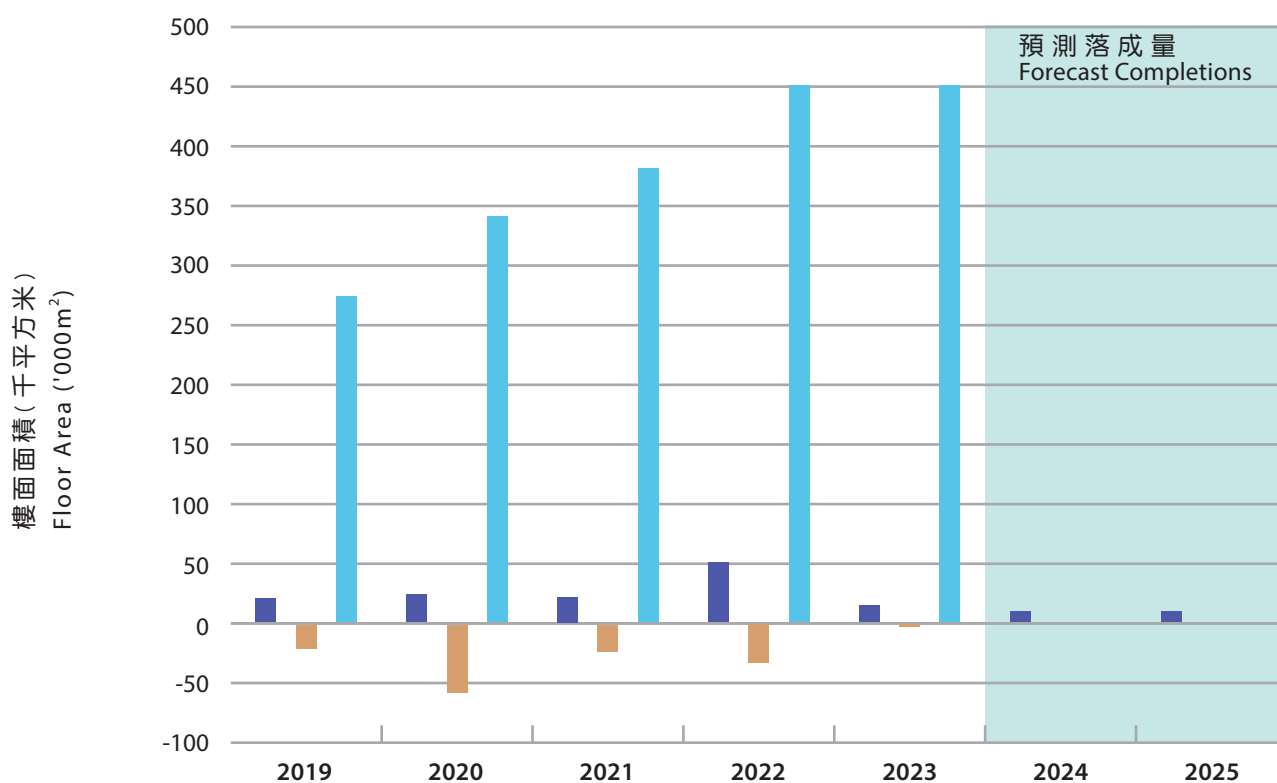
Prices of Grade B offices dropped at the beginning of the year but rebounded in the second quarter, before retreating substantially thereafter, posting a considerable decrease of 11.5% in the last quarter of 2023 over the same period in 2022. Rents fluctuated within a small magnitude in 2023, registering a mild increase of 0.7% between the last quarters of 2022 and 2023.



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



	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	20	23	21	50	14	9 [#]	9 [#]
使用量 Take-up	-20	-57	-22	-32	-2		
空置量 Vacancy	273	340	380	450	450		
% ⁺	9.7	11.9	13.1	15.1	14.9		

+ 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.

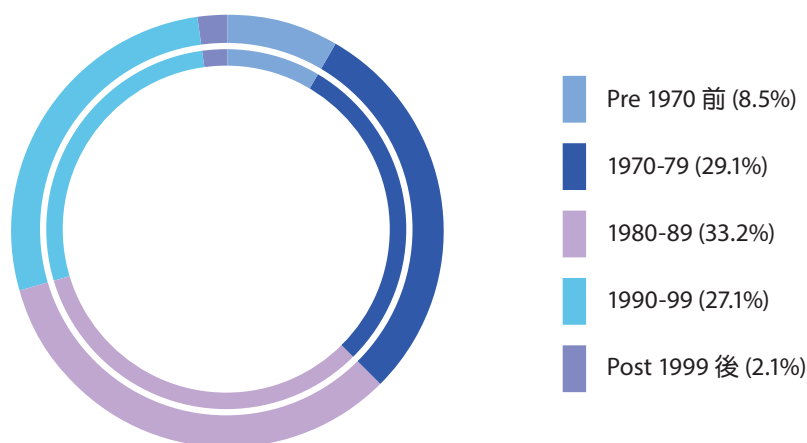
預測數字
Forecast figures

私人寫字樓 (丙級) Private Office (Grade C)

2023 年年底，丙級寫字樓的總存量為 1 475 300 平方米，佔寫字樓總存量的 11%。圖表顯示按樓齡劃分的丙級寫字樓總存量。

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 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 年丙級寫字樓的落成量為 1 400 平方米，全部來自東區。

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

丙級寫字樓的使用量錄得負數 1 600 平方米。年底空置量為 132 600 平方米，佔丙級寫字樓總存量的 9.0%，當中 68% 的空置面積位於核心地區。

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.



預計 2024 年將有 1 000 平方米的丙級寫字樓在灣仔落成。2025 年的供應量將為 300 平方米，全部來自東區。

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.

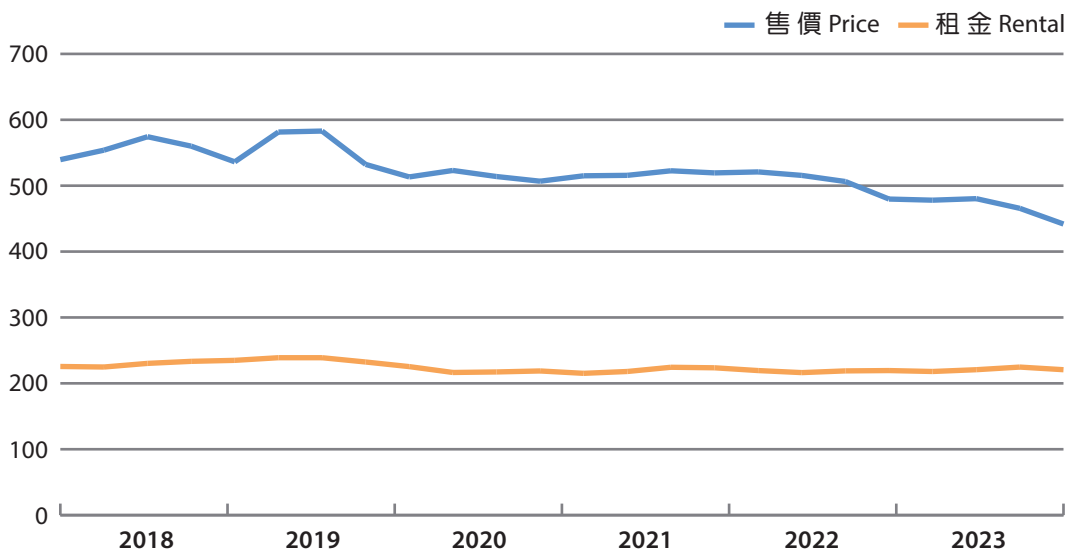
私人寫字樓 (丙級) Private Office (Grade C)

丙級寫字樓售價在第一季下滑，至第二季有所整固，而在餘下季度則進一步下跌。以 2022 和 2023 年第四季相比，售價下降 7.9%。租金在 2023 年第一季輕微下跌，隨後逐漸上升，在最後一季再次下降，以 2023 年第四季與 2022 年同期相比，錄得 0.6% 的溫和升幅。

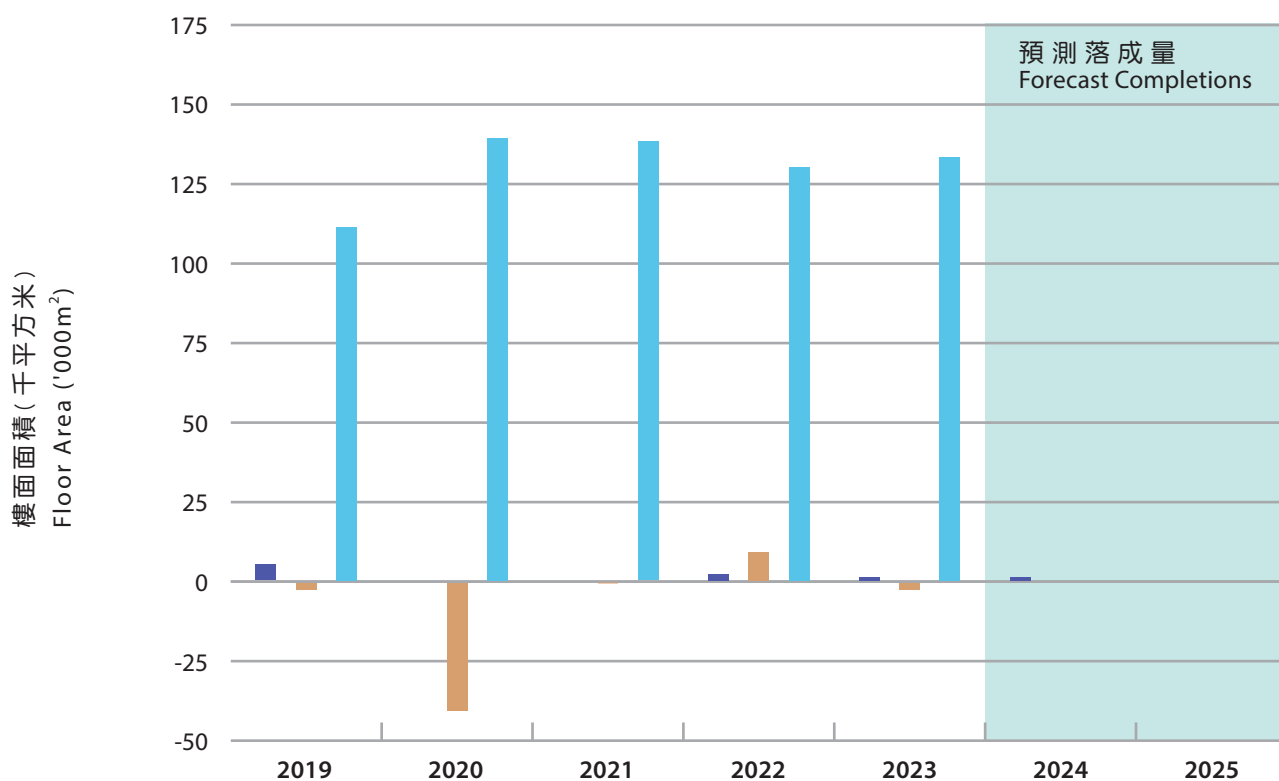
Prices of Grade C offices dipped in the first quarter, then consolidated in the second quarter before slipping further in the remaining quarters, registering a drop of 7.9% between the fourth quarters of 2022 and 2023. Following a moderate drop in the first quarter of 2023, rents rose gradually before 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



	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