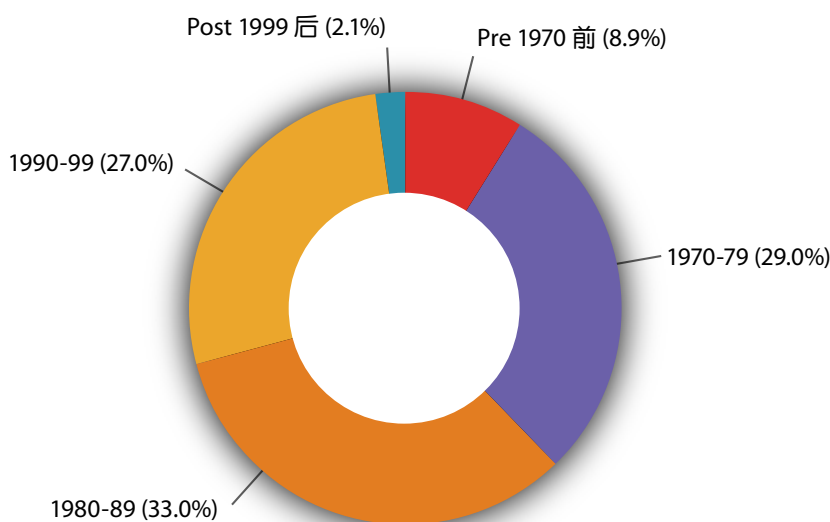




2024 年年底，丙级写字楼的总存量为 1 479 500 平方米，占写字楼总存量的 11%。图表显示按楼龄划分的丙级写字楼总存量。

Stock of Grade C offices was 1 479 500 m<sup>2</sup> 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 the stock, while the shares for Kowloon and the New Territories were 33% and 2% respectively.

2024 年丙级写字楼的落成量为 1 000 平方米，全部来自湾仔。

Completions for Grade C offices in 2024 were 1 000 m<sup>2</sup>. All came from Wan Chai.



丙级写字楼的使用量录得负数 29 100 平方米。年底空置量为 162 700 平方米，占丙级写字楼总存量的 11.0%，当中 73% 的空置面积位于核心地区。

Grade C offices registered a negative take-up of 29 100 m<sup>2</sup>. The year-end vacancy amounted to 162 700 m<sup>2</sup>, representing 11.0% of its stock. 73% of the vacant spaces was found in the core districts.



预计 2025 年将有 300 平方米的丙级写字楼在东区落成，2026 年则不会有新落成量。

Grade C office space of 300 m<sup>2</sup> from the Eastern district will be expected in 2025. In 2026, there will be no new completions.

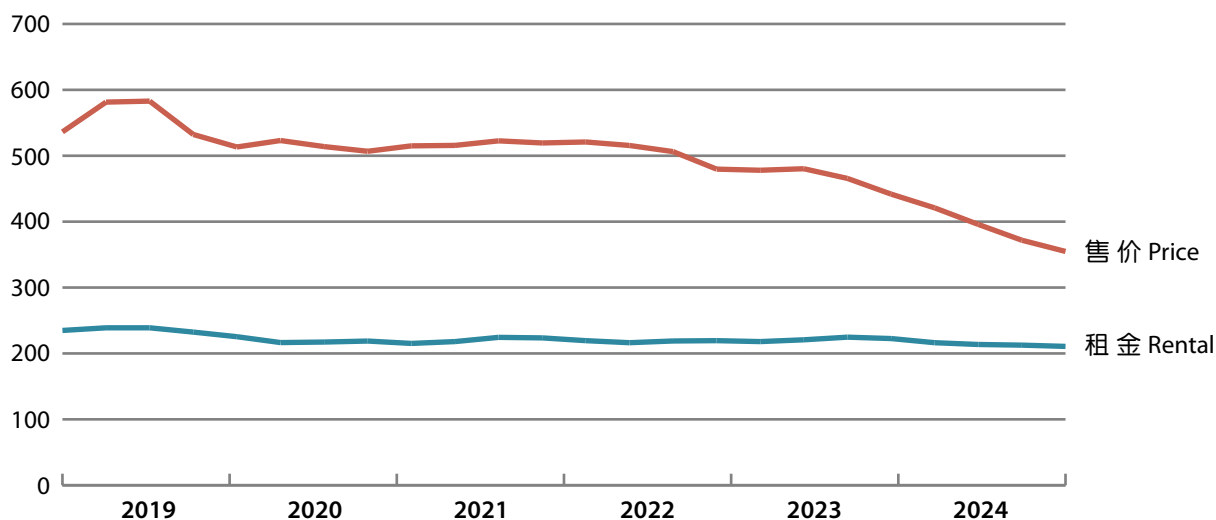


丙级写字楼售价全年下滑。以 2023 和 2024 年第四季相比，售价录得 19.7% 的跌幅，而同期租金亦温和下跌 5.3%。

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.

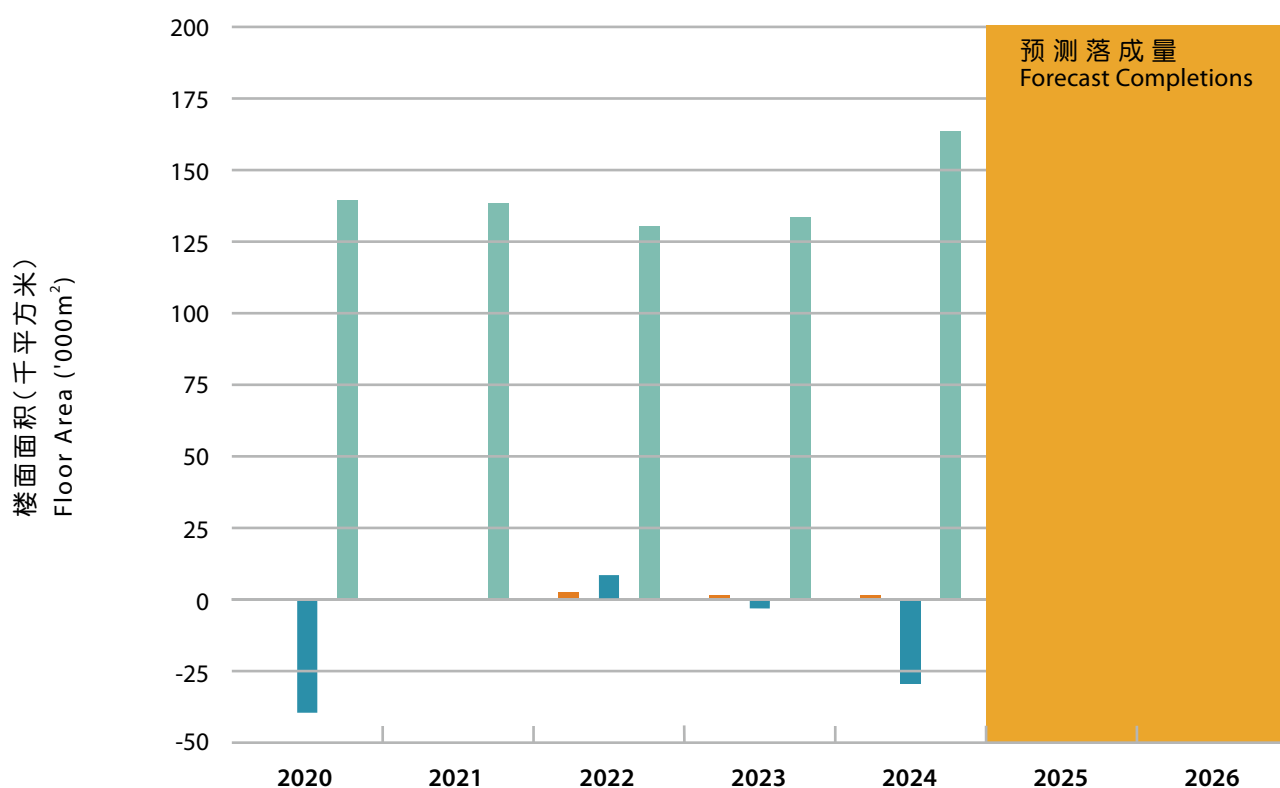


### 售价及租金指数 Price and Rental Indices





# 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<sup>2</sup>)

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

+ 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