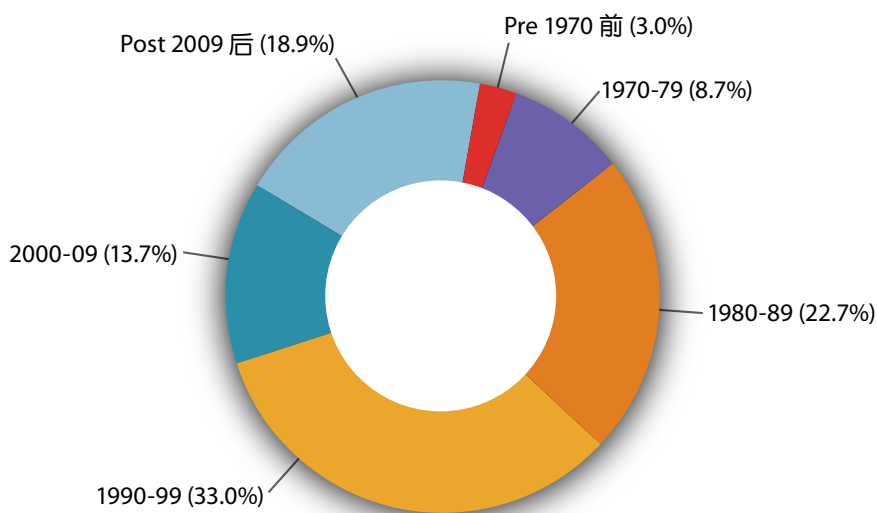




2024年年底，私人写字楼的总存量为13 305 400平方米，当中甲级写字楼占66%，乙级写字楼占23%，丙级写字楼占11%。位于上环、中区、湾仔、铜锣湾和尖沙咀核心地区的写字楼面积在2024年年底共占总存量的49%。图表显示按楼龄划分的整体写字楼总存量。

The total stock of private offices at the end of 2024 amounted to 13 305 400 m², comprising 66% Grade A, 23% Grade B and 11% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 49% of the total stock at the end of 2024. The chart shows the total stock of all offices by age.

按楼龄分类的总存量 Stock Distribution by Age



2024年私人写字楼的落成量轻微下跌至147 300平方米，其中61%位于核心地区。在这些落成量中，甲级写字楼的落成量为146 300平方米，占了近乎全部的总落成量。

Office completions in 2024 decreased slightly to 147 300 m², with 61% situated in the core districts. Among these completions, Grade A office space, amounting to 146 300 m², contributed almost the entire total completions.



年内整体使用量录得负数 58 600 平方米。年底空置量上升至 2 165 700 平方米，相当于总存量的 16.3%。

A negative overall take-up of 58 600 m² was recorded for the year. Vacancy at the year-end rose to 2 165 700 m², equivalent to 16.3% of the total stock.



预计落成量在 2025 年将大幅增加至 308 500 平方米，但到 2026 年将下跌至 116 200 平方米。在 2025 年，72% 的新落成量将主要来自九龙，其中油尖旺占总落成量的 60%。在 2026 年，大部分新落成量将集中在湾仔及中西区，分别占总落成量的 54% 及 35%。

Completions are expected to surge to 308 500 m² in 2025 but plummet to 116 200 m² in 2026. In 2025, 72% of the new completions will mainly come from Kowloon, with Yau Tsim Mong providing 60% of the total completions. In 2026, the major new completions will be concentrated in Wan Chai and the Central and Western district, accounting for 54% and 35% of the total completions respectively.

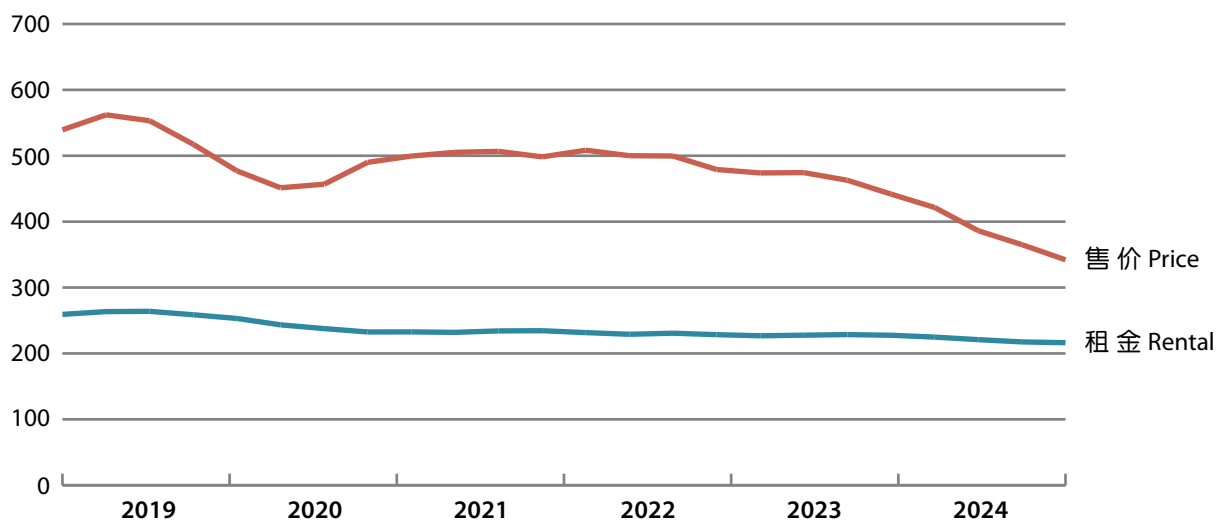


写字楼售价在 2024 年最后一季与 2023 年同期相比下跌 22.6%，而租金于 2024 年最后一季亦较 2023 年同期录得 5.0% 的跌幅。

Office prices dropped by 22.6% in the last quarter of 2024 over the same period in 2023. Rents recorded a decrease of 5.0% in the last quarter of 2024 over the corresponding period in 2023.

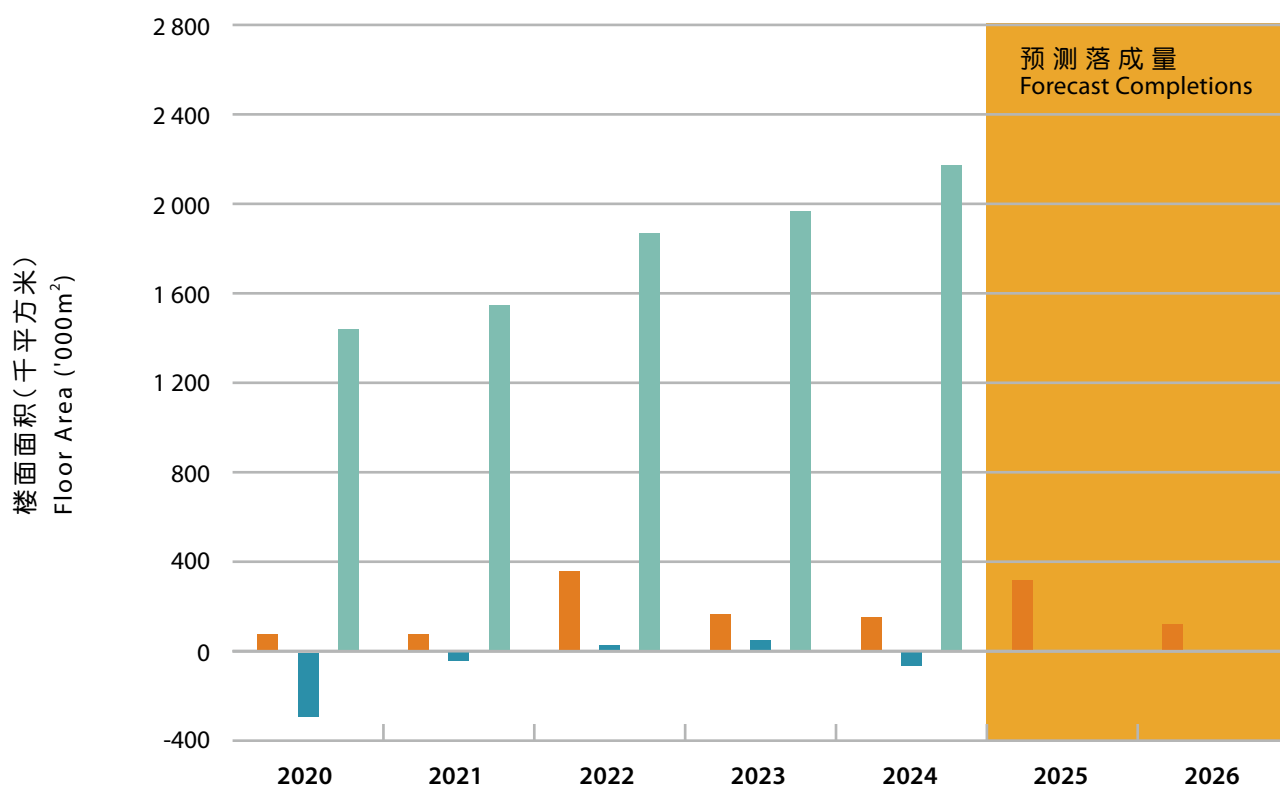


售价及租金指数 Price and Rental Indices





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



	2020	2021	2022	2023	2024	2025	2026
落成量 Completions	69	70	351	159	147	309 [#]	116 [#]
使用量 Take-up	-286	-40	19	41	-59		
空置量 Vacancy	1 434	1 541	1 860	1 960	2 166		
% ⁺	11.5	12.3	14.4	14.9	16.3		

+ 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