

私人寫字樓(丙級) Private Office (Grade C)

2004年底丙級寫字樓的總存量為1 601 100平方米，佔所有級別寫字樓總存量16%。圖表顯示按樓齡分類的丙級寫字樓總存量。

The stock of Grade C office was 1 601 100 m² at the end of 2004, representing 16% of 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



總存量的67%位於港島，而九龍及新界則分別佔31%及2%。

Hong Kong Island accounted for 67% of stock, while the share for Kowloon and the New Territories was 31% and 2% respectively.

2004年共有5 100平方米的丙級寫字樓落成，全部坐落灣仔和銅鑼灣等核心地區。

5 100 m² Grade C space were completed in 2004. They were all located in the core districts of Wan Chai and Causeway Bay.

與2003年相比，2004年的使用量大幅增加至61 800平方米，遠超過落成量，空置量因而減少至187 100平方米，佔總存量11.7%。

Compared with 2003, take-up increased significantly to 61 800 m² in 2004. As take-up far exceeded completions, vacancy declined to 187 100 m², representing 11.7% of stock.

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預測 2005 年的落成量為 4 700 平方米，但到 2006 年則會攀升至 11 200 平方米。預計 2005 年約有 83% 的新落成量會位於核心地區，至 2006 年所有新供應均會來自核心地區。

Completions in 2005 are expected to be 4 700 m², but will rise to 11 200 m² in 2006. The core districts will provide about 83% of the forecast completions in 2005, and all new supply in 2006.



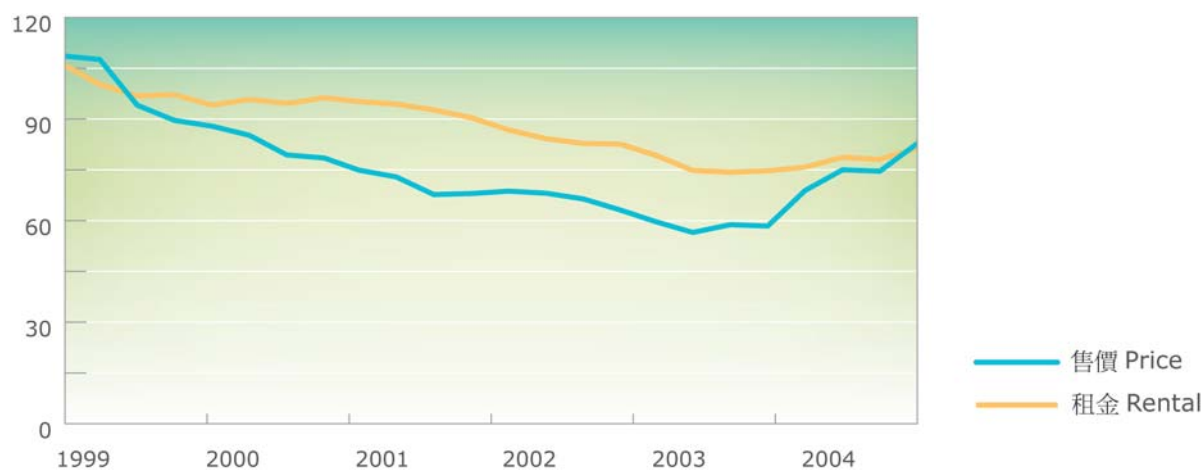
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經過前一年的跌勢，2004年售價和租金均止跌回升。2004年第四季的售價指數較2003年同期上升41%。租金升幅較溫和，在最後一季的臨時租金指數較前一年同期只上升了9%。

Both prices and rents picked up in 2004, after the falling trend of the previous year. The fourth quarter 2004 price index recorded an increase of 41% over the same period in 2003. Rents edged up modestly, but still finished with the provisional index of the final quarter 9% higher than the corresponding quarter a year earlier.

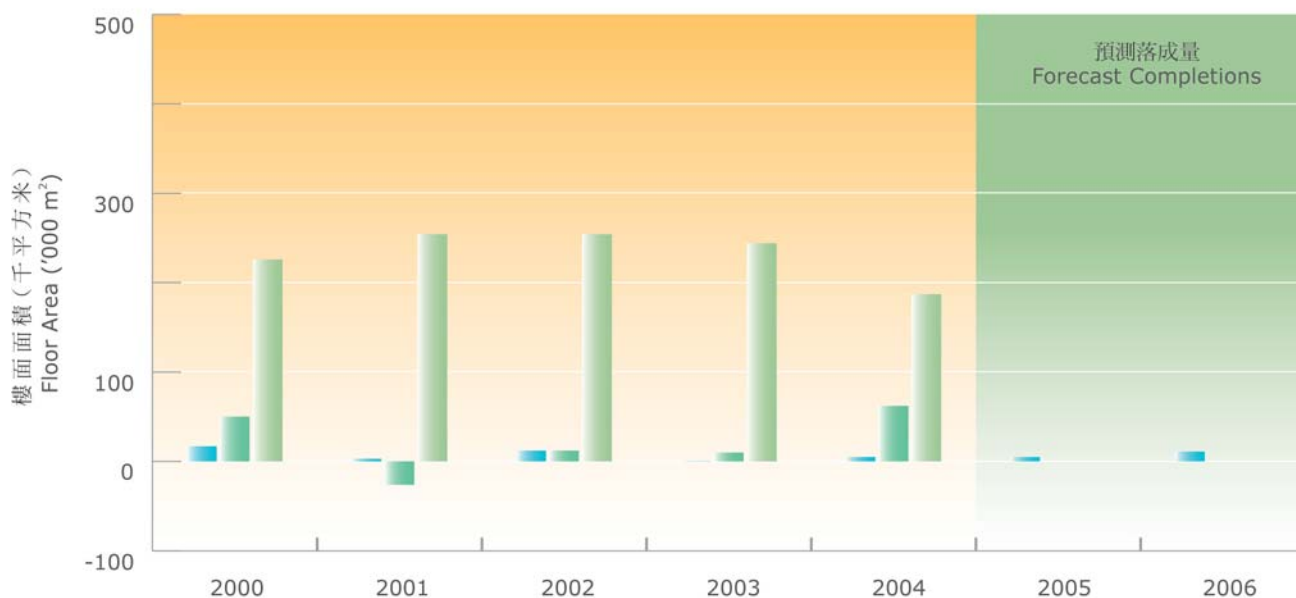


售價及租金指數
Price and Rental Indices



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落成量、使用量及空置量
Completions, Take-up and Vacancy



	2000	2001	2002	2003	2004	2005	2006
■ 落成量 Completions	17	3	12	0.3	5	5 [#]	11 [#]
■ 使用量 Take-up	50	-26 [^]	12	10	62		
■ 空置量 Vacancy	226	254	254	244	187		
% ⁺	13.9	15.8	15.8	15.2	11.7		
[^] 在年內因級別的重新分類/樓宇改建而調整使用量數字以反映這些改變。 The take-up figure had been adjusted to reflect regradings and building conversions.							
⁺ 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							