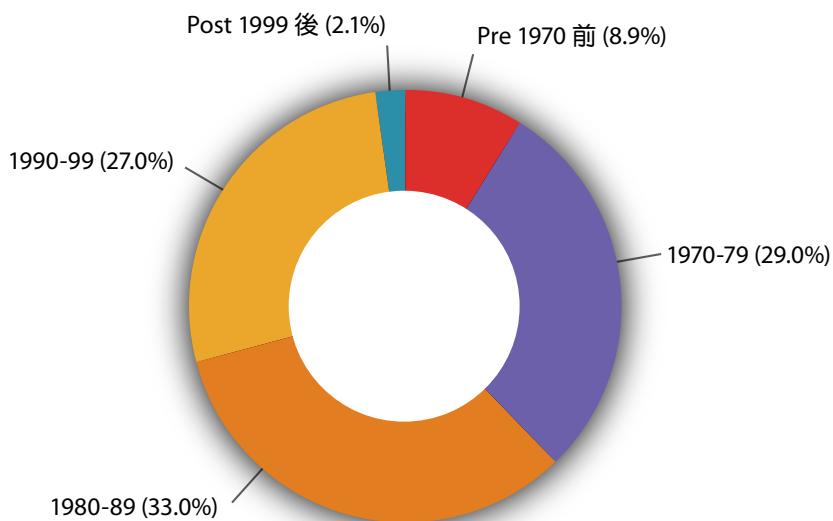




2024年年底，丙級寫字樓的總存量為1 479 500平方米，佔寫字樓總存量的11%。圖表顯示按樓齡劃分的丙級寫字樓總存量。

Stock of Grade C offices was 1 479 500 m² at the end of 2024, 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 the stock, while the shares for Kowloon and the New Territories were 33% and 2% respectively.

2024年丙級寫字樓的落成量為1 000平方米，全部來自灣仔。

Completions for Grade C offices in 2024 were 1 000 m². All came from Wan Chai.



丙級寫字樓的使用量錄得負數 29 100 平方米。年底空置量為 162 700 平方米，佔丙級寫字樓總存量的 11.0%，當中 73% 的空置面積位於核心地區。

Grade C offices registered a negative take-up of 29 100 m². The year-end vacancy amounted to 162 700 m², representing 11.0% of its stock. 73% of the vacant spaces was found in the core districts.



預計 2025 年將有 300 平方米的丙級寫字樓在東區落成，2026 年則不會有新落成量。

Grade C office space of 300 m² from the Eastern district will be expected in 2025. In 2026, there will be no new completions.

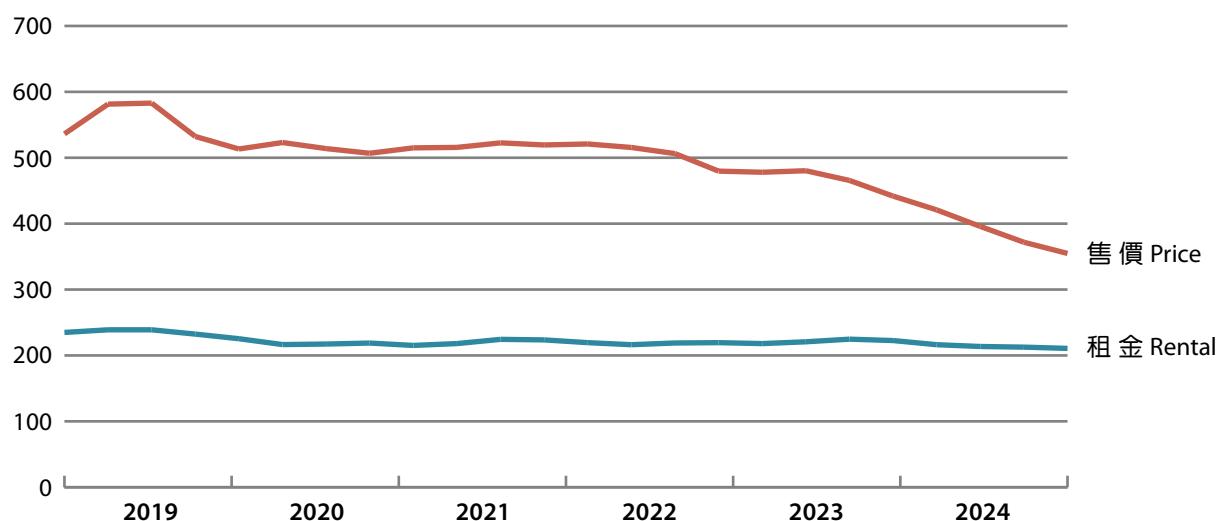


丙級寫字樓售價全年下滑。以 2023 和 2024 年第四季相比，售價錄得 19.7% 的跌幅，而同期租金亦溫和下跌 5.3%。

Prices of Grade C offices dipped throughout the year, registering a drop of 19.7% between the fourth quarters of 2023 and 2024, whereas rents fell mildly by 5.3% during the same period.

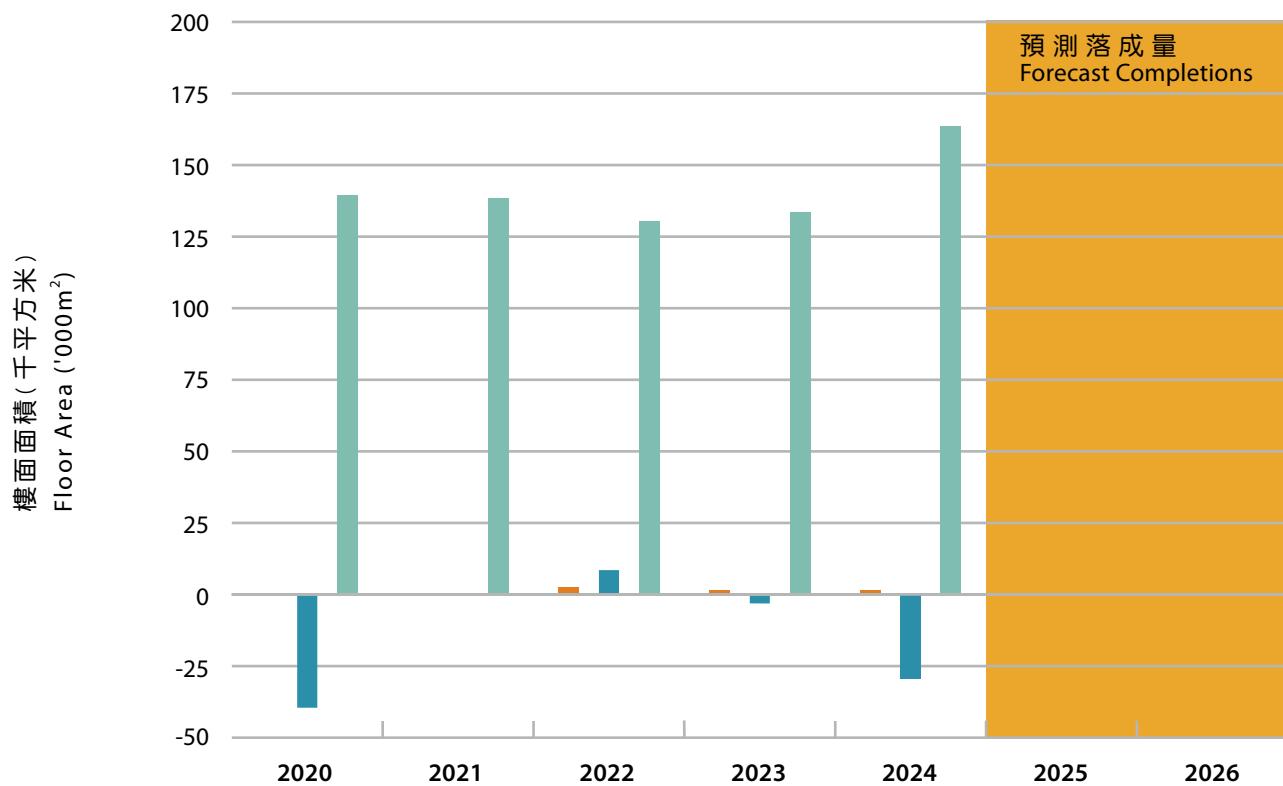


售價及租金指數 Price and Rental Indices





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)						
	2020	2021	2022	2023	2024	2025	2026
落成量 Completions	0	0	2	1	1	0 [#]	0 [#]
使用量 Take-up	-40	0	9	-2	-29		
空置量 Vacancy	139	138	130	133	163		
% ⁺	9.4	9.3	8.8	9.0	11.0		

+ 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