私人商業樓宇
PRIVATE COMMERCIAL

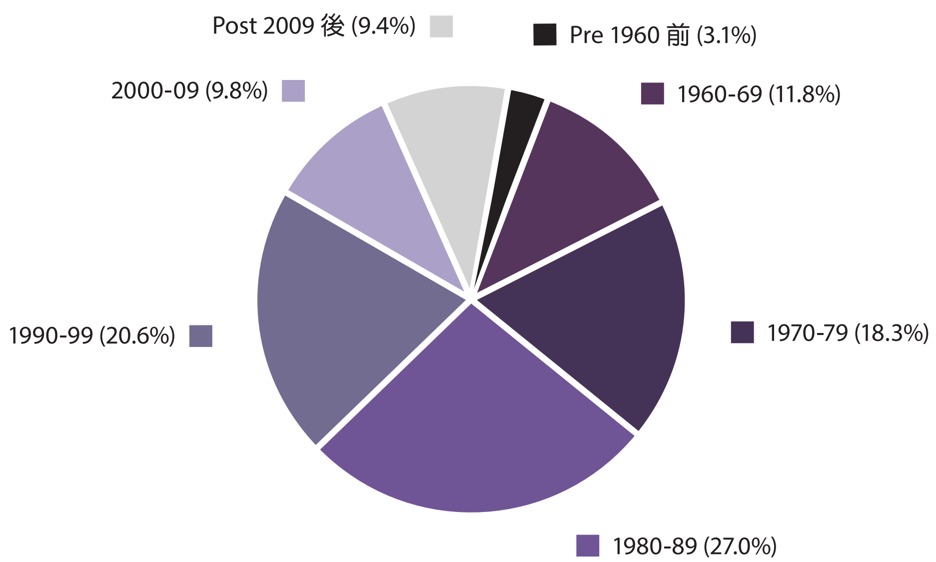
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

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

這類物業在2022年年底的總存量為11 692 400平方米，其中港島佔28%，九龍佔41%，新界佔31%。按樓齡劃分的總存量詳見圖表。

Stock in this sector at the end of 2022 was 11 692 400 m^2, with 28% of the total spaces on Hong Kong Island, 41% in Kowloon and 31% in the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2022年的落成量大幅上升至117 700平方米，按三大區域劃分，九龍和新界分別佔總落成量的49%和39%，其餘12%則坐落港島。按地區計，九龍城的落成量最多，佔28%，其次為沙田，佔24%。

Completions in 2022 rose significantly to 117 700 m^2. Among the three geographical areas, Kowloon and the New Territories contributed 49% and 39% of the total completions respectively while the remaining 12% was attributable to Hong Kong Island. On district basis, Kowloon City provided the largest completions at 28%, followed by Sha Tin at 24%.

2022 年，商業樓宇的使用量錄得正數 52 200 平方米。年底空置量上升至 1 223 700 平方米，相當於總存量的 10.5%。商場鋪位和樓上商業單位佔總空置量的 63%。

The commercial sector recorded a positive take-up of 52 200 m^2 in 2022. The vacancy at the year-end increased to 1 223 700 m^2, representing 10.5% of the total stock. Vacant arcade shops and upper floor commercial space accounted for 63% of the total vacancy.

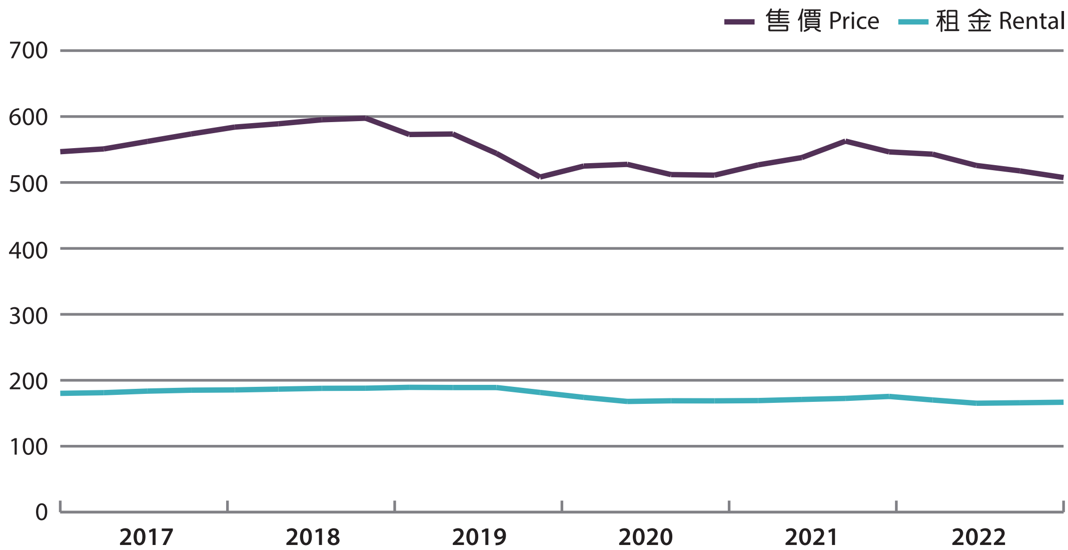
預計落成量將在 2023 年進一步上升至 146 500 平方米，然後在 2024 年回落至 76 200 平方米。2023 年的供應將主要來自九龍城和南區，分別佔總落成量的 47% 和 21%。2024 年的供應將主要位於灣仔和九龍城，分別提供總落成量的 30% 和 27%。

Completions are forecast to rise further to 146 500 m^2 in 2023 and then retreat to 76 200 m^2 in 2024. Supply in 2023 will mainly come from Kowloon City at 47% and the Southern district at 21% of the total completions. Supply in 2024 will be largely from Wan Chai and Kowloon City, providing 30% and 27% of the total completions respectively.

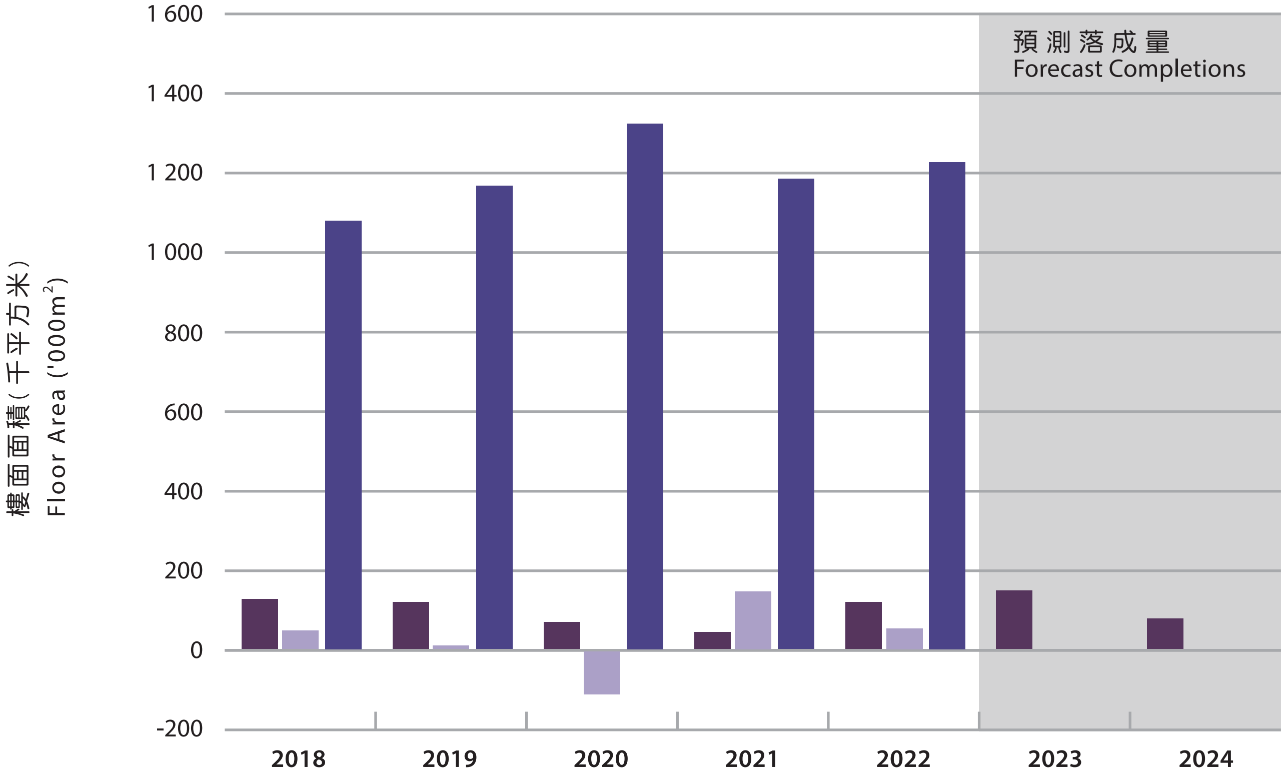
零售業樓宇售價在2022年全年均呈跌勢，第四季較2021年同期顯著下跌7.1%。租金在2022年上半年下跌，至下半年整固，第四季與前一年同期相比，以5.0%的跌幅作結。

Prices of retail properties were on a downward trend throughout 2022, registering a marked decrease of 7.1% in the fourth quarter of 2022 over the same period of 2021. After declining in the first half of 2022, rents consolidated in the second half, ending the year with a fall of 5.0% in the fourth quarter as compared with the corresponding period of the preceding year.

私人零售業樓宇售價及租金指數
Private Retail 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 ('000m²)

	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	125	118	67	42	118	147#	76#
使用量 Take-up	46	8	-108	145	52		
空置量 Vacancy	1 077	1 164	1 321	1 182	1 224		
%+	9.4	10.1	11.4	10.2	10.5		

\+ 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