





私人商業樓宇

Private
Commercial



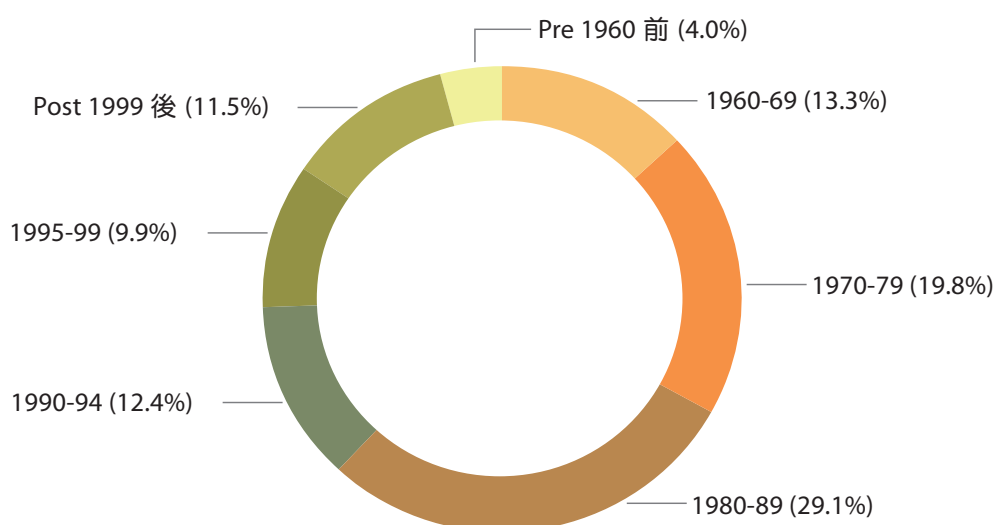
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

2011年底這類物業的總存量為10 791 900平方米，其中30%在港島，41%坐落九龍，29%位於新界。按樓齡分類的總存量詳見圖表。

This sector comprises retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices.

Stock in this sector at the end of 2011 was 10 791 900 m², with 30% of the total space on Hong Kong Island, 41% in Kowloon and 29% in the New Territories. Distribution of the total stock by age is shown in the chart.

按樓齡分類的總存量 Stock Distribution by Age

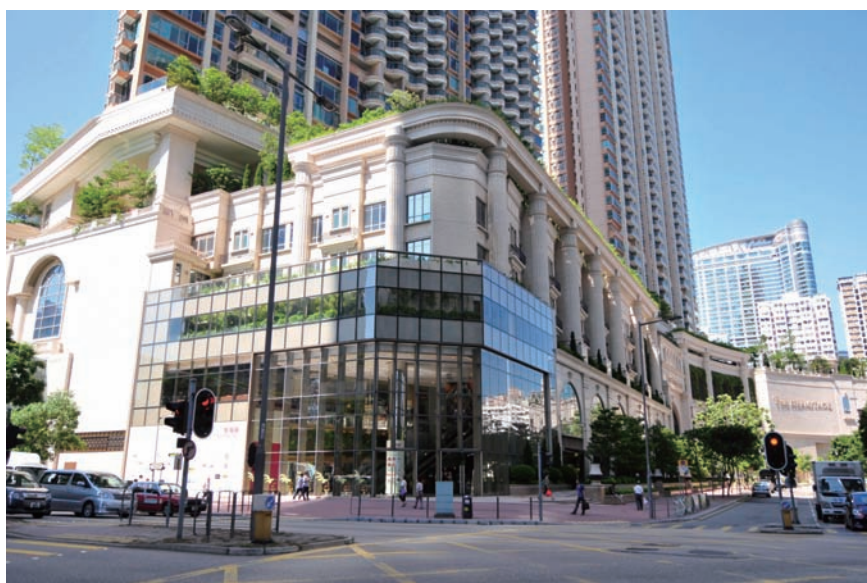


2011年的落成量為42 200平方米，較2010年減少35%，平均分布於三個區域。按地區計，西貢的落成量最多，佔32%，其次為佔27%的油尖旺。

Completions in 2011 were 42 200 m², down by 35% from 2010 level. The new supply spread evenly among the three geographical areas. On district basis, Sai Kung provided the largest completions at 32%, followed by Yau Tsim Mong at 27%.

2011年的使用量錄得負數，達6 500平方米。整體空置率維持在8%，與前一年的水平相若，商場舖位及樓上商業單位佔整體空置量的56%。

A negative take-up of 6 500 m² was recorded for the year. Overall vacancy stayed at 8%, similar to last year's level. The share of vacancy from arcade shops and upper floor commercial space was 56% of the total.



由於多個大型發展項目落成，2012年的落成量預計大幅上升至111 000平方米，主要來自灣仔、油尖旺和屯門，合共佔預測落成量的54%。2013年的供應量約為51 700平方米，近半來自港島，另有30%位於新界。

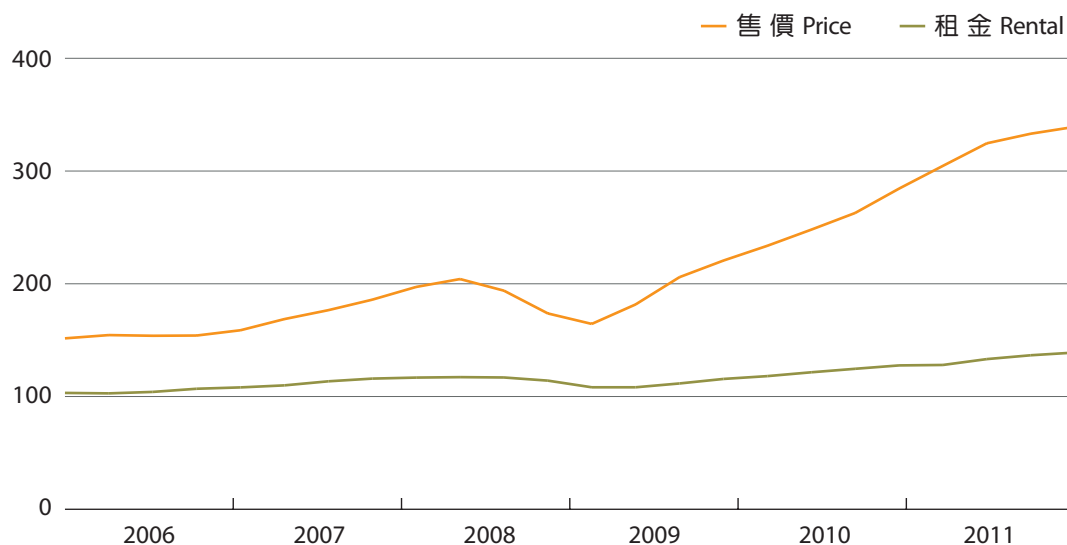
Due to the completion of several large developments, completions are forecast to rise markedly to 111 000 m² in 2012. The main source of supply will be from Wan Chai, Yau Tsim Mong and Tuen Mun, providing about 54% of the estimated completions. The supply in 2013 will be around 51 700 m², of which almost half will come from Hong Kong Island and 30% from the New Territories.

2011年這類物業的銷售市場較租務市場興旺，年內售價不斷上揚，第四季錄得按年漲幅達19%，同期的租金則上升9%。

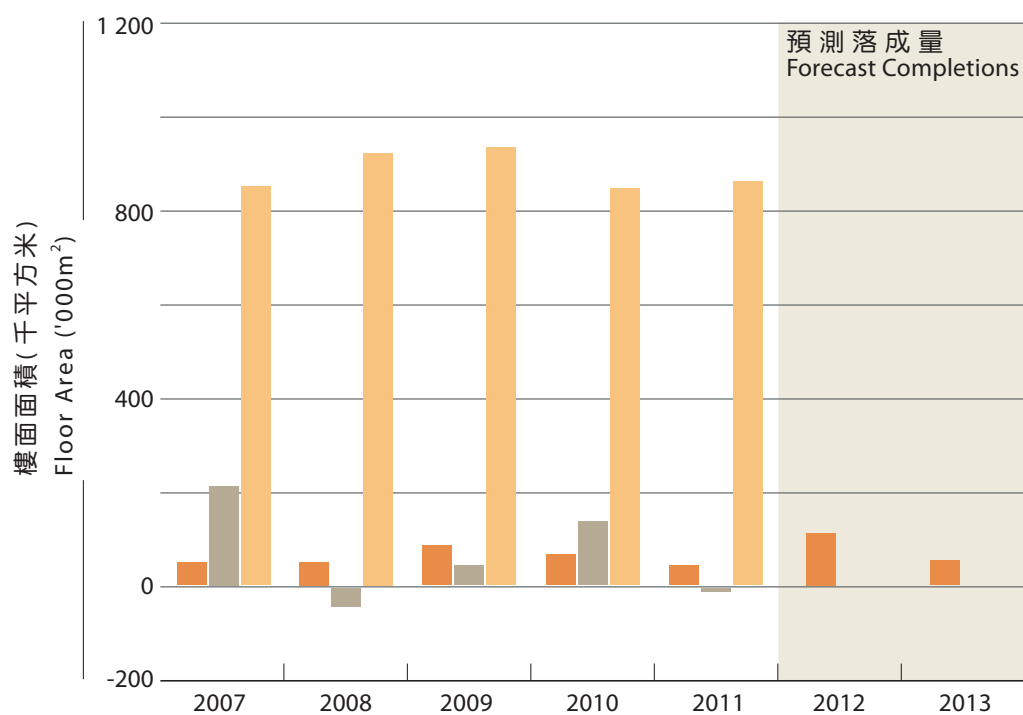
Sales market outperformed the leasing market in 2011. Prices rose continuously over the course of the year, registering a year-on-year gain of 19% in the fourth quarter while rents increased by 9% over the same period.



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)						
	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	48	49	84	65	42	111 [#]	52 [#]
使用量 Take-up	211	-39	42	135	-7		
空置量 Vacancy	849	920	932	844	859		
% ⁺	8.1	8.7	8.7	7.9	8.0		

+ 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