

私人商業樓宇

Private Commercial





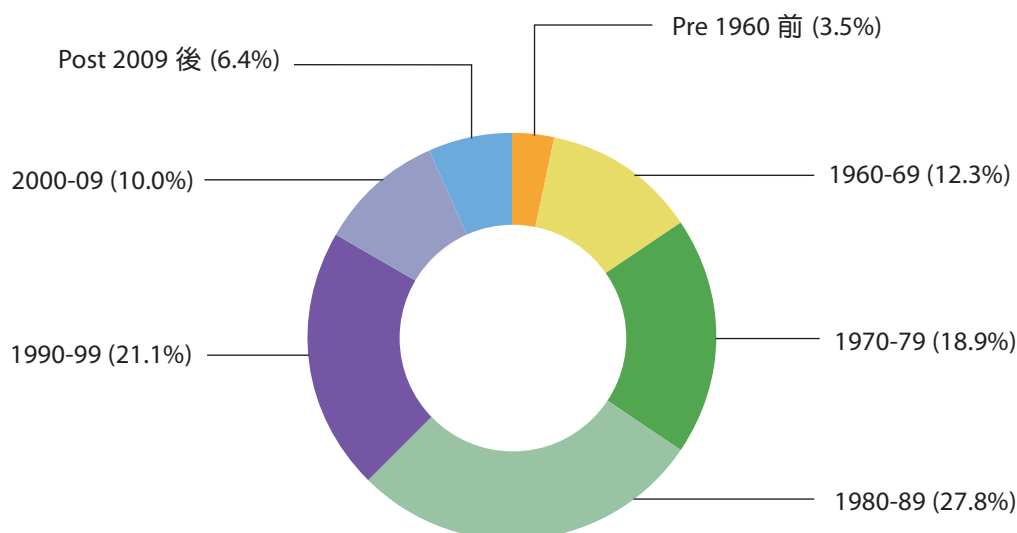
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

這類物業在2018年年底的總存量為11 433 300平方米，其中港島佔29%，九龍佔41%，新界佔30%。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.

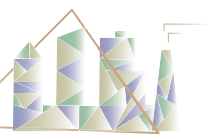
Stock in this sector was 11 433 300 m² at the end of 2018, with 29% of the total spaces on Hong Kong Island, 41% in Kowloon and 30% in the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量 Stock Distribution by Age



2018年的落成量增加至125 000平方米。按三大區域劃分，港島和九龍分別佔總落成量的14%和38%，新界則佔大部份的48%。按地區計，落成量以油尖旺最多，佔28%，其次為荃灣，佔24%。

Completions in 2018 expanded to 125 000 m². Among the three geographical areas, Hong Kong Island and Kowloon contributed 14% and 38% of the total completions respectively while the largest share of 48% was attributable to the New Territories. On district basis, Yau Tsim Mong was the top supplier contributing 28%, followed by Tsuen Wan at 24%.



2018年，商業樓宇的使用量錄得正數45 700平方米。年底空置量進一步上升至1 076 700平方米，相當於總存量的9.4%，商場鋪位和樓上商業單位佔總空置量的61%。

The commercial sector recorded a positive take-up of 45 700 m² in 2018. The vacancy at the year-end increased further to 1 076 700 m², representing 9.4% of the total stock. Vacant arcade shops and upper floor commercial space made up to 61% of the total vacancy.



預計2019和2020年將分別有99 200平方米和134 900平方米商用單位落成。2019年的供應主要集中於油尖旺和離島，分別佔預測總落成量的26%。而西貢、荃灣和灣仔則在2020年合共佔總落成量的56%。

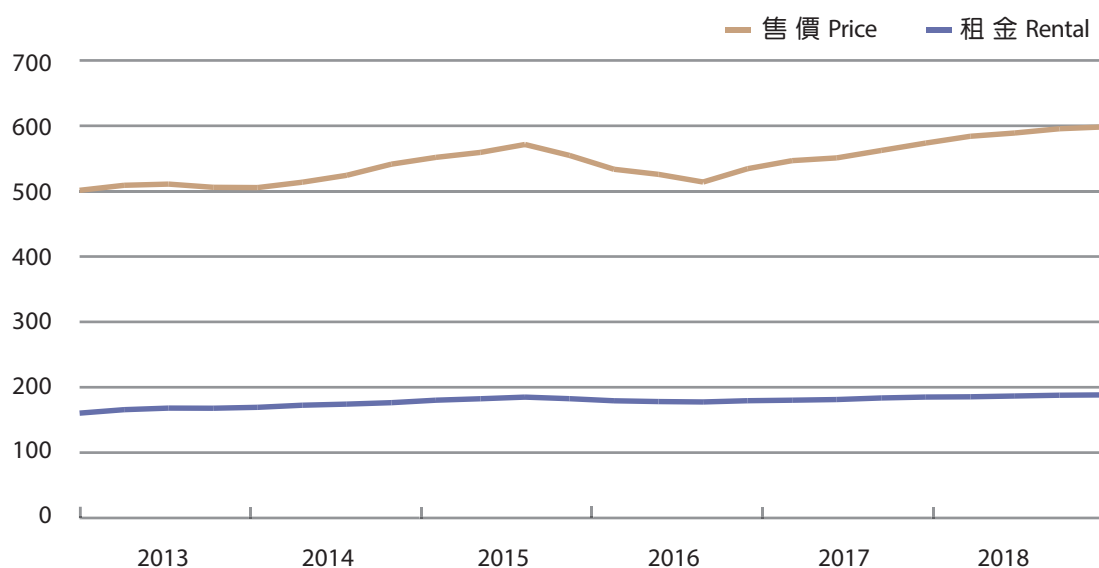
99 200 m² and 134 900 m² of commercial space are forecast to be completed in 2019 and 2020 respectively. Supply in 2019 will mainly come from Yau Tsim Mong and the Islands, each contributing 26% of the total estimated completions. In 2020, Sai Kung, Tsuen Wan and Wan Chai will altogether account for 56% of the total completions.

零售業樓宇方面，年內售價和租金均呈升勢。2018年第四季的售價和租金與2017年同期相比，分別上升4.3%和1.8%。

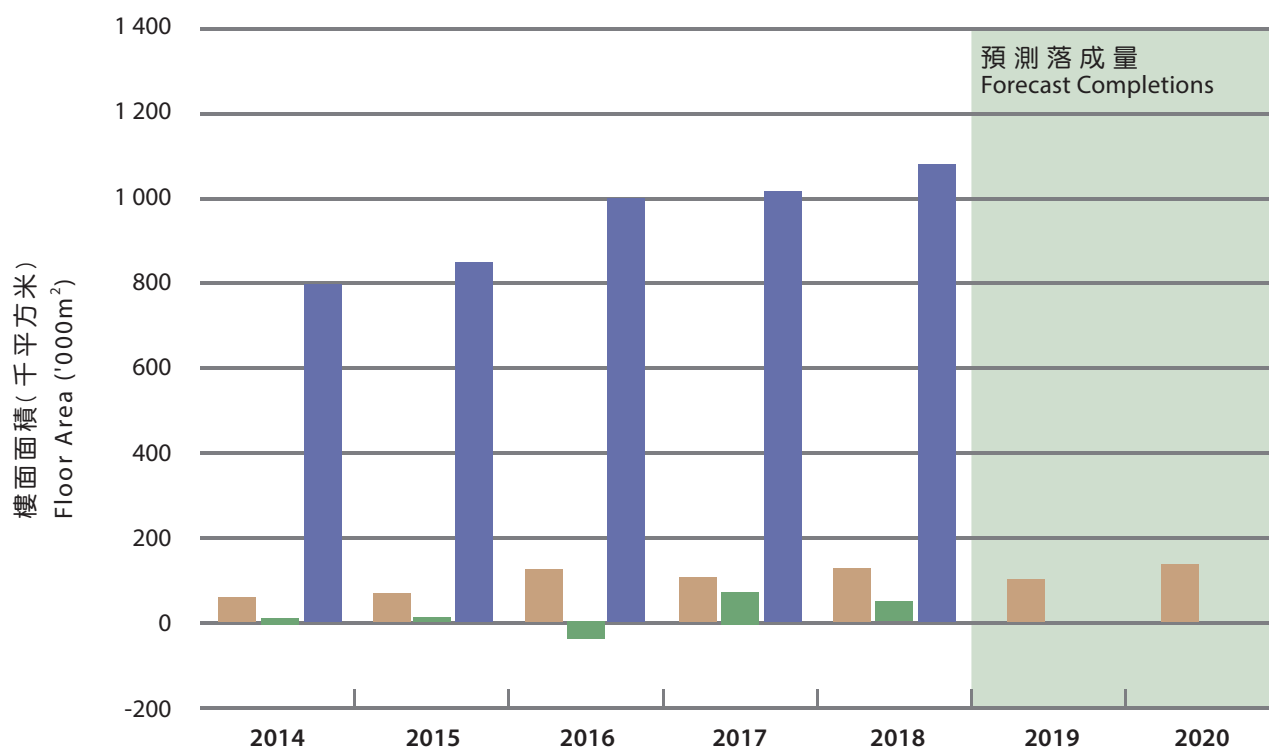
For retail properties, the sales and leasing markets both followed a rising trend during the year. Prices and rents grew by 4.3% and 1.8% respectively in the fourth quarter of 2018 over the same period in 2017.



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 ('000m ²)						
	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	57	68	123	105	125	99 [#]	135 [#]
使用量 Take-up	16	10	-42	77	46		
空置量 Vacancy	795	847	998	1 014	1 077		
% ⁺	7.3	7.7	9.0	9.0	9.4		

+ 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