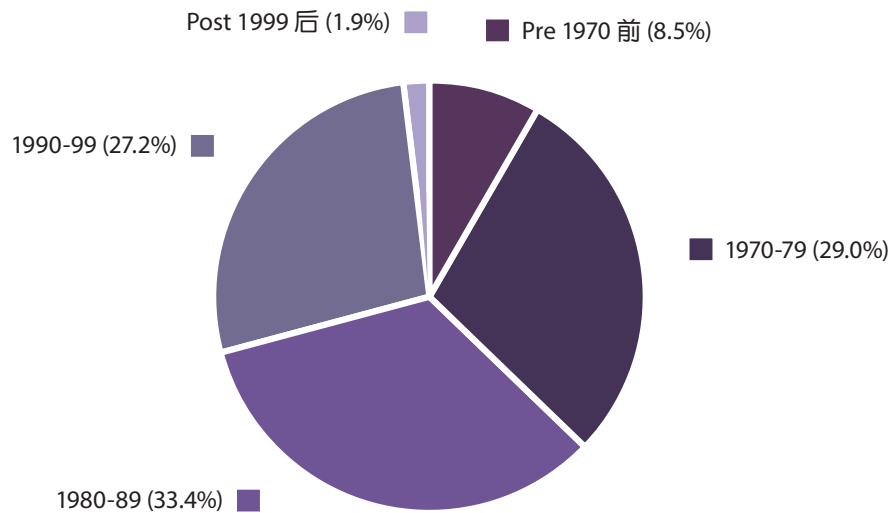


2022 年年底，丙级写字楼的总存量为 1 470 500 平方米，占写字楼总存量的 11%。图表显示按楼龄划分的丙级写字楼总存量。

Stock of Grade C offices was 1 470 500 m² at the end of 2022, representing 11% 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 33% 和 2%。

Hong Kong Island accounted for 65% of stock, while the shares for Kowloon and the New Territories were 33% and 2% respectively.

2022 年丙级写字楼的落成量为 1 700 平方米，主要来自湾仔。

Completions for Grade C offices in 2022 were 1 700 m². They mainly came from Wan Chai.

丙级写字楼的使用量录得正数 9 000 平方米。年底空置量为 129 600 平方米，相等于丙级写字楼总存量的 8.8%，当中 66% 的空置面积位于核心地区。

Grade C offices registered a positive take-up of 9 000 m². The year-end vacancy, amounting to 129 600 m², was equivalent to 8.8% of its stock. 66% of the vacant spaces was found in the core districts.



预计 2023 和 2024 年将分别有 1 400 平方米和 1 300 平方米的丙级写字楼落成，2023 年的供应将全部来自东区，而 2024 年则主要来自湾仔。

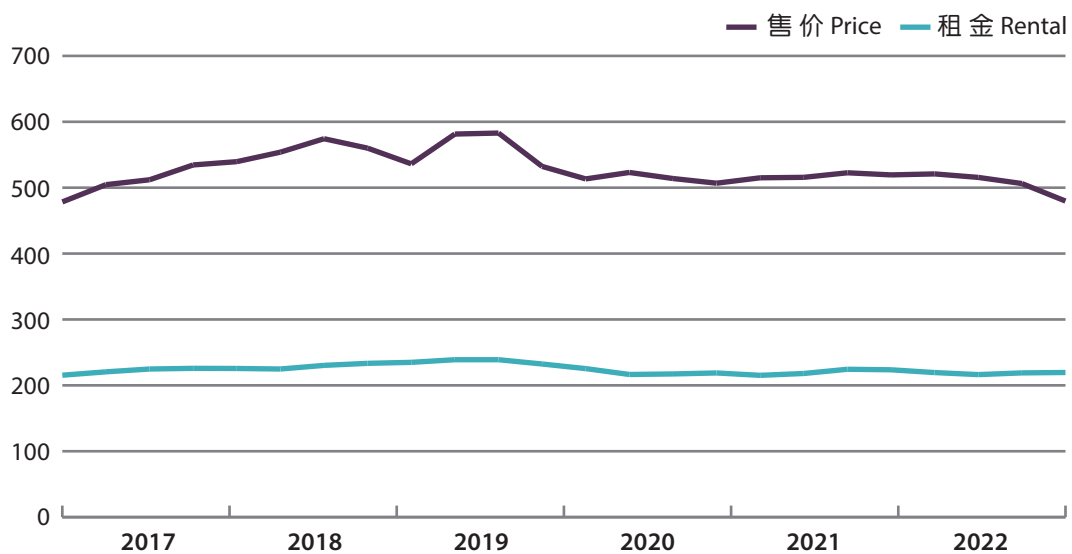
Grade C office space of 1 400 m² and 1 300 m² will be expected in 2023 and 2024 respectively. The Eastern district will contribute the entire supply in 2023. In 2024, the major supply will be located in Wan Chai.

丙级写字楼售价在第一季保持平稳，但其后持续下跌。以 2021 和 2022 年第四季作比较，售价大幅下跌 7.6%。租金在 2022 年上半年下跌，但在下半年稍微上升，2022 年第四季与 2021 年同期相比，以 1.8% 的轻微跌幅作结。

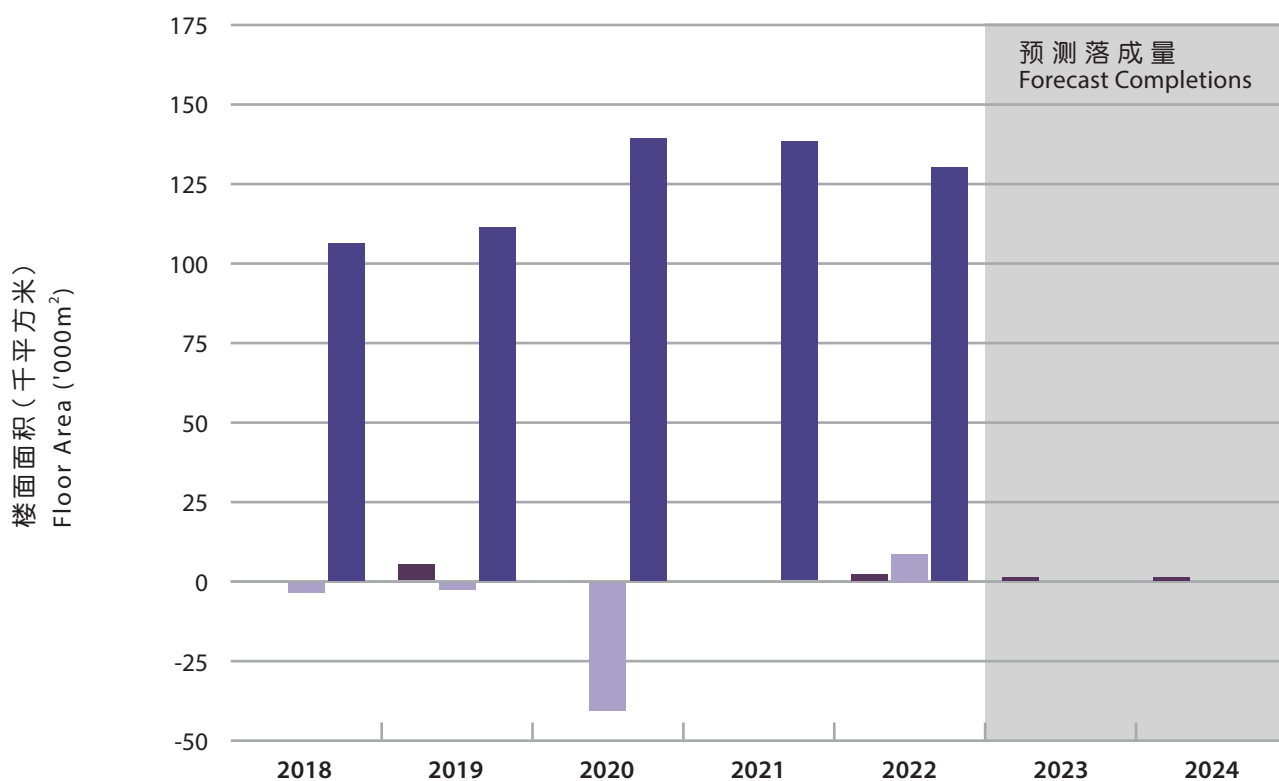
Prices of Grade C offices stabilised in the first quarter but declined continuously thereafter, registering a considerable decrease of 7.6% between the fourth quarters of 2021 and 2022. Rents fell in the first half of 2022 but rose slightly in the second half of the year, ending with a moderate decrease of 1.8% in the fourth quarter of 2022 over the same period in 2021.



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



	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	0	5	0	0	2	1#	1#
使用量 Take-up	-3	-2	-40	0	9		
空置量 Vacancy	106	111	139	138	130		
% ⁺	7.2	7.5	9.4	9.3	8.8		

+ 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