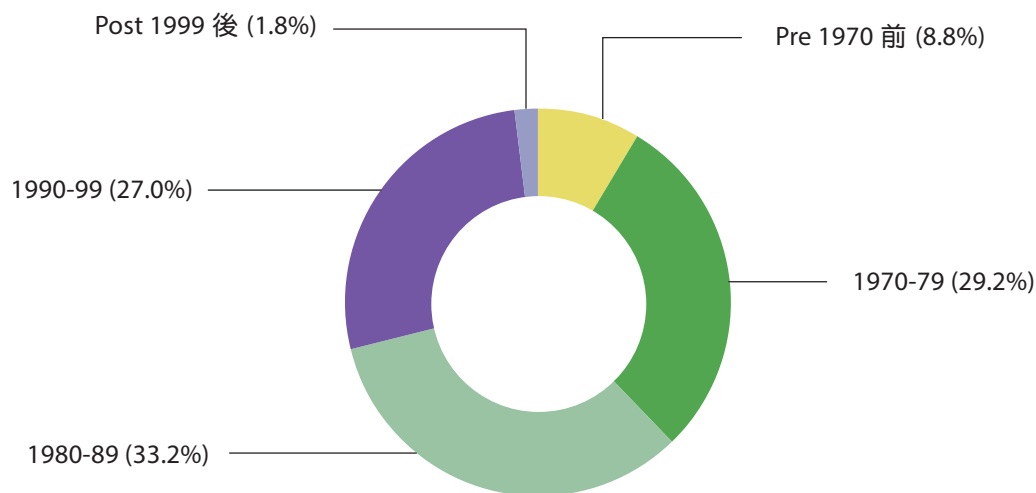


私人寫字樓 (丙級) Private Office (Grade C)

2018年年底，丙級寫字樓的總存量為1 480 700平方米，佔寫字樓總存量的12%。圖表顯示按樓齡分類的丙級寫字樓總存量。

Grade C offices had 1 480 700 m² as stock at the end of 2018, representing 12% 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

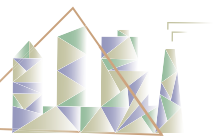


港島佔總存量的65%，而九龍與新界則分別佔32%和3%。

Hong Kong Island accounted for 65% of stock, while the shares for Kowloon and the New Territories were 32% and 3% respectively.

2018年沒有丙級寫字樓落成。

There were no Grade C office completions in 2018.



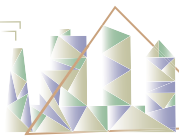
與甲級寫字樓和乙級寫字樓的情況不同，丙級寫字樓的使用量錄得負數3 000平方米，年底空置量達106 300平方米，相等於其總存量的7.2%，當中65%的空置面積位於核心地區。

Unlike those of the Grade A and Grade B offices, Grade C offices marked a negative take-up of 3 000 m². The year-end vacancy, amounting to 106 300 m², was equivalent to 7.2% of its stock. 65% of the vacant spaces was found in the core districts.



預計2019和2020年分別有4 600平方米和200平方米的丙級寫字樓面積落成。2019年的新供應將全部來自中西區，2020年的供應則全部來自油尖旺。

Grade C office space of 4 600 m² and 200 m² will be expected in 2019 and 2020 respectively. All new supply in 2019 will be located in Central and Western district while Yau Tsim Mong will contribute the entire supply in 2020.

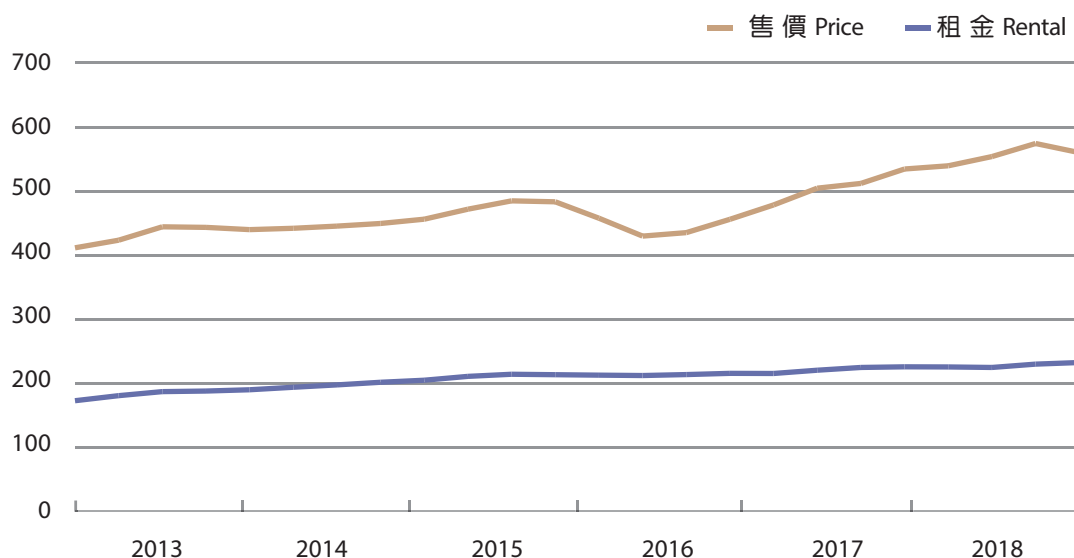


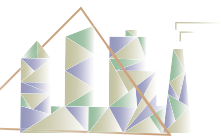
這分類的寫字樓售價在2018年首三季溫和增長，至第四季放軟；與2017年第四季相比，2018年第四季仍錄得4.8%的增長。另一方面，租賃市場全年均處於整固期。2018年最後一季的租金較2017年同期上升3.0%。

Office prices in this sub-sector softened in the fourth quarter after growing moderately throughout the first three quarters of 2018, yet illustrating a growth of 4.8% in the fourth quarter of 2018 over a year earlier. On the other hand, the leasing market experienced a consolidation during the year. A rental increase of 3.0% in the last quarter of 2018 over the corresponding period in 2017 was registered.

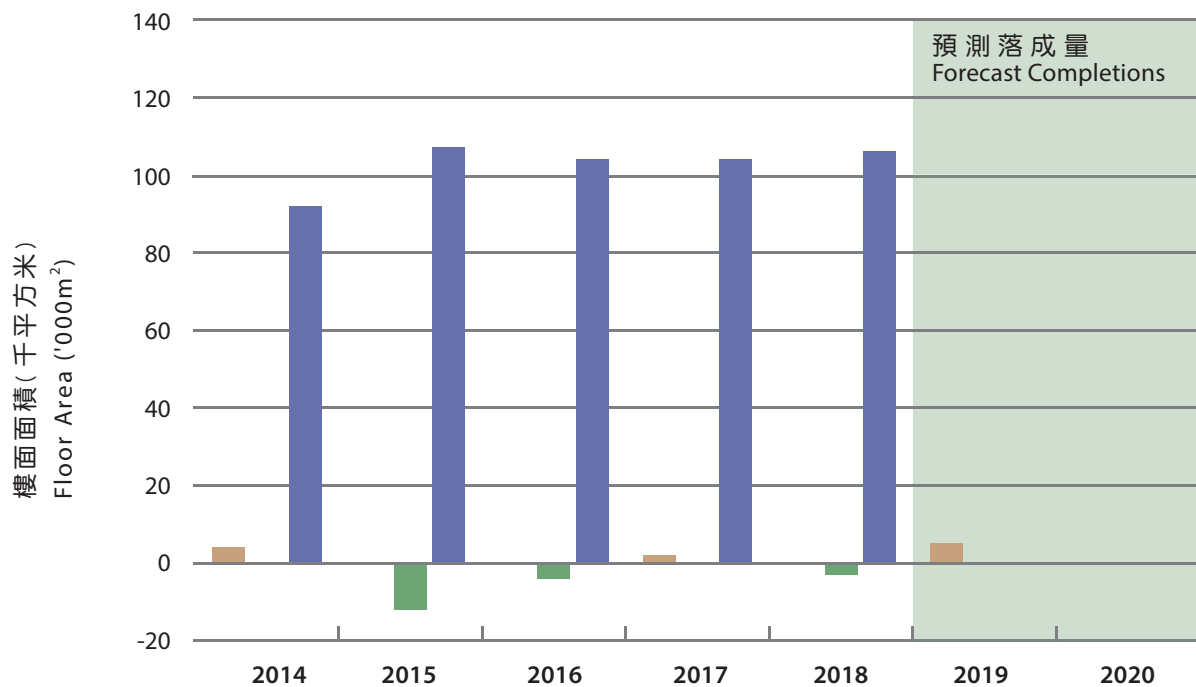


售價及租金指數 Price and Rental Indices





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 ²)						
	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	4	0	0	2	0	5 [#]	0 [#]
使用量 Take-up	0	-12	-4	0	-3		
空置量 Vacancy	92	107	104	104	106		
% ⁺	6.2	7.2	7.0	7.0	7.2		

+ 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