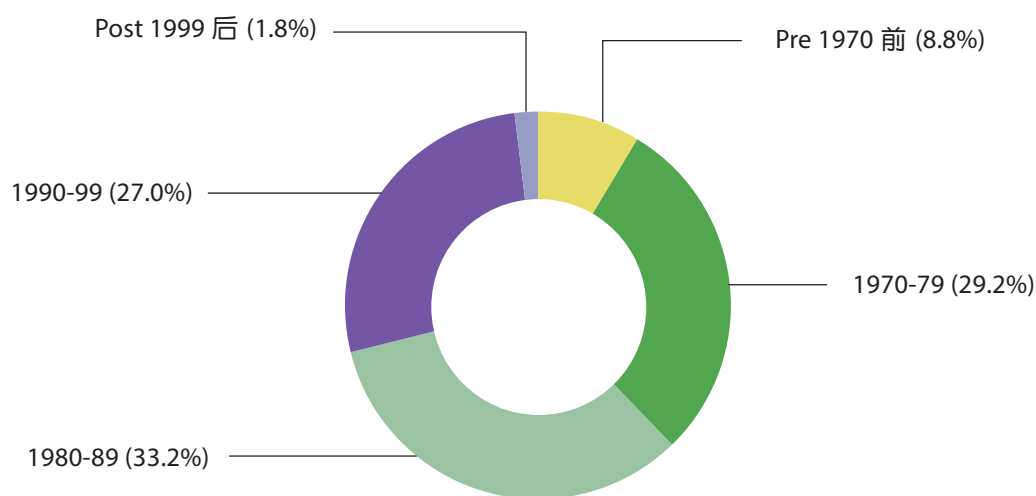


私人写字楼（丙级） Private Office (Grade C)

2018年年底，丙级写字楼的总存量为1 480 700平方米，占写字楼总存量的12%。图表显示按楼龄分类的丙级写字楼总存量。

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.

按楼龄分类的总存量 Stock Distribution by Age

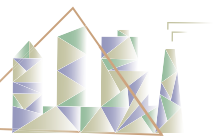


港岛占总存量的65%，而九龙与新界则分别占32%和3%。

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

2018年没有丙级写字楼落成。

There were no Grade C office completions in 2018.



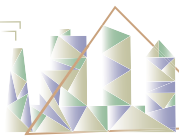
与甲级写字楼和乙级写字楼的情况不同，丙级写字楼的使用量录得负数3 000平方米，年底空置量达106 300平方米，相等于其总存量的7.2%，当中65%的空置面积位于核心地区。

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.



预计2019和2020年分别有4 600平方米和200平方米的丙级写字楼面积落成。2019年的新供应将全部来自中西区，2020年的供应则全部来自油尖旺。

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.



私人写字楼（丙级）

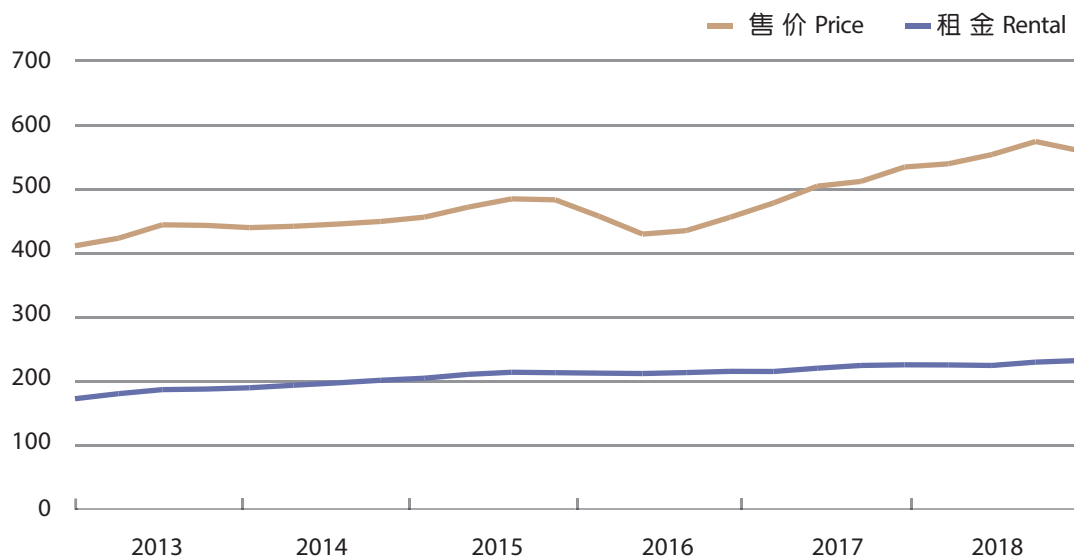
Private Office (Grade C)

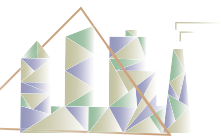
这分类的写字楼售价在2018年首三季温和增长，至第四季放软；与2017年第四季相比，2018年第四季仍录得4.8%的增长。另一方面，租赁市场全年均处于整固期。2018年最后一季的租金较2017年同期上升3.0%。

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.

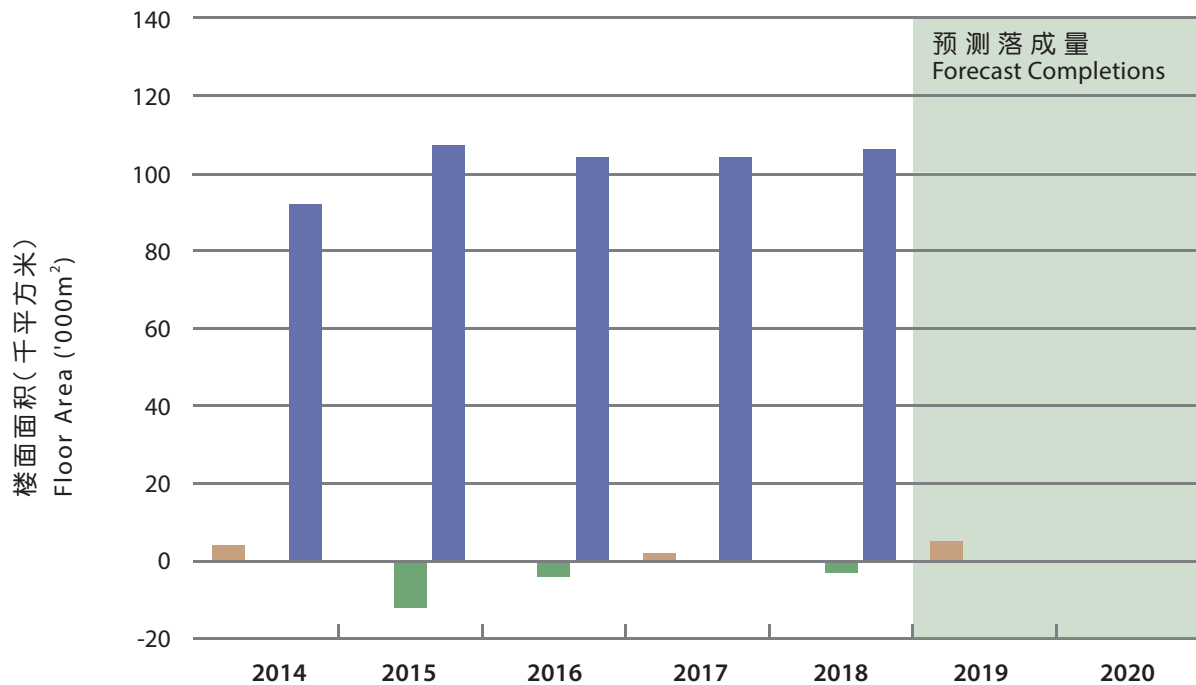


售价及租金指数 Price and Rental Indices





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



	楼面面积 (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		

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures