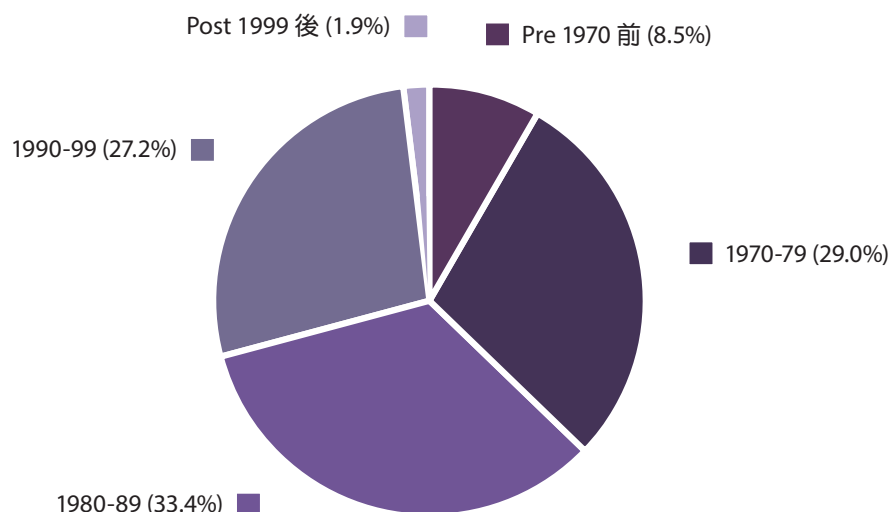


2022 年年底，丙級寫字樓的總存量為 1 470 500 平方米，佔寫字樓總存量的 11%。圖表顯示按樓齡劃分的丙級寫字樓總存量。

Stock of Grade C offices was 1 470 500 m² at the end of 2022, 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.

2022 年丙級寫字樓的落成量為 1 700 平方米，主要來自灣仔。

Completions for Grade C offices in 2022 were 1 700 m². They mainly came from Wan Chai.

丙級寫字樓的使用量錄得正數 9 000 平方米。年底空置量為 129 600 平方米，相等於丙級寫字樓總存量的 8.8%，當中 66% 的空置面積位於核心地區。

Grade C offices registered a positive take-up of 9 000 m². The year-end vacancy, amounting to 129 600 m², was equivalent to 8.8% of its stock. 66% of the vacant spaces was found in the core districts.



預計 2023 和 2024 年將分別有 1 400 平方米和 1 300 平方米的丙級寫字樓落成，2023 年的供應將全部來自東區，而 2024 年則主要來自灣仔。

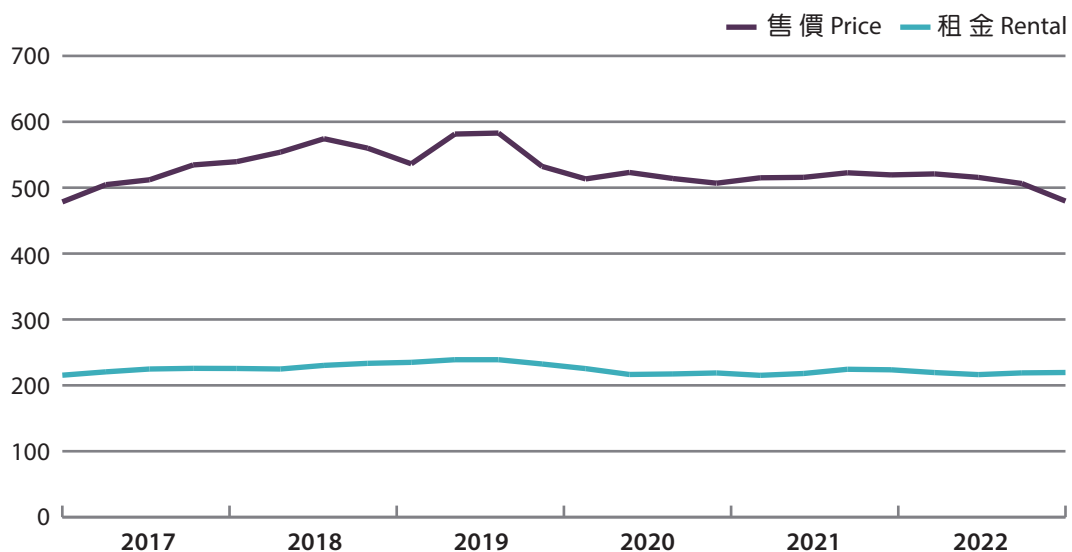
Grade C office space of 1 400 m² and 1 300 m² will be expected in 2023 and 2024 respectively. The Eastern district will contribute the entire supply in 2023. In 2024, the major supply will be located in Wan Chai.

丙級寫字樓售價在第一季保持平穩，但其後持續下跌。以 2021 和 2022 年第四季作比較，售價大幅下跌 7.6%。租金在 2022 年上半年下跌，但在下半年稍微上升，2022 年第四季與 2021 年同期相比，以 1.8% 的輕微跌幅作結。

Prices of Grade C offices stabilised in the first quarter but declined continuously thereafter, registering a considerable decrease of 7.6% between the fourth quarters of 2021 and 2022. Rents fell in the first half of 2022 but rose slightly in the second half of the year, ending with a moderate decrease of 1.8% in the fourth quarter of 2022 over the same period in 2021.



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 ('000m²)

2018 2019 2020 2021 2022 2023 2024

落成量
Completions

0 5 0 0 2 1[#] 1[#]

使用量
Take-up

-3 -2 -40 0 9

空置量
Vacancy

106 111 139 138 130

%⁺

7.2 7.5 9.4 9.3 8.8

+ 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