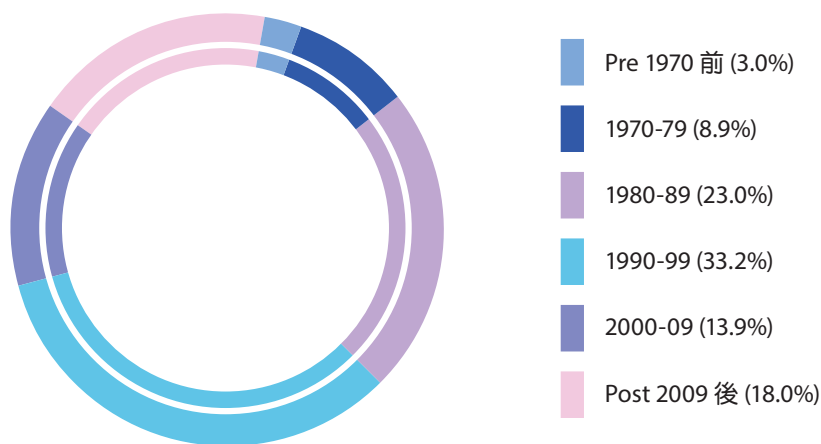


2023年年底，私人寫字樓的總存量為13 110 500平方米，當中甲級寫字樓佔66%，乙級寫字樓佔23%，丙級寫字樓佔11%。位於上環、中區、灣仔、銅鑼灣和尖沙咀核心地區的寫字樓面積在2023年年底共佔總存量的49%。圖表顯示按樓齡劃分的整體寫字樓總存量。

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%。

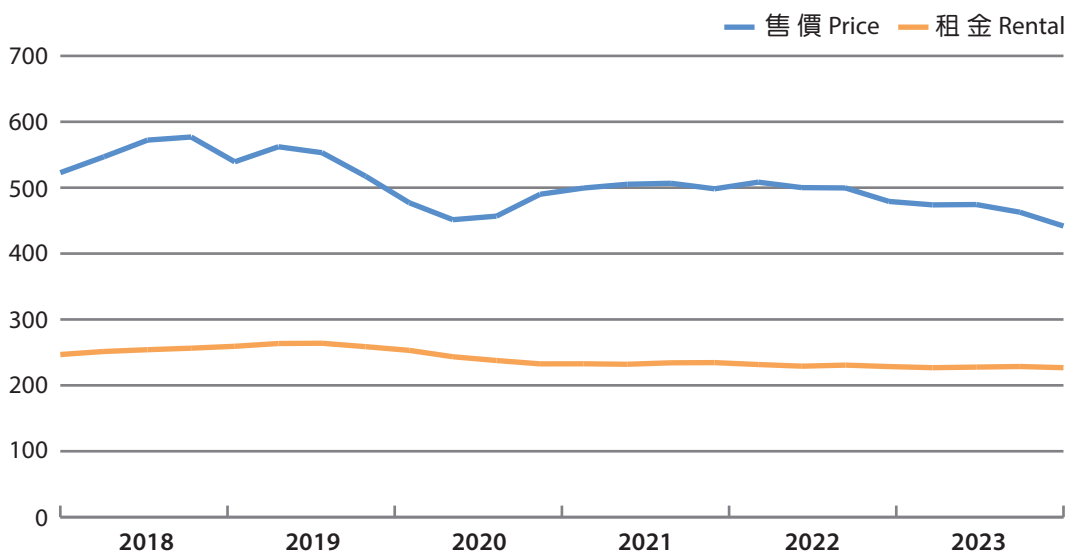
Completions are expected to remain steady in 2024 at 156 300 m² and slightly fall to 136 100 m² in 2025. The majority of the new supply in 2024 and 2025 will both come from Hong Kong Island at 72% and 94% of total completions respectively. In these two years, new supply will be concentrated in the Central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

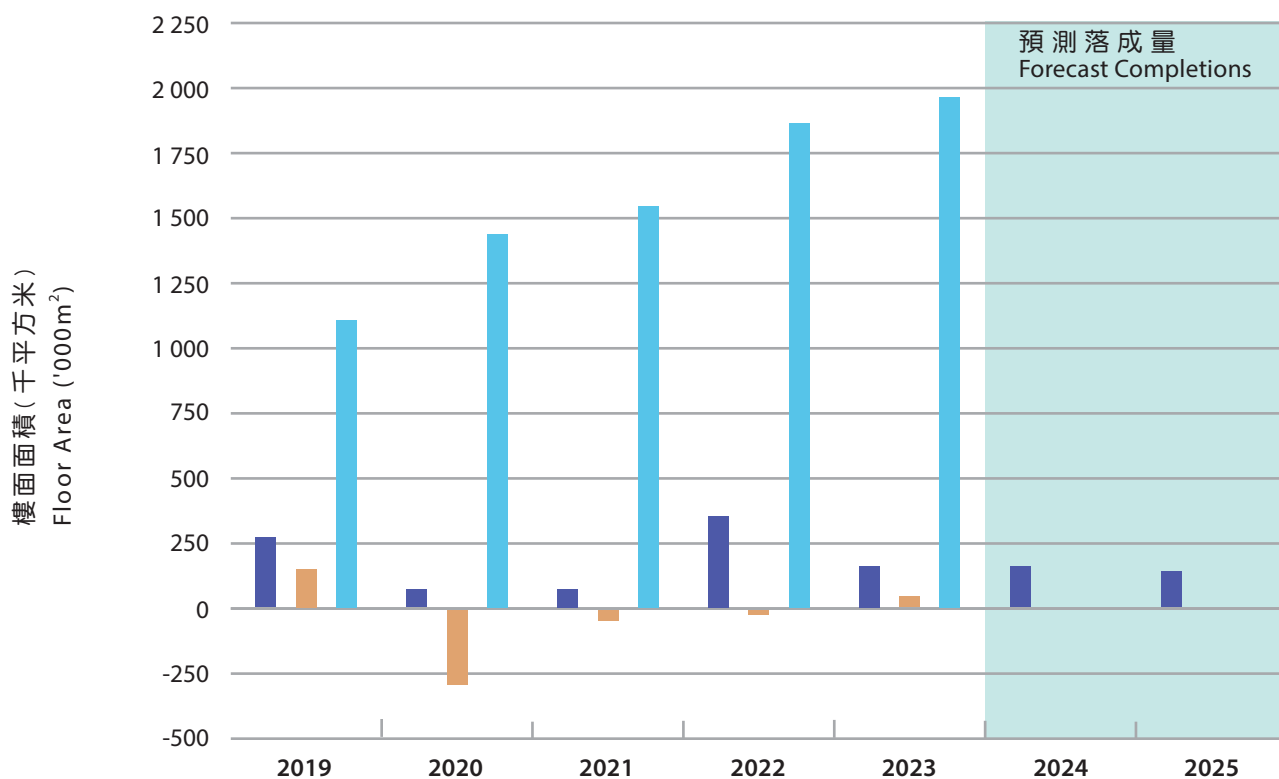
Office prices dropped throughout 2023 with some consolidation in the second quarter, declining by 7.8% in the last quarter of 2023 over the same period in 2022. Office rents were steady in 2023, ending with an insignificant drop of 0.7% in the last quarter of 2023 over the corresponding period in 2022.



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