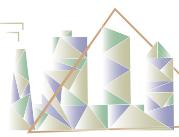


私人商業樓宇

Private Commercial







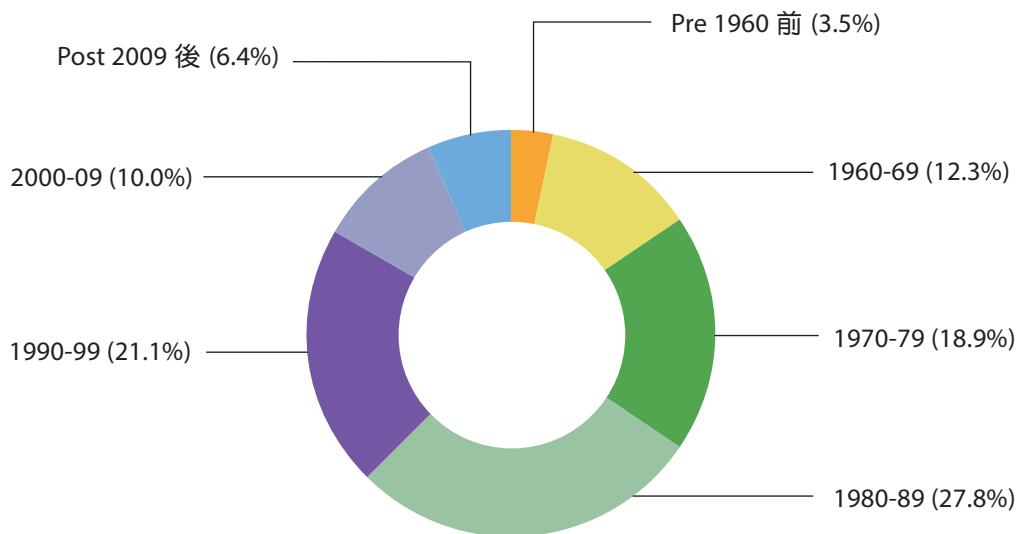
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

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%，新界則佔大份額的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%.

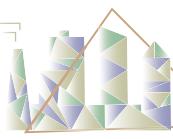
2018年，商業樓宇的使用量錄得正數45 700平方米。年底空置量進一步上升至1 076 700平方米，相當於總存量的9.4%，商場鋪位和樓上商業單位佔總空置量的61%。

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.

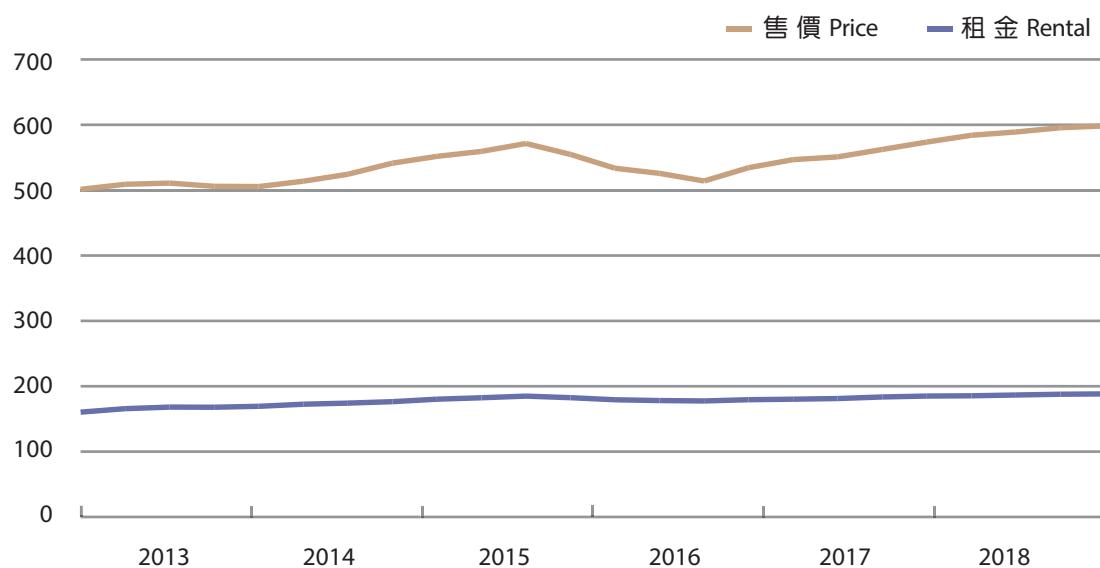


零售業樓宇方面，年內售價和租金均呈升勢。2018年第四季的售價和租金與2017年同期相比，分別上升4.3%和1.8%。

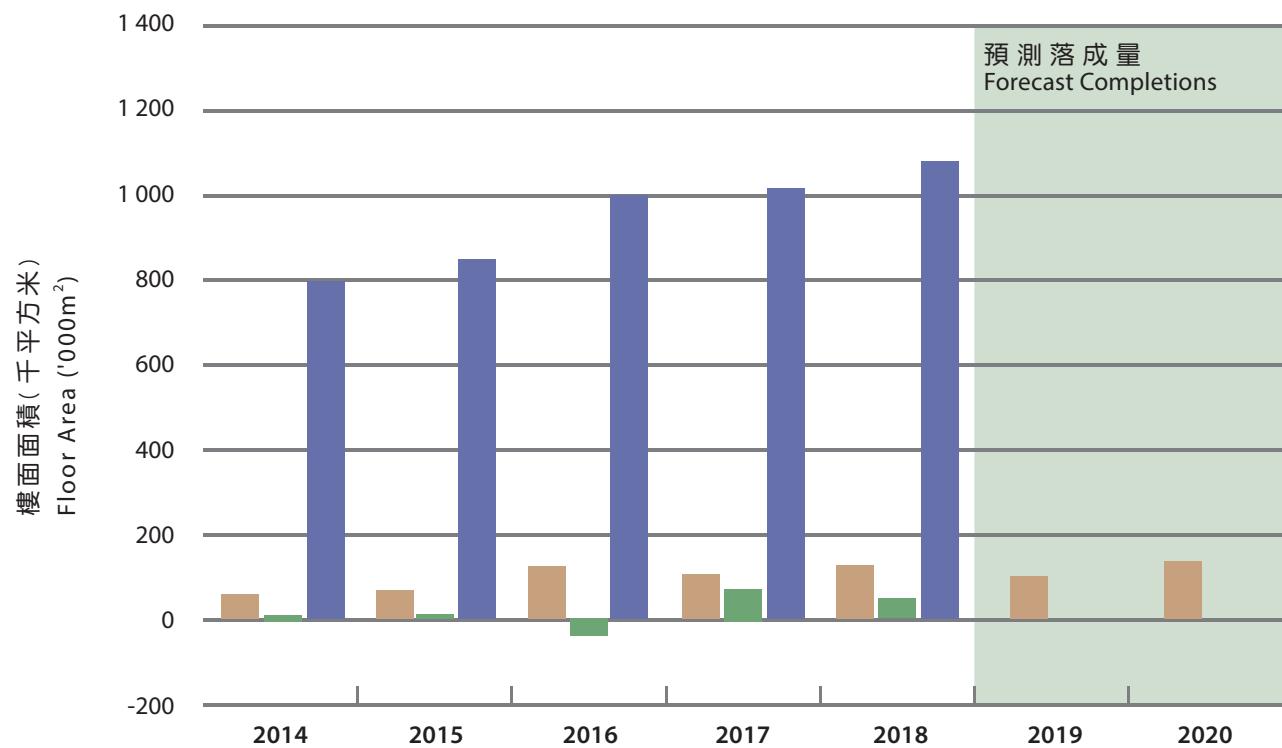
For retail properties, the sales and leasing markets both followed a rising trend during the year. Prices and rents grew by 4.3% and 1.8% respectively in the fourth quarter of 2018 over the same period in 2017.



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



| | 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