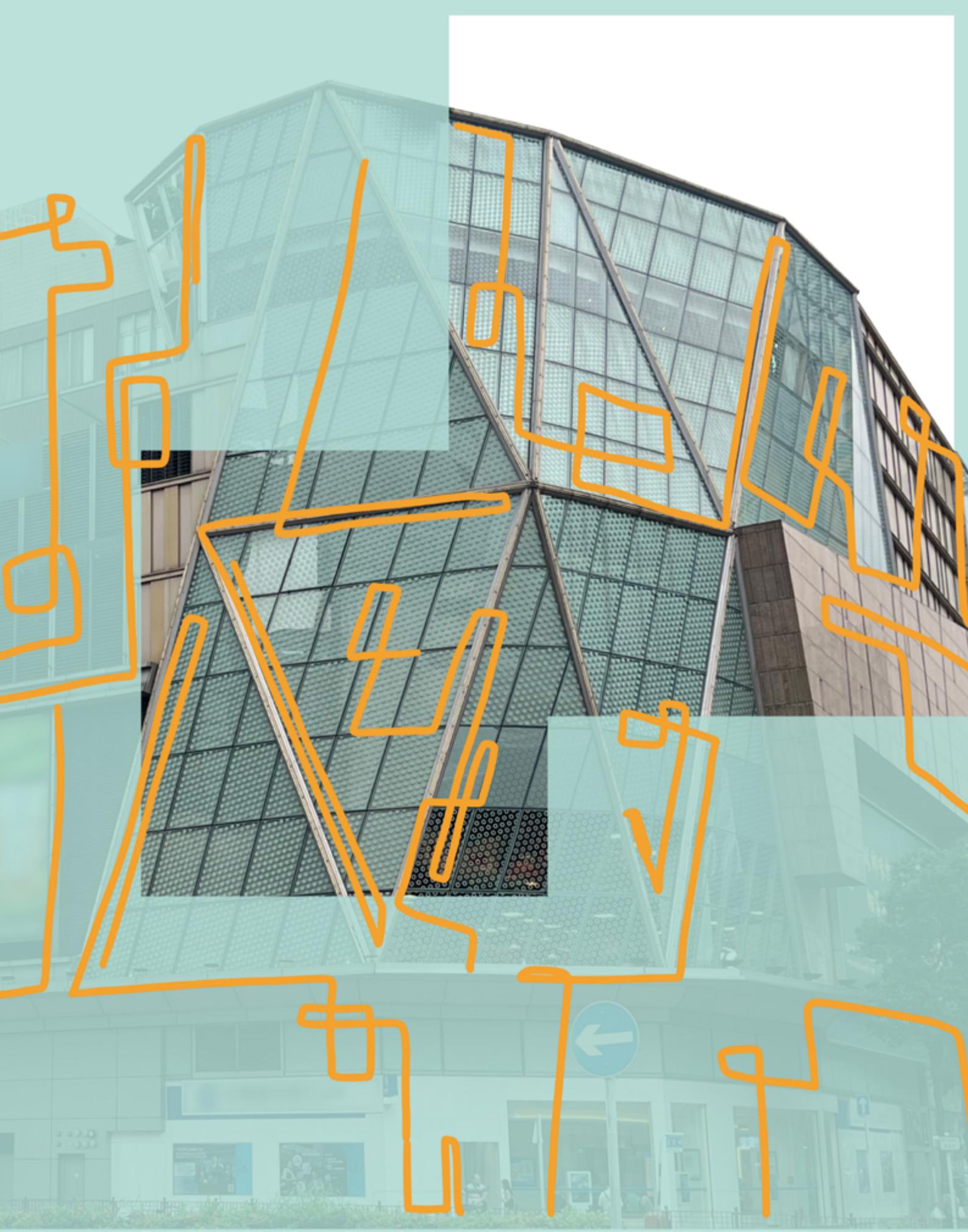


私人商業樓宇

PRIVATE COMMERCIAL







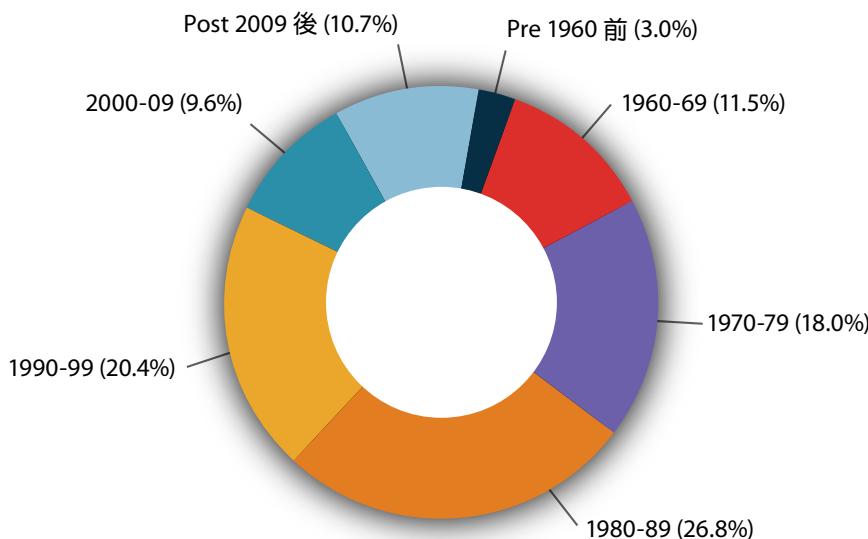
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

這類物業在 2024 年年底的總存量為 11 834 900 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。

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 2024 was 11 834 900 m², 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.

按樓齡分類的總存量 Stock Distribution by Age



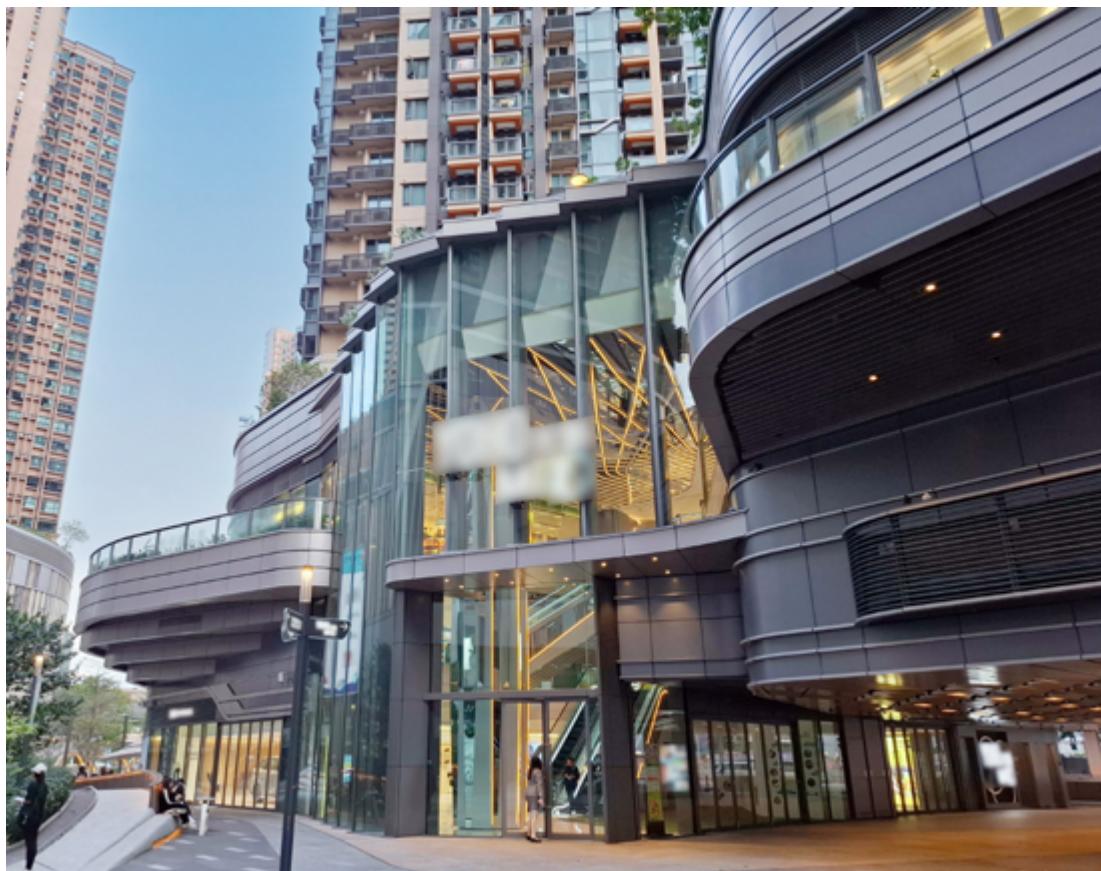
2024 年的落成量減至 69 100 平方米，九龍和港島分別佔總落成量的 49% 和 41%，其餘 10% 則坐落新界。按地區計，落成量主要來自九龍城，佔 30%，其次是灣仔，佔 29%。

Completions in 2024 declined to 69 100 m². Kowloon and Hong Kong Island contributed 49% and 41% of the total completions respectively while the remaining 10% was attributable to the New Territories. On district basis, completions mainly came from Kowloon City at 30%, followed by Wan Chai at 29%.



2024 年，商業樓宇的使用量錄得負數 123 600 平方米。年底空置量為 1 399 800 平方米，相當於總存量的 11.8%。空置的商場鋪位和樓上商用面積佔總空置量的 62%。

The commercial sector recorded a negative take-up of 123 600 m² in 2024. The vacancy at the year-end was 1 399 800 m², representing 11.8% of the total stock. Vacant arcade shops and upper floor commercial space accounted for 62% of the total vacancy.



預計落成量將在 2025 年回升至 108 700 平方米，但在 2026 年將下跌至 62 000 平方米。2025 年的落成量將主要來自油尖旺，佔總落成量的 54%。2026 年的落成量則大多來自灣仔，佔總落成量的 27%，其次是油尖旺和西貢，分別佔 18% 和 17%。

Completions are forecast to rebound to 108 700 m² in 2025 but then fall to 62 000 m² in 2026. Completions in 2025 will mainly come from Yau Tsim Mong at 54% of the total. Completions in 2026 will be largely from Wan Chai providing 27% of the total, followed by Yau Tsim Mong and Sai Kung at 18% and 17% respectively.

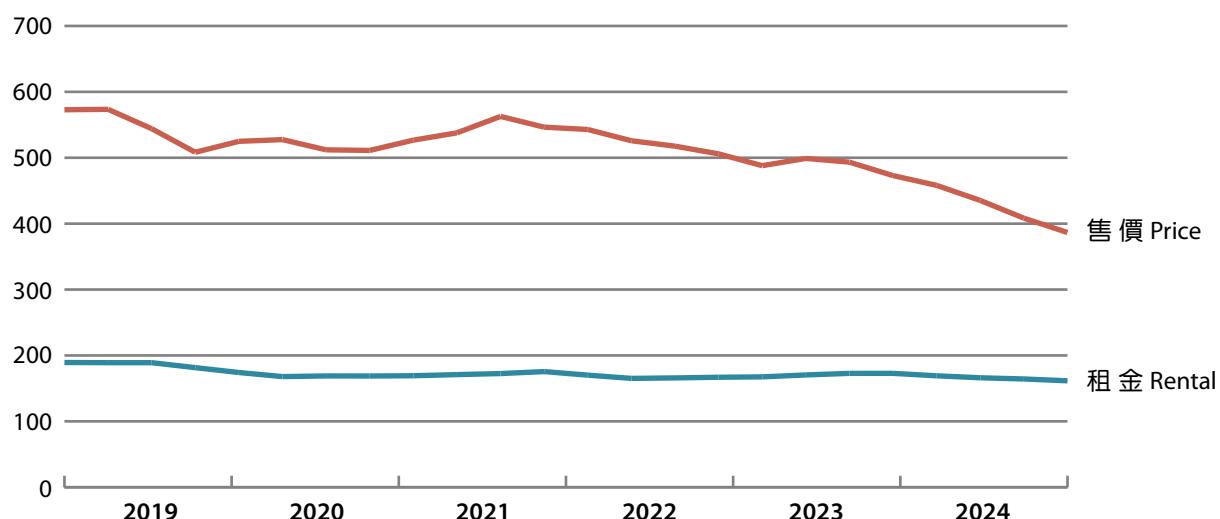


零售業樓宇售價全年下跌，以2023與2024年第四季相比，錄得18.2%的跌幅。2024年第四季的租金亦較2023年同期溫和下跌6.5%。

Prices of retail properties fell throughout the year, registering a decrease of 18.2% between the fourth quarters of 2023 and 2024. Rents declined at a modest rate of 6.5% in the fourth quarter of 2024 over the same period of 2023.

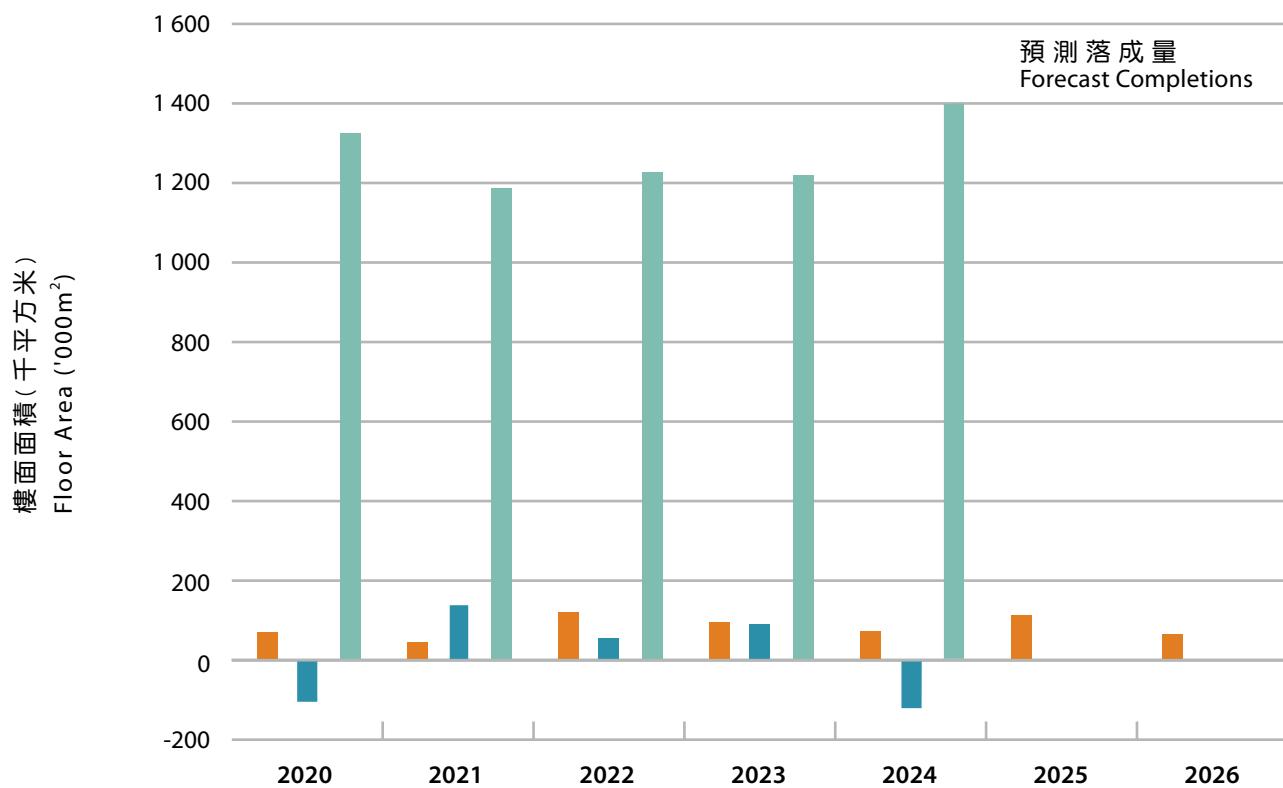


私人零售業樓宇售價及租金指數 Private Retail Price and Rental Indices





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)						
	2020	2021	2022	2023	2024	2025	2026
落成量 Completions	67	42	118	91	69	109 [#]	62 [#]
使用量 Take-up	-108	145	52	87	-124		
空置量 Vacancy	1 321	1 182	1 224	1 217	1 400		
% ⁺	11.4	10.2	10.5	10.3	11.8		

+ 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