2024年年底，私人寫字樓的總存量為 13 305 400 平方米，當中甲級寫字樓佔 66%，乙級寫字樓佔 23%，丙級寫字樓佔 11%。位於上環、中區、灣仔、銅鑼灣和尖沙咀核心地區的寫字樓面積在 2024 年年底共佔總存量的 49%。圖表顯示按樓齡劃分的整體寫字樓總存量。

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.

按樓齡分類的總存量
Stock Distribution by Age

Post 2009 後 (18.9%)
Pre 1970 前 (3.0%)
1970-79 (8.7%)
1980-89 (22.7%)
2000-09 (13.7%)
1990-99 (33.0%)
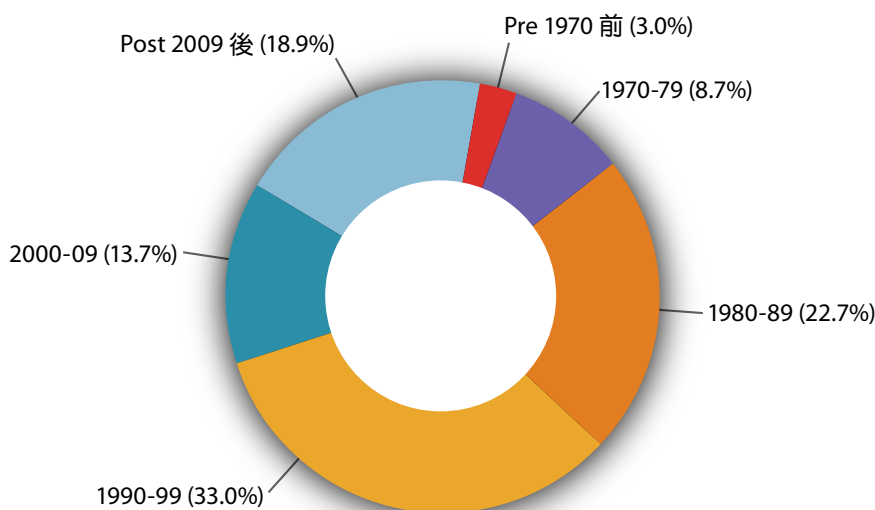
2024 年私人寫字樓的落成量輕微下跌至 147 300 平方米，其中 61% 位於核心地區。在這些落成量中，甲級寫字樓的落成量為 146 300 平方米，佔了近乎全部的總落成量。

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.

年內整體使用量錄得負數 58 600 平方米。年底空置量上升至 2 165 700 平方米，相當於總存量的 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.

預計落成量在 2025 年將大幅增加至 308 500 平方米，但到 2026 年將下跌至 116 200 平方米。在 2025 年，72% 的新落成量將主要來自九龍，其中油尖旺佔總落成量的 60%。在 2026 年，大部分新落成量將集中在灣仔及中西區，分別佔總落成量的 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.
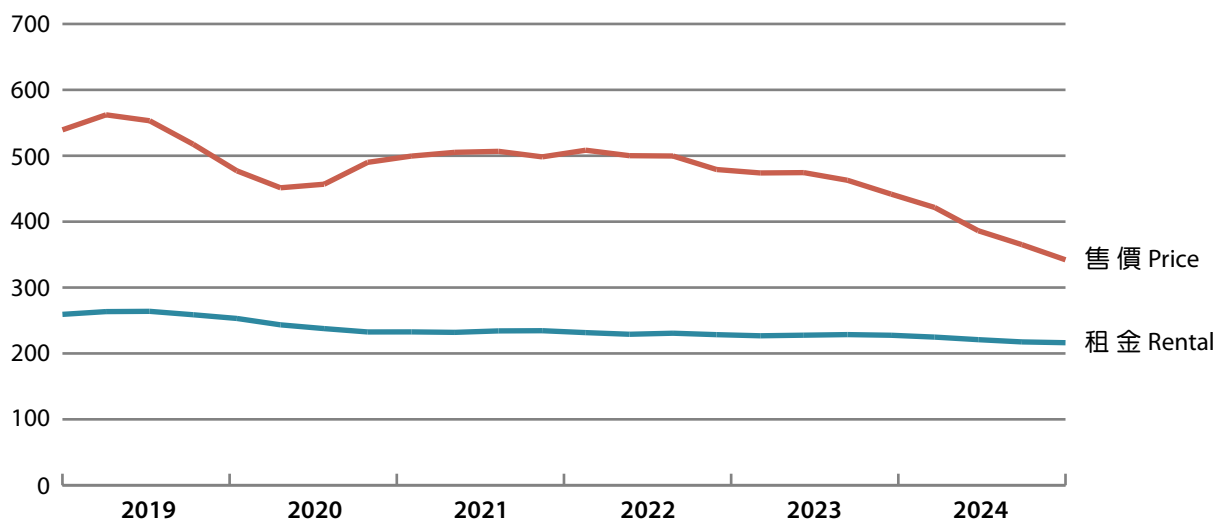
寫字樓售價在 2024 年最後一季與 2023 年同期相比下跌 22.6%，而租金於 2024 年最後一季亦較 2023 年同期錄得 5.0% 的跌幅。

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.
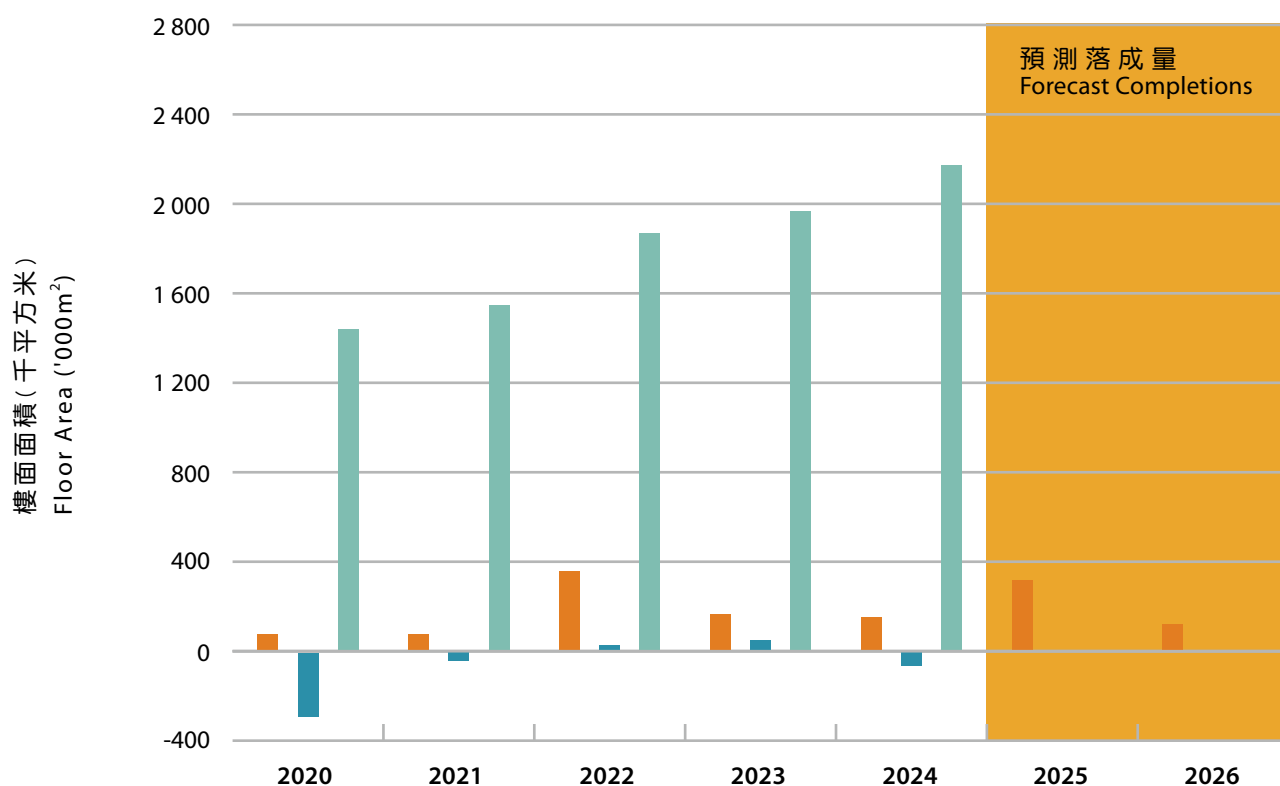

售價及租金指數
Price and Rental Indices

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

預測落成量
Forecast Completions

樓面面積（千平方米）
Floor Area ('000m²)

	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