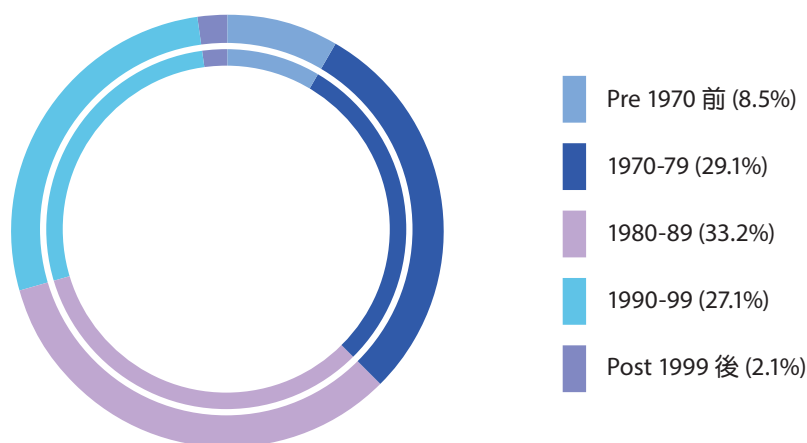


## 私人寫字樓 (丙級) Private Office (Grade C)

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 m<sup>2</sup> 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 m<sup>2</sup>. 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 m<sup>2</sup>. The year-end vacancy amounted to 132 600 m<sup>2</sup>, 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 m<sup>2</sup> from Wan Chai will be expected in 2024. In 2025, the Eastern district will contribute the entire supply of 300 m<sup>2</sup>.

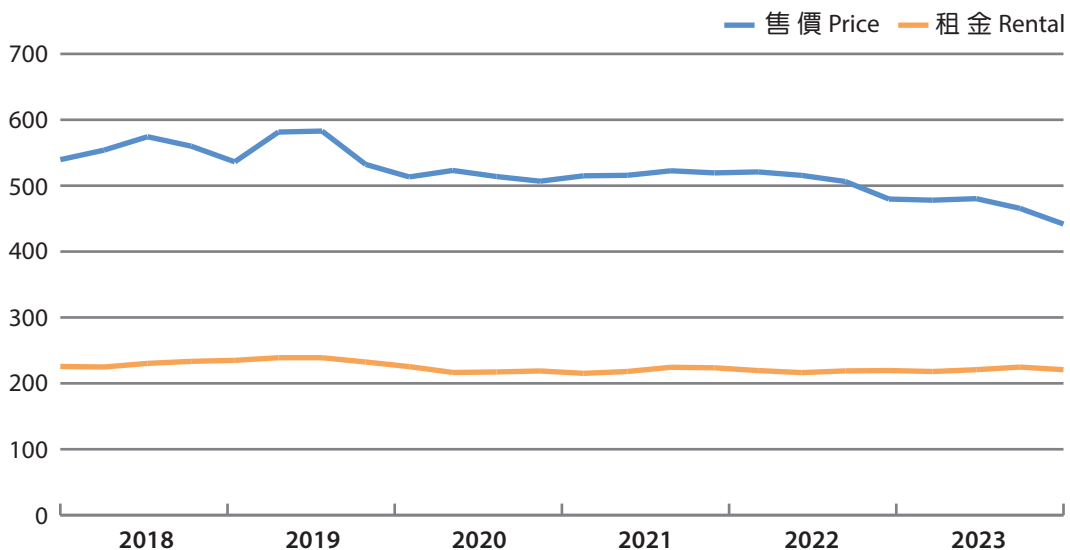
## 私人寫字樓 (丙級) Private Office (Grade C)

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。

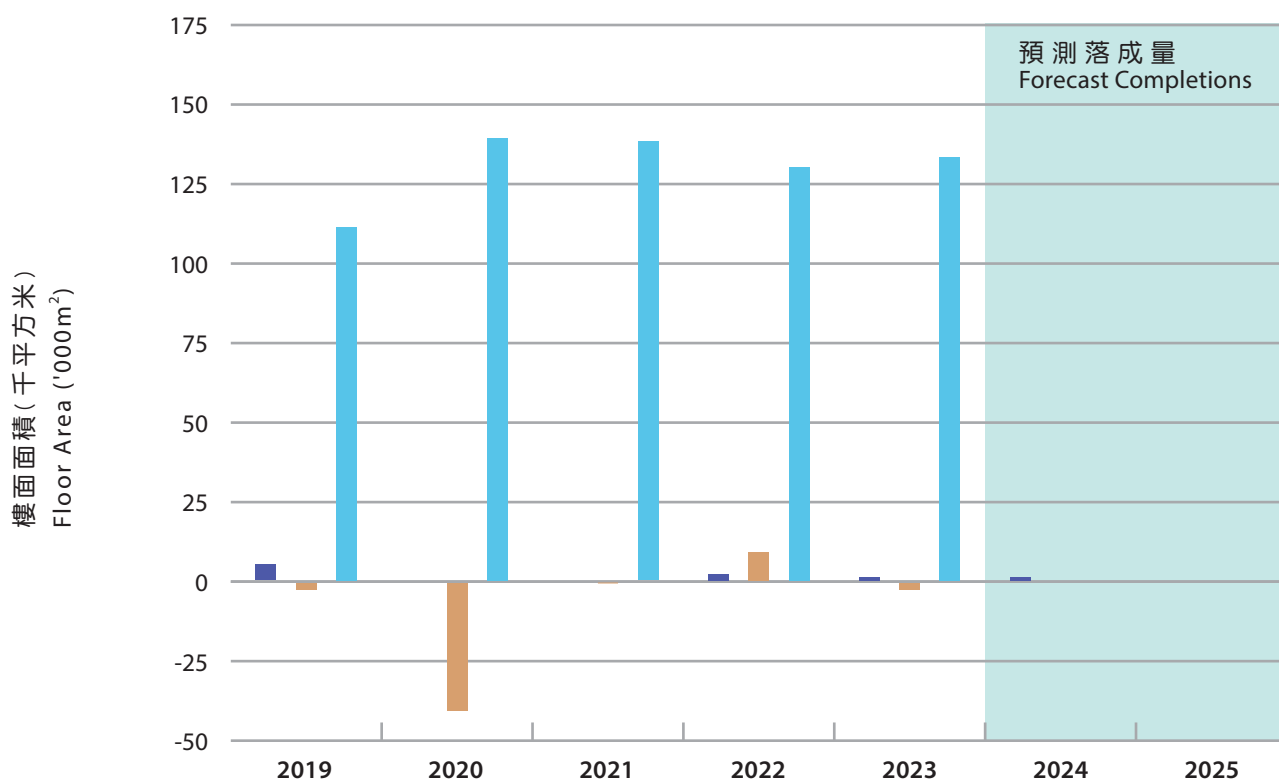
Prices of Grade C offices dipped in the first quarter, then consolidated in the second quarter before slipping further in the remaining quarters, registering a drop of 7.9% between the fourth quarters of 2022 and 2023. Following a moderate drop in the first quarter of 2023, rents rose gradually before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



	樓面面積 (千平方米) Floor Area ('000m <sup>2</sup> )						
	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	5	0	0	2	1	1 <sup>#</sup>	0 <sup>#</sup>
使用量 Take-up	-2	-40	0	9	-2		
空置量 Vacancy	111	139	138	130	133		
% <sup>+</sup>	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