私人商業樓宇

Private Commercial


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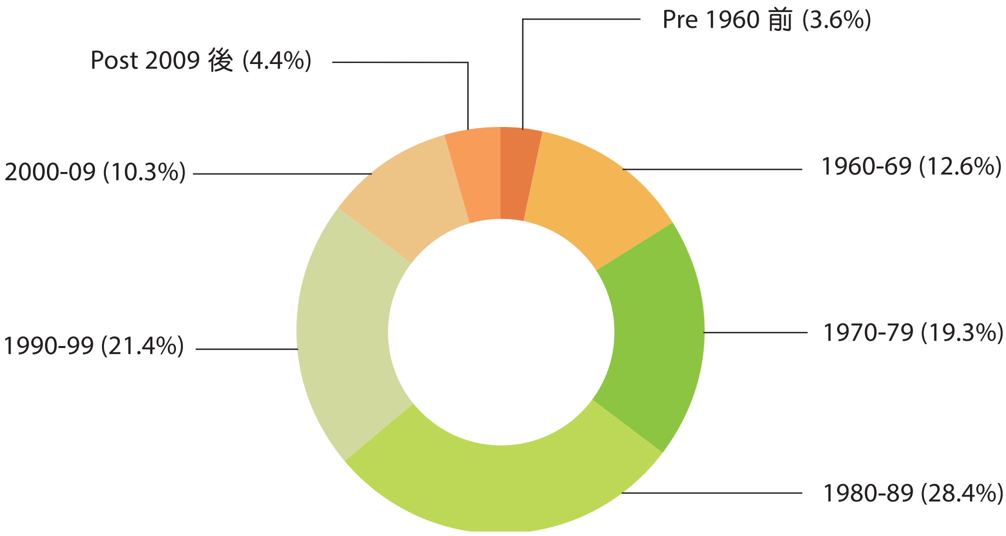
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

2016年年底這類物業的總存量為11 133 200平方米，其中29%在港島、41%坐落九龍和30%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 2016 was 11 133 200 m^2, with 29% of the total space on Hong Kong Island, 41% in Kowloon and 30% 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



2016年的落成量進一步增至123 100平方米。按三大區域劃分，港島和九龍分別佔總落成量的21%和29%，其餘50%則坐落新界。按地區計，落成量以元朗為首，佔29%，其次為灣仔，佔13%。

Completions in 2016 further increased to 123 100 m^2. Among the three geographical areas, Hong Kong Island and Kowloon contributed 21% and 29% of the total completions respectively while the remaining 50% was attributable to the New Territories. On district basis, Yuen Long provided the largest completions at 29%, followed by Wan Chai at 13%.

2016年，商業樓宇的使用量錄得負數42 000平方米。年底空置量上升至998 300平方米，為總存量的9.0%，商場鋪位和樓上商業單位佔整體空置量的63%。

The commercial sector recorded a negative take-up of 42 000 m^2 in 2016. The vacancy at the year-end increased to 998 300 m^2, representing 9.0% of the total stock. The share of vacancy from arcade shops and upper floor commercial space was 63% of the total.

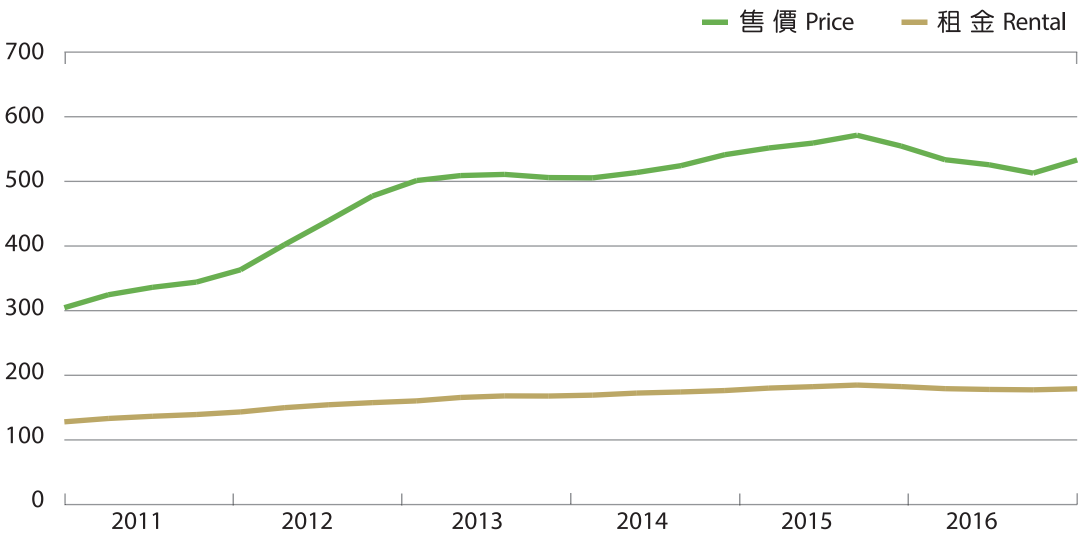
預計2017和2018年的落成量分別為125 600平方米和165 500平方米。2017年的供應主要有23%來自荃灣、12%來自中西區和11%來自油尖旺，該三區合共提供預測落成量的46%。2018年的供應主要來自油尖旺、西貢和深水埗，分別佔總落成量的30%、15%和14%。

125 600 m^2 and 165 500 m^2 are forecast to be completed in 2017 and 2018 respectively. Supply in 2017 will be mainly from Tsuen Wan with 23%, Central and Western district with 12% and Yau Tsim Mong with 11%. They will altogether provide 46% of the estimated completions. In 2018, main source of supply is from Yau Tsim Mong, Sai Kung and Sham Shui Po. They will account for 30%, 15% and 14% of the total completions respectively.

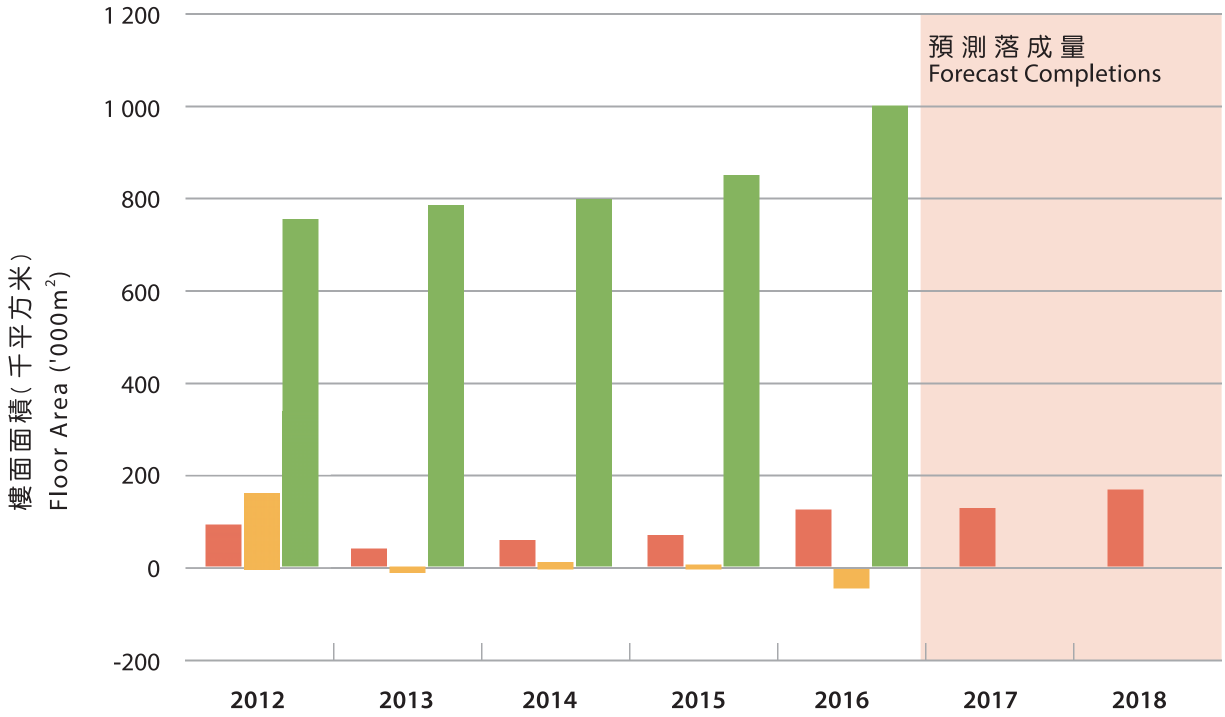
零售業樓宇方面，年內銷售市場與租賃市場的表現相仿。售價和租金在早段均呈跌勢，至2016年最後一季回升。整體而言，2016年第四季的售價和租金與2015年同期相比，分別下跌3.9%和1.9%。

For retail properties, the performance of the sales market resembled the leasing market during the year. Both prices and rents marked a downward movement in the beginning but rebounded in the last quarter of 2016. Overall, the prices and rents for the fourth quarter of 2016 demonstrated a decline of 3.9% and 1.9% respectively over the same period in 2015.

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)

	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	90	38	57	68	123	126#	166#
使用量 Take-up	165	-14	16	10	-42		
空置量 Vacancy	752	782	795	847	998		
%+	6.9	7.2	7.3	7.7	9.0		

\+ 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