





# 私人商業樓宇

PRIVATE COMMERCIAL







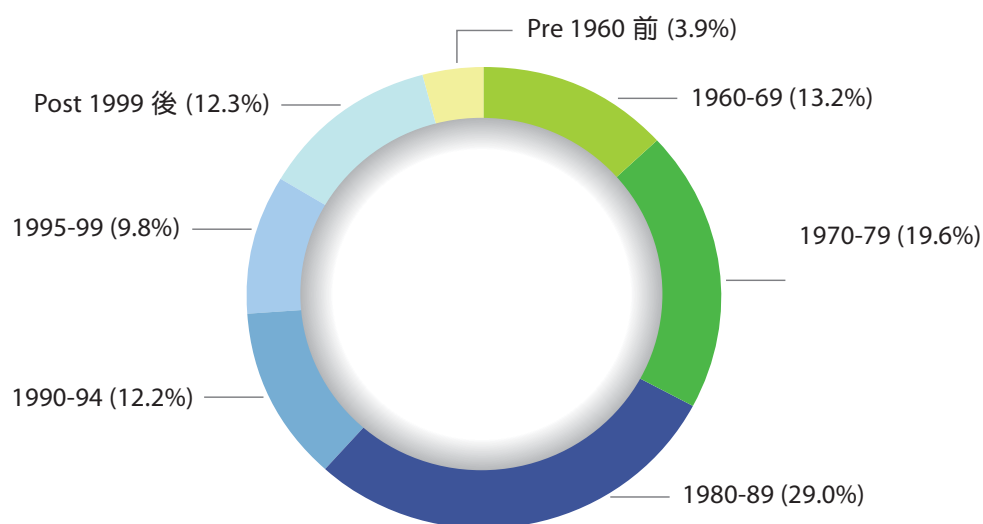
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

2012 年底這類物業的總存量為 10 862 100 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 2012 was 10 862 100 m<sup>2</sup>, with 30% of the total space on Hong Kong Island, 41% in Kowloon and 29% 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



2012 年的落成量大幅上升至 90 100 平方米，是 2011 年供應量的兩倍。按區域計，港島約佔 45%，九龍佔 30%，其餘的 25% 則位於新界。以地區計，灣仔的落成量最多，佔 30%，其次為屯門，佔 21%。

Completions in 2012 increased significantly to 90 100 m<sup>2</sup>, two times the supply in 2011. By region, about 45% was on Hong Kong Island, 30% in Kowloon and the remaining 25% in the New Territories. On district basis, Wan Chai provided the largest completions at 30%, followed by Tuen Mun at 21%.





2012 年的整體使用量回復正數，達到 165 000 平方米，較落成量多 83%。年底的空置量因而減至 752 400 平方米，為總存量的 6.9%，商場舖位及樓上商業單位佔整體空置量的 58%。

Overall take-up of the year turned positive to 165 000 m<sup>2</sup>, exceeding the completions by 83%. Vacancy at the year end therefore reduced to 752 400 m<sup>2</sup>, representing 6.9% of the total stock. The share of vacancy from arcade shops and upper floor commercial space was 58% of the total.



預計 2013 和 2014 年的落成量分別減至 58 200 和 59 600 平方米。2013 年的供應主要坐落灣仔、北區和沙田，這些地區共提供預算供應量的 64%。2014 年的供應量之中，灣仔將繼續提供其中的 21%。

Completions are forecast to reduce to 58 200 m<sup>2</sup> and 59 600 m<sup>2</sup> in 2013 and 2014 respectively. Supply in 2013 will be mainly from Wan Chai, North and Sha Tin, which will provide 64% of the estimated completions in total. It is anticipated that Wan Chai will contribute 21% of the anticipated supply in 2014.



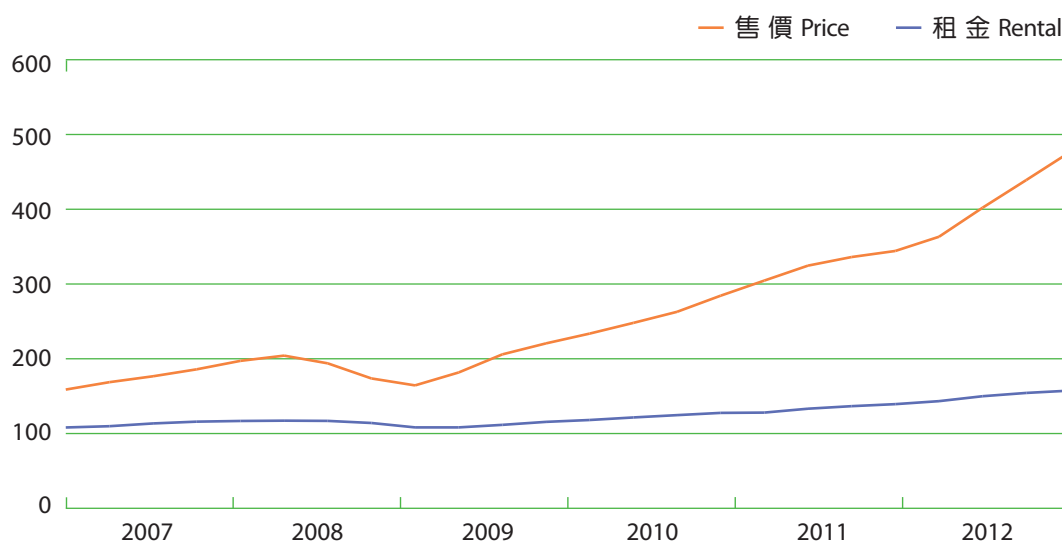


2012年這類物業的售價按季急速攀升。整體而言，第四季的售價比前一年激增38%。年內租金亦穩步上揚，與2011年最後一季相比，高出了13%。

Prices rose briskly in 2012 with successive quarter-to-quarter increases. Overall, prices in the fourth quarter surged 38% from previous year. Rents also saw steady growth over the year and were 13% higher relative to the level in the last quarter of 2011.

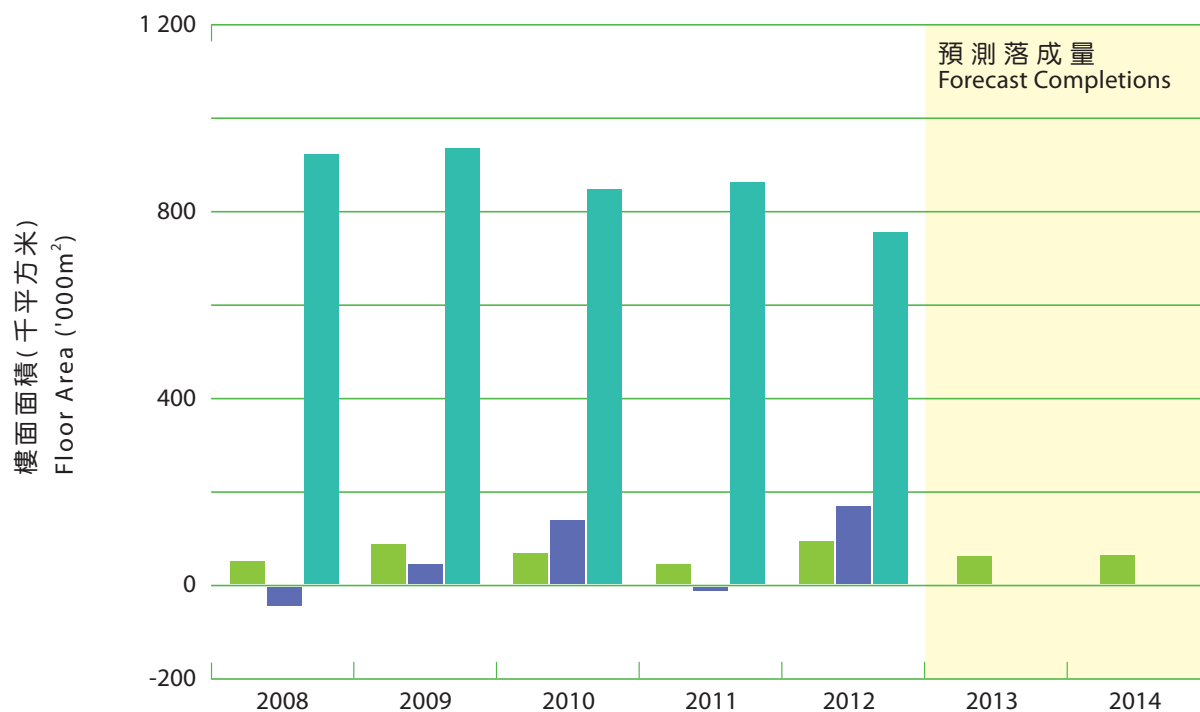


## 售價及租金指數 Price and Rental Indices





## 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 <sup>2</sup> )						
	2008	2009	2010	2011	2012	2013	2014
落成量 Completions	49	84	65	42	90	58 <sup>#</sup>	60 <sup>#</sup>
使用量 Take-up	-39	42	135	-7	165		
空置量 Vacancy	920	932	844	859	752		
% <sup>+</sup>	8.7	8.7	7.9	8.0	6.9		

+ 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

