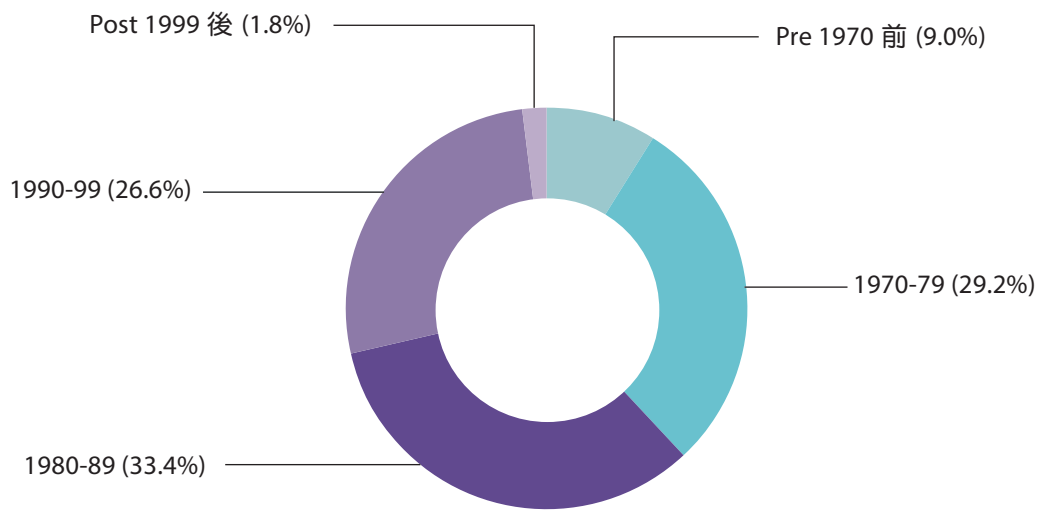




2016年年底丙級寫字樓的總存量為1 475 400平方米，佔整體寫字樓總存量的13%。圖表顯示按樓齡分類的丙級寫字樓總存量。

Grade C offices had 1 475 400 m² as stock at the end of 2016, representing 13% 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66%，九龍與新界則分別佔32%和2%。

Hong Kong Island accounted for 66% of stock, while the share for Kowloon and the New Territories were 32% and 2% respectively.

2016年丙級寫字樓僅錄得來自中西區的200平方米落成量。

Only 200 m² of completions for Grade C offices from Central and Western district was registered in 2016.

使用量錄得負數 4 300 平方米，年底空置量達 104 000 平方米，相等於其總存量的 7.0%，當中 69% 的空置面積位於核心地區。

A negative take-up of 4 300 m² was recorded. The year-end vacancy, amounting to 104 000 m², was equivalent to 7.0% of its stock. 69% of the vacant space was found in the core districts.



預計 2017 和 2018 年丙級寫字樓的落成量分別為 2 200 平方米和 4 600 平方米，新供應將全部位於中西區。

Grade C office spaces of 2 200 m² and 4 600 m² will be expected in 2017 and 2018 respectively. All new supply will be located in Central and Western district.

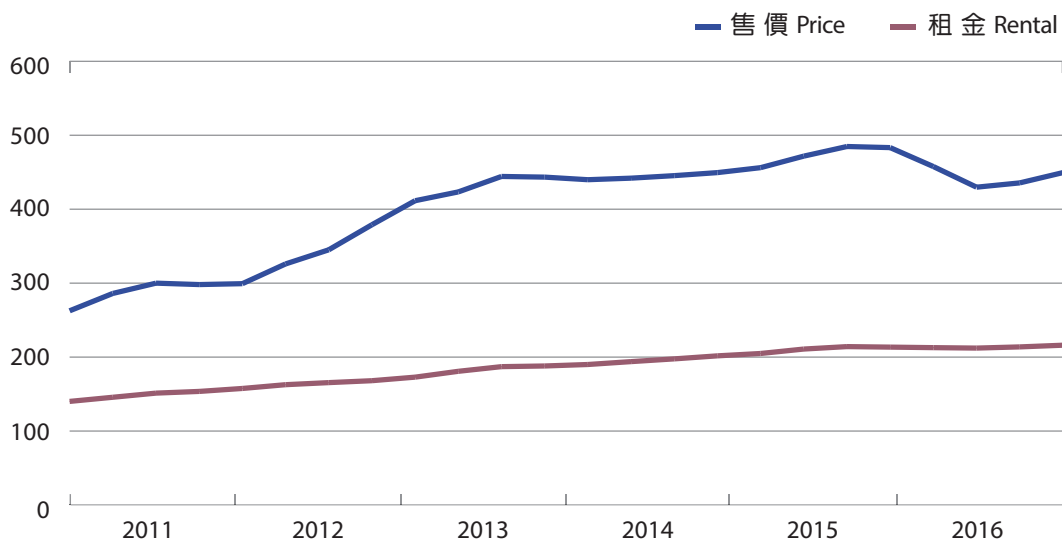


這分類的寫字樓售價在2016年首兩季下跌，至第三季重拾升勢。2016年最後一季的售價與去年末季相比，錄得7.0%的跌幅。租賃市場方面，租金與售價走勢相若，但變動幅度較輕微。然而，2016年最後一季的租金則較2015年同期輕微上升1.2%。

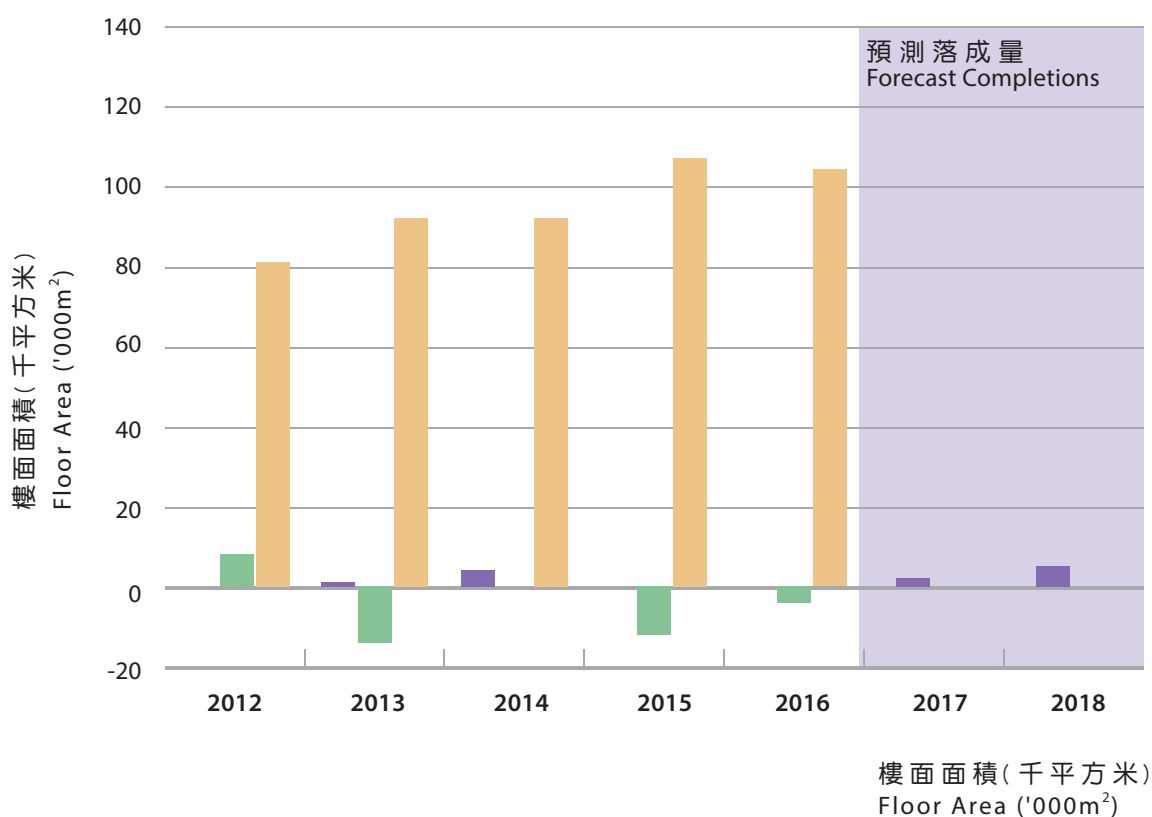
Office prices in this sub-sector dropped in the first two quarters in 2016 but then ascended in the third quarter. Prices in the last quarter of 2016 illustrated a fall of 7.0% over the final quarter of the year earlier. In the leasing market, the rents resembled the price movement but in a much moderate pace. Rents in the last quarter of 2016 however demonstrated a mild increase of 1.2% over the corresponding period in 2015.



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



	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	0	1	4	0	0	2 [#]	5 [#]
使用量 Take-up	8	-14	0	-12	-4		
空置量 Vacancy	81	92	92	107	104		
% ⁺	5.4	6.1	6.2	7.2	7.0		

+ 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