

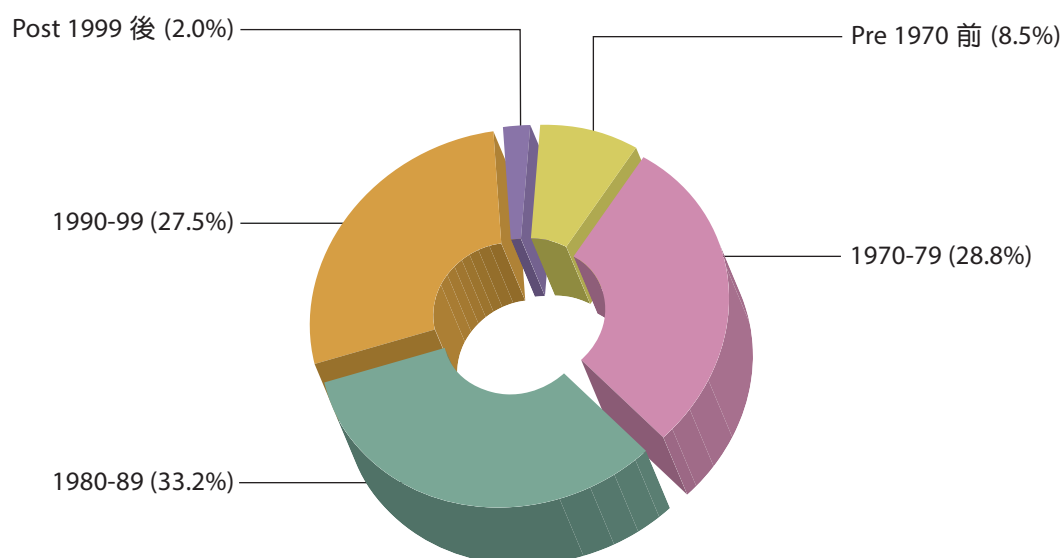
私人寫字樓（丙級）

PRIVATE OFFICE (GRADE C)

2020 年年底，丙級寫字樓的總存量為 1 475 700 平方米，佔寫字樓總存量的 12%。圖表顯示按樓齡劃分的丙級寫字樓總存量。

Stock of Grade C offices was 1 475 700 m² at the end of 2020, 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.

在 2020 年，丙級寫字樓僅錄得來自灣仔的 200 平方米落成量。

Only 200 m² of completions for Grade C offices from Wan Chai were recorded in 2020.



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與其他寫字樓分類相同，丙級寫字樓的使用量錄得負數 40 200 平方米。年底空置量為 138 500 平方米，相等於丙級寫字樓總存量的 9.4%，當中 60% 的空置面積位於核心地區。

Same as other office sub-sectors, Grade C offices recorded a negative take-up of 40 200 m². The year-end vacancy, amounting to 138 500 m², was equivalent to 9.4% of its stock. 60% of the vacant spaces was found in the core districts.



預計 2021 和 2022 年分別有 4 800 平方米和 300 平方米的丙級寫字樓落成。2021 年的主要供應將位於灣仔，而 2022 年的新供應則全部來自東區。

Grade C office space of 4 800 m² and 300 m² will be expected in 2021 and 2022 respectively. Major supply in 2021 will be located in Wan Chai, and the Eastern district will contribute the entire supply in 2022.

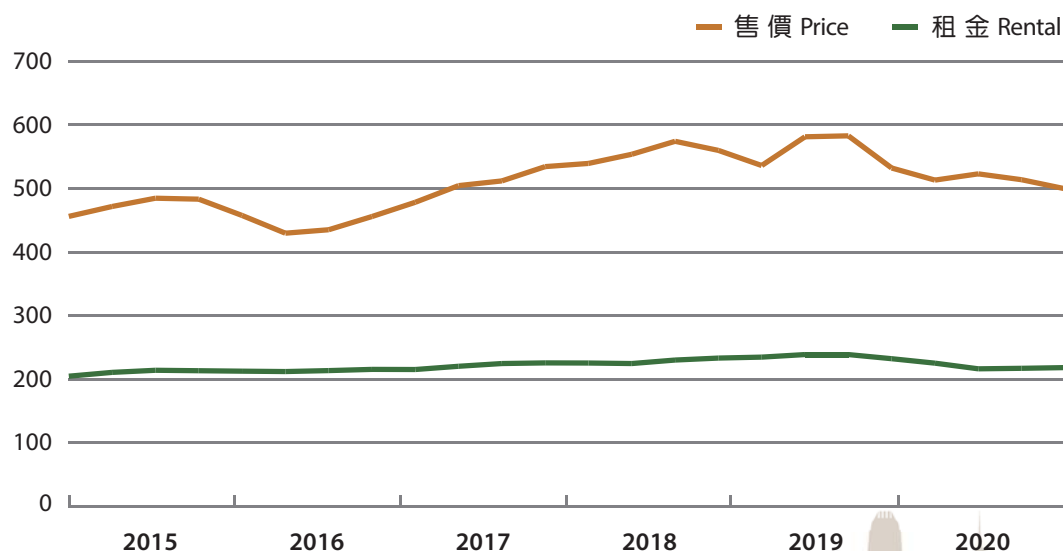
私人寫字樓（丙級） PRIVATE OFFICE (GRADE C)

儘管丙級寫字樓售價在 2020 年第二季出現短暫反彈，但全年跌勢持續。租金在 2020 年上半年一直下跌，但在下半年稍為反彈。2020 年第四季與 2019 年同期相比，售價和租金分別下跌 6.1% 和 6.0%。

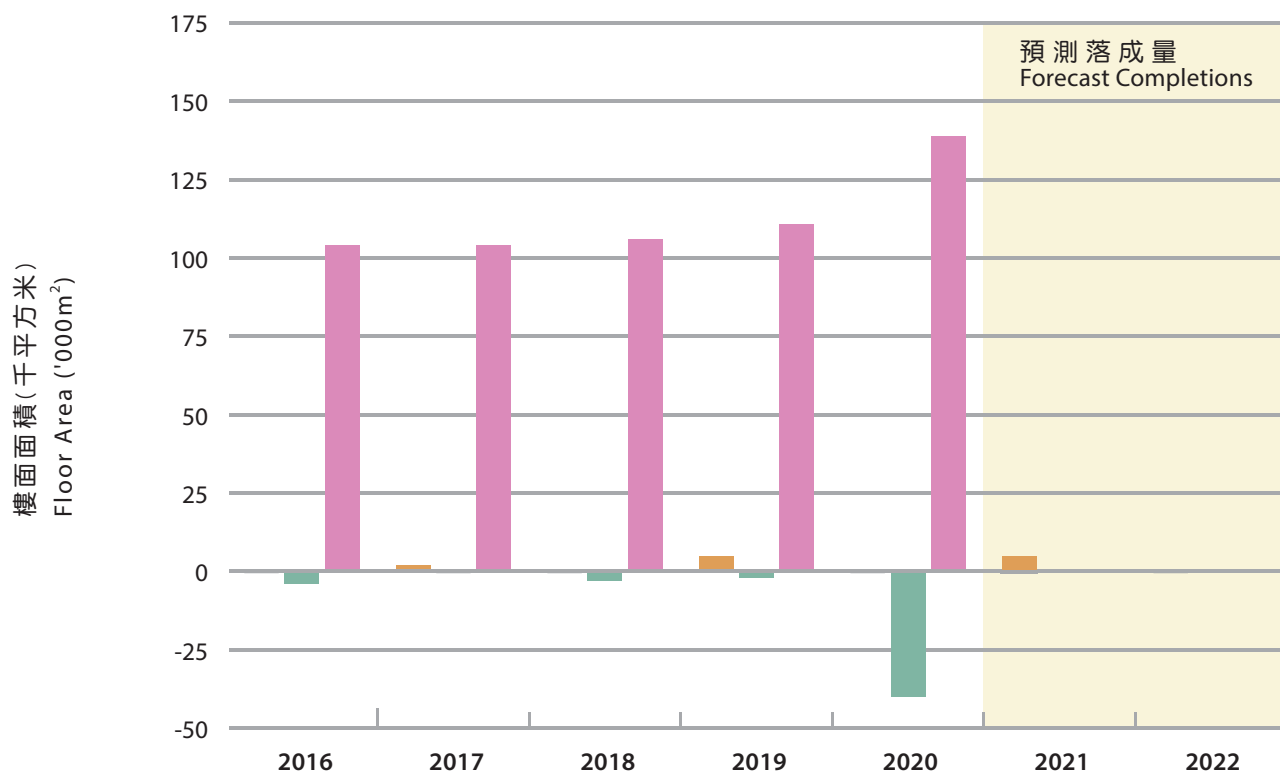
The downward trend in prices of Grade C offices continued throughout 2020, despite a short-lived rebound in the second quarter. Rents continued to drop in the first half of 2020 but slightly rebounded in the second half of the year. Office prices and rents decreased by 6.1% and 6.0% respectively in the fourth quarter of 2020 over the same period in 2019.



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



	2016	2017	2018	2019	2020	2021	2022
落成量 Completions	0	2	0	5	0	5 [#]	0 [#]
使用量 Take-up	-4	0	-3	-2	-40		
空置量 Vacancy	104	104	106	111	139		
% ⁺	7.0	7.0	7.2	7.5	9.4		

+ 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