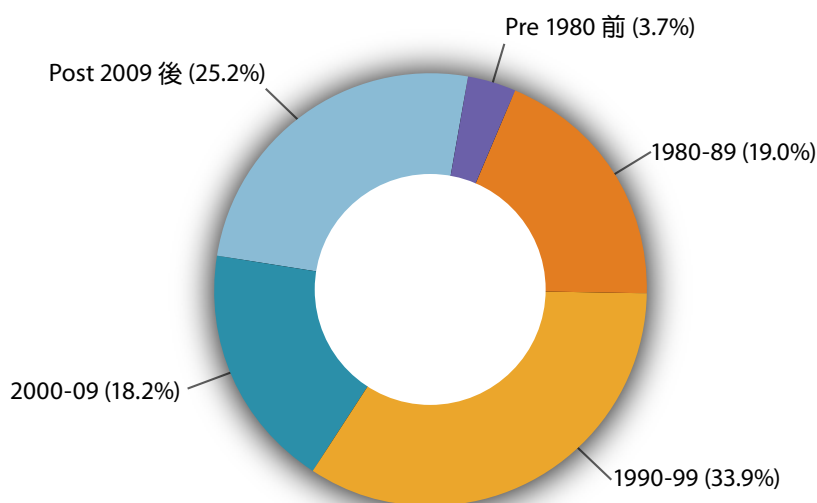2024 年年底，甲級寫字樓的總存量為 8 779 600 平方米，佔寫字樓總存量的 66%。圖表顯示按樓齡劃分的甲級寫字樓總存量。

Stock of Grade A office space at the end of 2024 was 8 779 600 m², representing 66% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age

Post 2009 後 (25.2%)

Pre 1980 前 (3.7%)

1980-89 (19.0%)

2000-09 (18.2%)

1990-99 (33.9%)

港島佔總存量的 47%，而九龍與新界則分別佔 40% 和 13%。

Hong Kong Island accounted for 47% of the stock, while the shares for Kowloon and the New Territories were 40% and 13% respectively.

2024 年甲級寫字樓的落成量維持平穩，為 146 300 平方米，主要來自中西區和灣仔。

Completions of Grade A offices in 2024 remained steady at 146 300 m², mainly coming from the Central and Western district and Wan Chai.

2024 年錄得負數 3 700 平方米的使用量。年底空置量上升至 1 527 700 平方米，相當於甲級寫字樓總存量的 17.4%，其中 34% 的空置面積位於核心地區。

A negative take-up of 3 700 m^2 was recorded in 2024. The year-end vacancy rose to 1 527 700 m^2, representing 17.4% of Grade A stock. 34% of the vacant spaces was found in the core districts.

預測落成量在 2025 年將大幅增加至 288 600 平方米，但其後在 2026 年將回落至 102 600 平方米。2025 年的新落成量將集中在油尖旺，佔預計總落成量的 62%。在 2026 年，灣仔和中西區將合共提供全部落成量，分別佔總落成量的 61% 和 39%。

Forecast completions will surge to 288 600 m^2 in 2025 but then retreat to 102 600 m^2 in 2026. New completions in 2025 will be concentrated in Yau Tsim Mong, providing 62% of the total. In 2026, completions will all be coming on stream from Wan Chai and the Central and Western district, accounting for 61% and 39% of the total completions respectively.
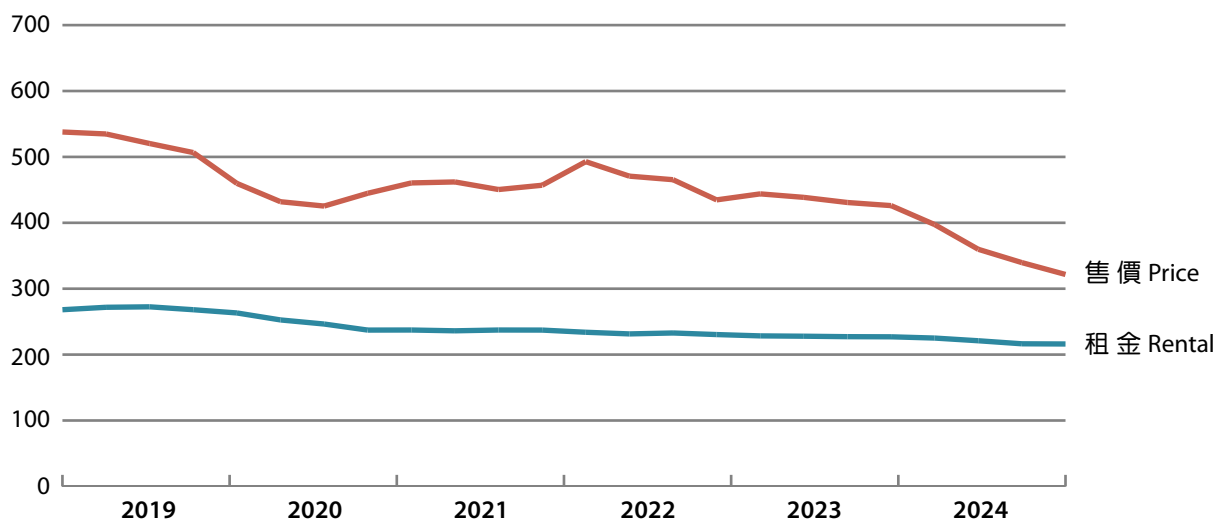
甲級寫字樓銷售市場全年表現黯淡，以第四季與 2023 年同期相比，售價錄得 24.5% 的跌幅。全年租金亦下跌，與 2023 年第四季相比，2024 年第四季錄得 4.8% 的跌幅。

Sales market of Grade A offices was lacklustre over the year, with prices registering a decrease of 24.5% in the fourth quarter over the same period in 2023. Rents also fell throughout the year, recording a decrease of 4.8% between the fourth quarters of 2023 and 2024.
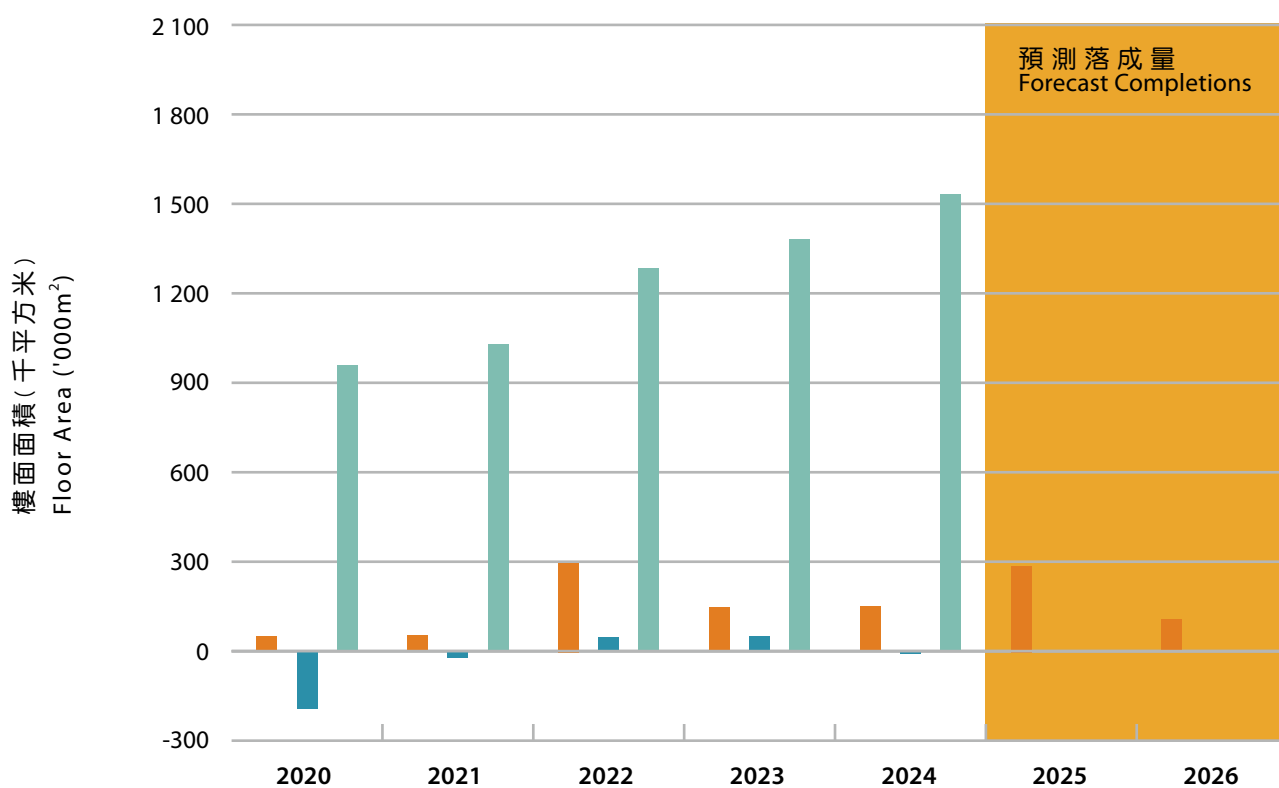

售 價 及 租 金 指 數
Price and Rental Indices

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

樓面面積（千平方米）
Floor Area ('000m^2)

	2020	2021	2022	2023	2024	2025	2026
落成量 Completions	46	49	299	144	146	289#	102#
使用量 Take-up	-189	-18	42	45	-4		
空置量 Vacancy	955	1 023	1 280	1 377	1 528		
%+	11.8	12.5	15.1	16.0	17.4		

+ 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