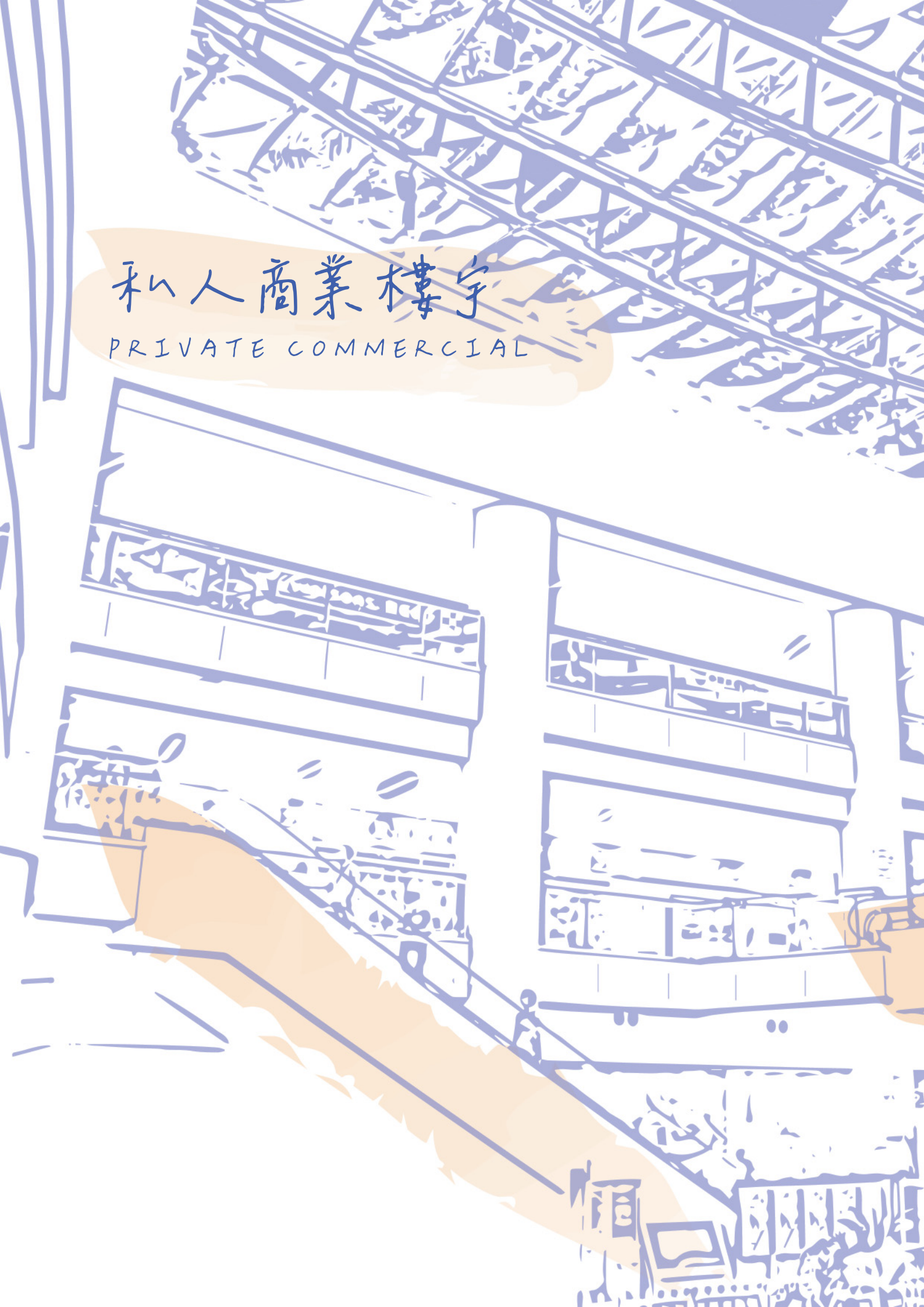


# 私人商業樓宇

PRIVATE COMMERCIAL

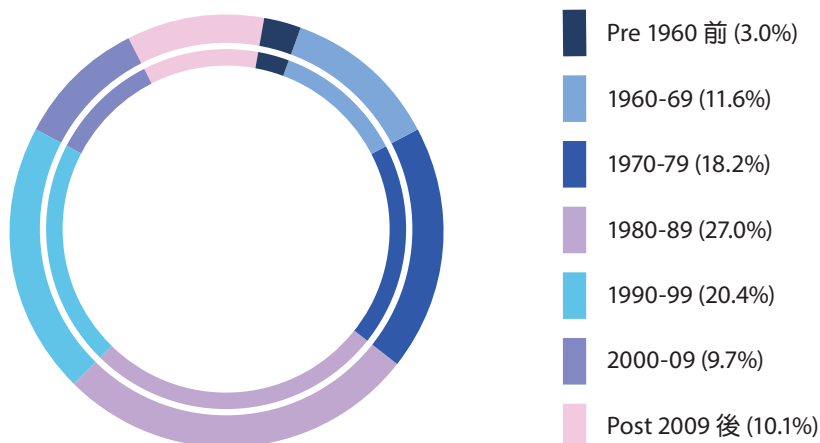




這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

這類物業在 2023 年年底的總存量為 11 778 300 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。

### 按樓齡分類的總存量 Stock Distribution by Age



2023 年的落成量下跌至 90 700 平方米，九龍和港島分別佔總落成量的 62% 和 29%，其餘 9% 則坐落新界。按地區計，落成量主要來自九龍城，佔 47%，其次為南區，佔 23%。

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 2023 was 11 778 300 m<sup>2</sup>, 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.

Completions in 2023 fell to 90 700 m<sup>2</sup>. Kowloon and Hong Kong Island contributed 62% and 29% of the total completions respectively while the remaining 9% was attributable to the New Territories. On district basis, completions mainly came from Kowloon City at 47%, followed by the Southern district at 23%.

2023年，商業樓宇的使用量錄得正數87 300平方米。年底空置量微跌至1 217 400平方米，相當於總存量的10.3%。商場鋪位和樓上商業單位佔總空置量的64%。

The commercial sector recorded a positive take-up of 87 300 m<sup>2</sup> in 2023. The vacancy at the year-end slid gently to 1 217 400 m<sup>2</sup>, representing 10.3% of the total stock. Vacant arcade shops and upper floor commercial space accounted for 64% of the total vacancy.



預計落成量將在2024年進一步下跌至78 400平方米，然後在2025年回升至88 500平方米。2024年的供應將主要來自灣仔和油尖旺，分別佔總落成量的36%和20%。2025年的供應將主要位於九龍城，佔總落成量的33%，其次為灣仔和油尖旺，分別佔17%和13%。

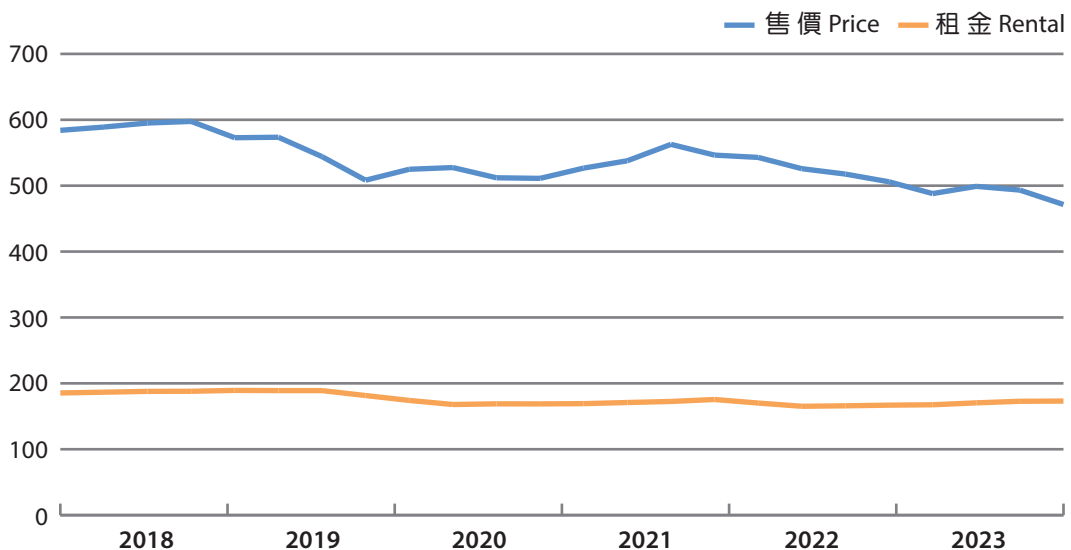
Completions are forecast to decrease further to 78 400 m<sup>2</sup> in 2024 and then rebound to 88 500 m<sup>2</sup> in 2025. Supply in 2024 will mainly come from Wan Chai at 36% and Yau Tsim Mong at 20% of the total completions. Supply in 2025 will be largely from Kowloon City providing 33% of the total completions, followed by Wan Chai and Yau Tsim Mong at 17% and 13% respectively.

零售業樓宇售價雖然在第二季曾輕微回升，但在2023年仍錄得跌幅，以2022年第四季與2023年第四季相比，售價下跌6.8%。相反，租金在2023年全年均呈升勢，2023年第四季與2022年同期相比，租金錄得3.7%的升幅。

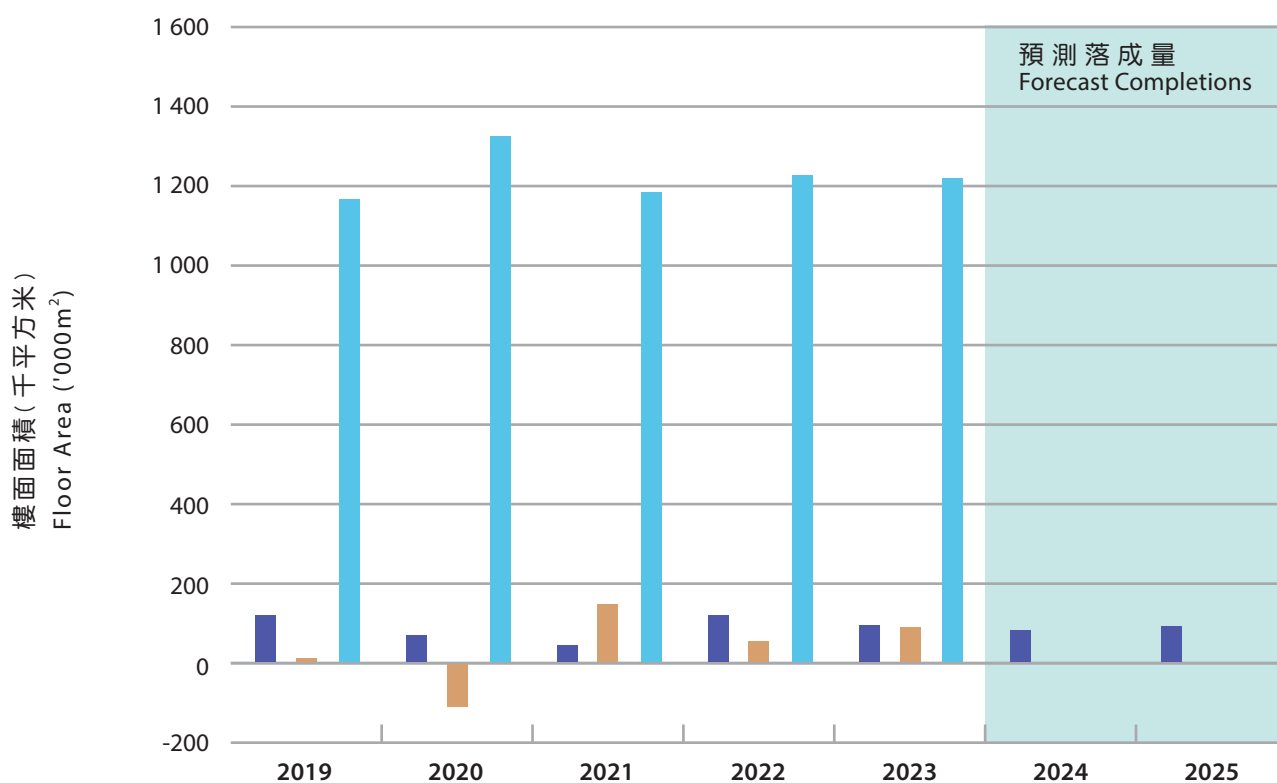
Despite a slight rebound in the second quarter, prices of retail properties declined in 2023, registering a fall of 6.8% between the fourth quarters of 2022 and 2023. In contrast, rents were on an upward trend throughout 2023, registering a growth of 3.7% in the fourth quarter of 2023 over the same period of 2022.



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



	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	118	67	42	118	91	78 <sup>#</sup>	89 <sup>#</sup>
使用量 Take-up	8	-108	145	52	87		
空置量 Vacancy	1 164	1 321	1 182	1 224	1 217		
% <sup>+</sup>	10.1	11.4	10.2	10.5	10.3		

+ 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