



KEMENTERIAN KEWANGAN

LAPORAN PENGHUNIAN DAN KETERSEDIAAN RUANG BANGUNAN PERDAGANGAN

Commercial Building Occupancy
and Space Availability Report

2025



JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
VALUATION AND PROPERTY SERVICES DEPARTMENT
KEMENTERIAN KEWANGAN
MINISTRY OF FINANCE

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Ringkasan Ruang Tersedia di Bangunan Perdagangan pada 2025
Summary of Available Space in Commercial Buildings as at 2025

State	Purpose-Built Office			
	Private Buildings		Public Buildings	
	Total Existing Space ('000 s.m.)	Available Space ('000 s.m.)	Total Existing Space ('000 s.m.)	Available Space ('000 s.m.)
WP Kuala Lumpur	9,662.34	2,807.59	589.69	1.65
WP Putrajaya	410.57	156.79	2,132.07	7.54
WP Labuan	51.25	6.37	15.46	0.00
Selangor	4,414.83	1,245.33	318.59	20.19
Johor	977.80	438.96	428.82	33.09
Pulau Pinang	758.88	180.46	222.55	2.52
Perak	249.18	38.51	311.67	1.98
Negeri Sembilan	135.55	33.86	173.02	0.73
Melaka	198.15	41.76	184.09	0.96
Kedah	195.56	29.28	204.35	4.34
Pahang	185.79	47.79	230.17	0.00
Terengganu	118.22	8.90	250.04	2.02
Kelantan	121.92	21.41	164.02	0.00
Perlis	27.70	7.83	72.98	0.00
Sabah	522.87	90.51	286.39	12.19
Sarawak	549.51	65.55	342.83	57.90
MALAYSIA	18,580.13	5,220.91	5,926.71	145.12

Note: Vertical total may not add up to the shown figures due to rounding off.

State	Shopping Complex					
	Shopping Centre		Arcade		Hypermarket	
	Total Existing Space ('000 s.m.)	Available Space ('000 s.m.)	Total Existing Space ('000 s.m.)	Available Space ('000 s.m.)	Total Existing Space ('000 s.m.)	Available Space ('000 s.m.)
WP Kuala Lumpur	3,033.47	364.00	233.49	34.01	156.24	14.62
WP Putrajaya	53.48	3.75	1.38	1.38	0.00	0.00
WP Labuan	20.45	2.06	2.27	0.18	0.00	0.00
Selangor	3,145.69	661.59	62.04	24.13	695.30	84.91
Johor	1,790.14	584.49	97.27	8.78	494.54	37.07
Pulau Pinang	1,356.32	430.09	299.69	97.89	305.00	41.76
Perak	521.78	74.31	45.76	16.37	416.23	23.46
Negeri Sembilan	262.80	93.10	78.14	52.92	238.62	37.36
Melaka	427.09	217.85	0.00	0.00	135.53	19.89
Kedah	370.35	91.94	18.68	7.32	208.54	48.69
Pahang	351.97	96.10	11.61	1.12	62.17	0.88
Terengganu	173.36	49.31	48.56	9.51	54.91	0.14
Kelantan	155.36	72.98	71.06	11.86	127.48	6.18
Perlis	37.33	27.27	25.71	6.38	10.95	4.39
Sabah	668.31	152.93	24.76	1.92	75.70	0.31
Sarawak	946.64	155.42	1.39	0.90	94.89	6.44
MALAYSIA	13,314.53	3,077.18	1,021.80	274.67	3,076.11	326.10

Note: Vertical total may not add up to the shown figures due to rounding off.

1.0 BANGUNAN PEJABAT BINAAN KHAS

Sejumlah 1,866 bangunan pejabat binaan khas dengan keluasan keseluruhan 24.51 juta m.p sedia ada direkodkan pada 2025. Daripada jumlah ini, 75.8% adalah terdiri bangunan milik swasta (18.58 juta m.p) dan selebihnya bangunan milik kerajaan (5.93 juta m.p).

Ruang dihuni 78.1% direkodkan bagi keseluruhan ruang sedia ada milik swasta dan kerajaan iaitu melibatkan ruang dihuni seluas 19.14 juta m.p.

Berdasarkan kombinasi keluasan ruang pejabat binaan khas swasta dan kerajaan, kadar penghunian melebihi 90% direkodkan di W.P Putrajaya, Perak, Kedah, Terengganu, Kelantan, Perlis dan W.P Labuan. Kadar penghunian terendah direkodkan di Johor iaitu 66.4%.

Kadar penghunian keseluruhan mengikut negeri adalah seperti yang ditunjukkan di **Carta 2**.

1.0 PURPOSE-BUILT OFFICE BUILDING

A total of 1,866 existing purpose-built office buildings, covering an overall area of 24.51 million s.m, were recorded in 2025. Of this total, 75.8% consists of privately owned buildings (18.58 million s.m), while the remainder comprise public-owned buildings (5.93 million s.m).

A total of 78.1% of the occupied space has been recorded for existing space owned by both private and government sectors, which involves an occupied area of 19.14 million s.m.

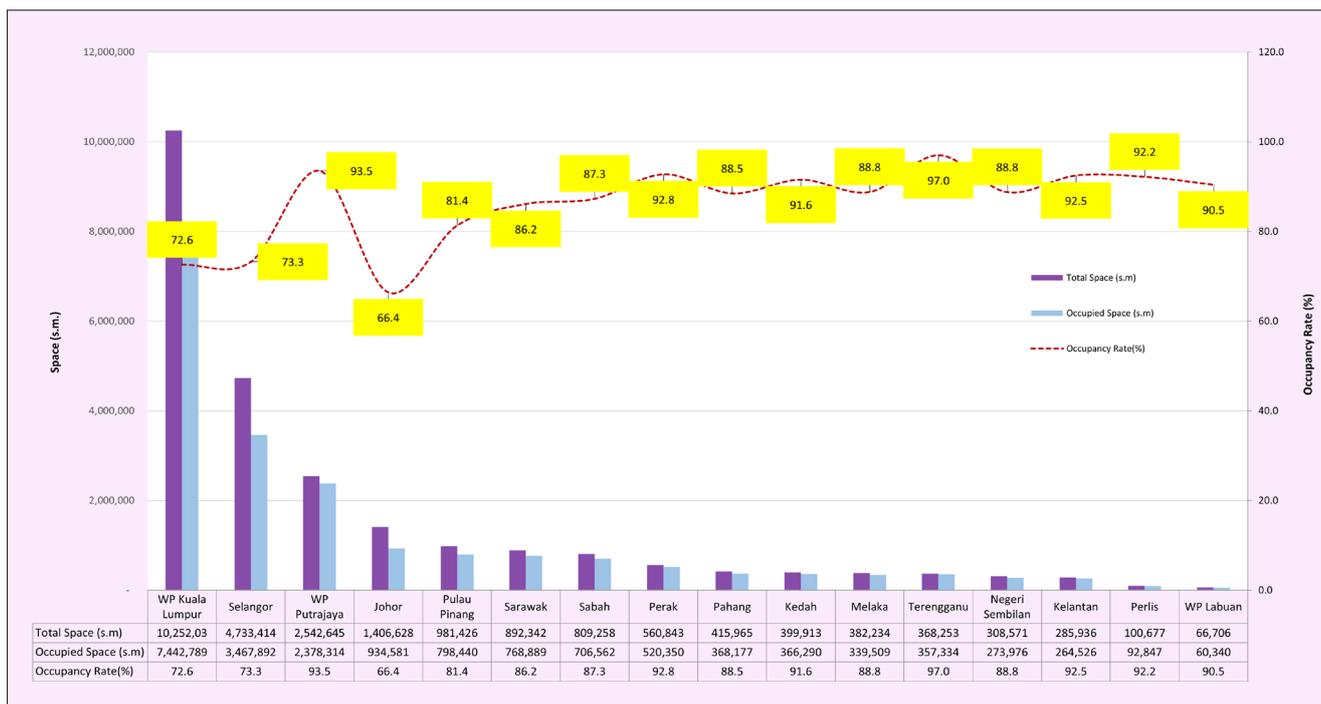
Based on the combination of the area of private and government purpose-built office spaces, an occupancy rate exceeding 90% has been recorded in W.P Putrajaya, Perak, Kedah, Terengganu, Kelantan, Perlis and W.P Labuan. The lowest occupancy rate was recorded in Johor at 66.4%.

The overall occupancy rates by state are illustrated in **Chart 2**.

Chart 1: Occupancy Rate of Purpose-Built Office (Private & Public) 2021 – 2025



Chart 2: Occupancy Rate of Purpose-Built Office (Private & Public) by State 2025



2.0 BANGUNAN PEJABAT BINAAN KHAS (MILIK SWASTA)

2.1 Kadar Penghunian

Trend kadar penghunian ruang pejabat milik swasta di Malaysia dari tahun 2021 hingga 2025 menunjukkan pola yang agak stabil dengan sedikit turun naik.

Kadar penghunian 71.9% pada tahun 2025 menunjukkan kadar tertinggi direkodkan, mengulangi rekod pada tahun 2023. Kadar ini meningkat sedikit daripada 71.7% pada tahun 2024.

Walaupun terdapat pengurangan dalam ruang yang tersedia pada tahun 2025, penghunian masih mengekalkan kestabilan, mencerminkan permintaan yang masih seimbang dengan penawaran ruang pejabat binaan khas semasa.

Ringkasan luas ruang dihuni tahun 2021 hingga 2025 ditunjukkan di **Jadual 1**.

2.0 PURPOSE-BUILT OFFICE BUILDING (PRIVATELY-OWNED)

2.1 Occupancy Rate

The trend of occupancy rates for privately-owned purpose-built office spaces in Malaysia from 2021 to 2025 exhibits a relatively stable pattern with minor fluctuations.

The occupancy rate of 71.9% in 2025 represents the highest recorded level, matching the record set in 2023. This rate has seen a slight increase from 71.7% in 2024.

Despite a reduction in existing space in 2025, occupancy remains stable, reflecting a demand that is still balanced with the current supply of office space.

Summary of the occupied space from 2021 to 2025 is presented in **Table 1**.

Chart 3: Occupancy Rate in Purpose-Built Office (Private) 2021 – 2025

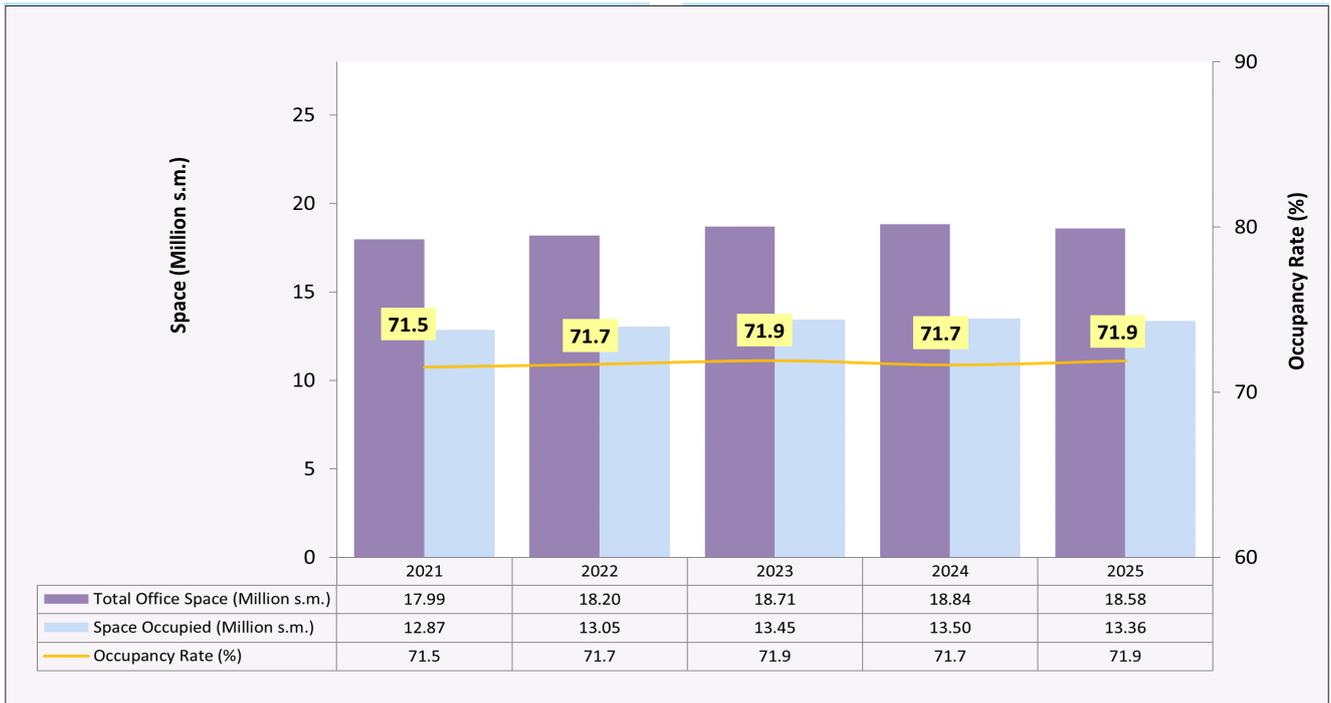


Table 1: Summary of Space Occupied in Purpose-Built Office (Private) 2021 - 2025

Type	2021	2022	2023	2024	2025
Total Office Space	17,988,030	18,196,049	18,705,320	18,838,827	18,580,132
Percentage Change (%)	3.9	1.2	2.8	0.7	-1.4
Space Occupied	12,865,836	13,046,974	13,451,233	13,498,719	13,359,224
Percentage Change (%)	0.6	1.4	3.1	0.4	-1.0

2.2 Kadar Ketersediaan Ruang

Dari tahun 2021 hingga 2025, kadar ketersediaan ruang pejabat binaan khas milik swasta di Malaysia menunjukkan trend yang agak stabil dengan sedikit turun naik. Kadar ketersediaan tertinggi direkodkan pasca pandemic COVID pada tahun 2021 iaitu 28.5%.

Pada tahun 2025, ketersediaan ruang bagi pejabat binaan khas swasta seluruh negara ialah pada kadar 28.1% (5.22 juta m.p), sedikit menurun daripada tahun sebelumnya iaitu 28.3% (5.34 juta m.p). Berdasarkan trend lima tahun kebelakang, tahun 2025 menunjukkan kadar ketersediaan ruang paling rendah dengan kadar yang sama pada tahun 2023.

Sama seperti tahun sebelumnya, ruang tersedia tertinggi direkodkan di W.P Kuala Lumpur iaitu 2.81 juta m.p dengan kadar ketersediaan 29.1% diikuti Selangor dengan ruang tersedia 1.25 juta m.p dan kadar ketersediaan 28.2%.

Kedua-dua negeri juga mendominasi bilangan bangunan paling banyak mempunyai ketersediaan ruang melebihi 50% iaitu 88 bangunan terletak di Kuala Lumpur dan 50 bangunan di Selangor.

2.2 Availability Rate of Space

From 2021 to 2025, the space availability rate of privately owned purpose-built office in Malaysia exhibited a relatively stable trend with minor fluctuations. The highest availability rate recorded was post-COVID pandemic in 2021, which stood at 28.5%.

In 2025, the space availability rate of privately owned purpose-built office nationwide is at a rate of 28.1% (5.22 million s.m), which is a slight decrease from the previous year's rate of 28.3% (5.34 million s.m). Based on the trend over the past five years, 2025 exhibits the lowest availability rate, matching the rate recorded in 2023.

Similar to the previous year, the highest recorded available space was in W.P Kuala Lumpur, amounting to 2.81 million s.m with an availability rate of 29.1%, followed by Selangor with available space of 1.25 million s.m and an availability rate of 28.2%.

Both states also dominate the number of buildings with more than 50% space availability, with 88 buildings located in Kuala Lumpur and 50 buildings in Selangor.

Chart 4: Space Availability in Purpose-Built Office (Private) 2021 – 2025



Table 2: Summary of Space Availability in Purpose-Built Office (Private) 2021 - 2025

Type	2021	2022	2023	2024	2025
Total Office Space	17,988,030	18,196,049	18,705,320	18,838,827	18,580,132
Percentage Change (%)	3.9	1.2	2.8	0.7	-1.4
Available Space	5,122,194	5,149,075	5,254,087	5,340,108	5,220,908
Percentage Change (%)	13.3	0.5	2.0	1.6	-2.2

Chart 5: Space Availability in Purpose-Built Office (Private) by State 2024 and 2025

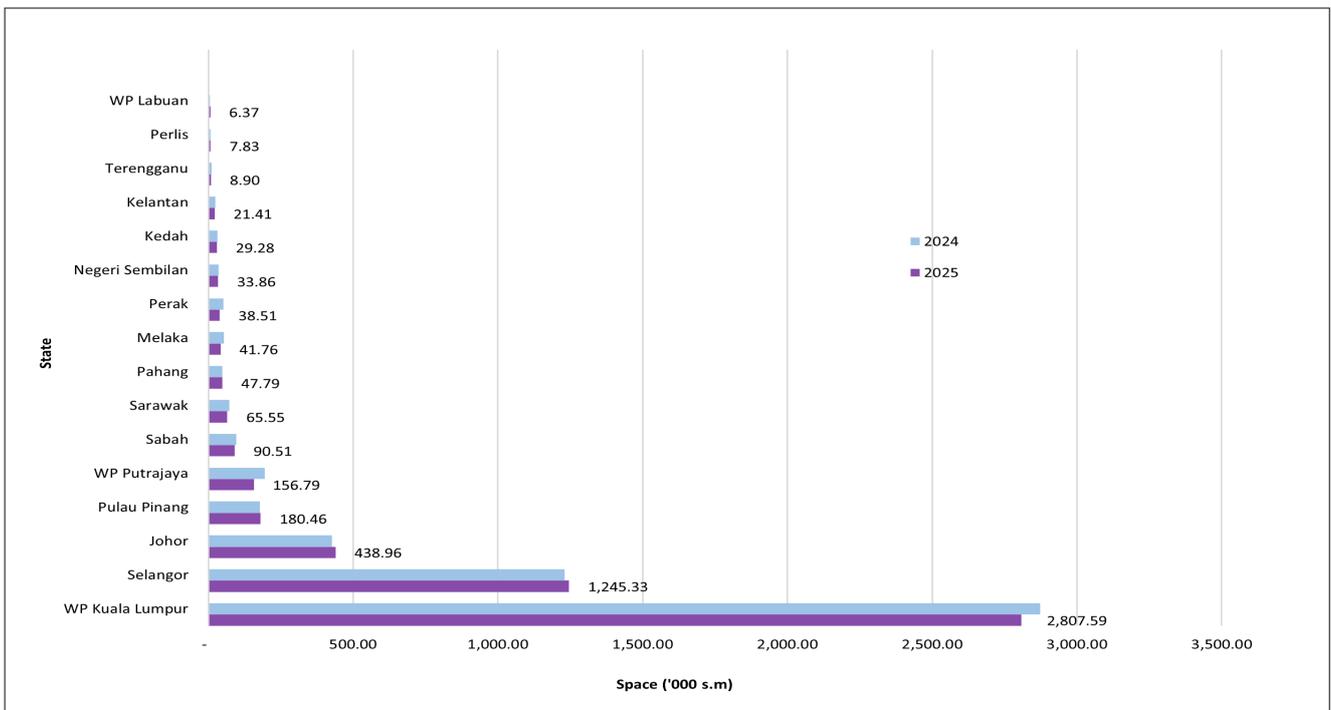


Table 3: Number of Purpose-Built Office Building (Private) With Available Space 2024 and 2025

State	Year	Availability Rate (%)	Number of Building with Available Space						Total Building with Available Space
			0	<20.0%	20.1% - 30.0%	30.1% - 40.0%	40.1% - 50.0%	>50.0%	
WP Kuala Lumpur	2024	29.7	117	116	43	34	24	85	302
	2025	29.1	123	115	43	29	21	88	296
WP Putrajaya	2024	47.3	2	1	0	3	0	6	10
	2025	38.2	2	4	1	0	1	4	10
WP Labuan	2024	10.2	0	3	0	1	0	1	5
	2025	12.4	0	3	0	0	0	2	5
Selangor	2024	28.3	73	60	24	20	24	56	184
	2025	28.2	78	62	22	26	19	50	179
Johor	2024	42.5	58	10	11	8	5	36	70
	2025	44.9	36	15	7	4	3	24	53
Pulau Pinang	2024	22.0	76	24	4	8	6	31	73
	2025	23.8	44	24	7	3	3	20	57
Perak	2024	17.4	55	5	4	3	3	8	23
	2025	15.5	33	6	2	2	2	6	18
Negeri Sembilan	2024	23.5	28	3	4	3	2	4	16
	2025	25.0	14	6	1	3	1	4	15
Melaka	2024	22.3	30	2	2	2	2	10	18
	2025	21.1	20	2	2	3	0	6	13
Kedah	2024	14.5	34	5	2	2	1	8	18
	2025	15.0	25	6	1	3	2	6	18
Pahang	2024	24.7	52	2	2	3	1	11	19
	2025	25.7	30	0	3	3	2	5	13
Terengganu	2024	8.0	27	3	3	1	1	4	12
	2025	7.5	20	1	3	1	0	4	9
Kelantan	2024	14.3	114	3	0	1	2	3	9
	2025	17.6	17	4	1	0	0	5	10
Perlis	2024	19.6	19	0	0	0	0	1	1
	2025	28.3	5	0	0	0	0	1	1
Sabah	2024	17.7	32	15	6	2	5	12	40
	2025	17.3	32	15	4	2	1	10	32
Sarawak	2024	12.9	33	17	7	6	2	15	47
	2025	11.9	36	13	9	5	2	11	40
MALAYSIA	2024	28.3	750	269	112	97	78	291	847
	2025	28.1	515	276	106	84	57	246	769

3.0 KOMPLEKS PERNIAGAAN

3.1 Kadar Penghunian Kompleks Perniagaan

Pada tahun 2025, lebih 17 juta m.p ruang kompleks perniagaan sedia ada direkodkan di seluruh negara. Daripada jumlah ini, 77.0% merupakan ruang pusat beli belah, 18.0% ruang pasaraya besar dan selebihnya merupakan ruang arked.

Kadar penghunian ruang kompleks perniagaan menunjukkan trend menaik dari tahun 2022 hingga 2025. Peningkatan ketara pada kadar 75.4% kepada 77.4% pada tahun 2023 sebelum stabil pada tahun 2024 dan 2025. Kadar penghunian meningkat secara marginal pada tahun 2025, iaitu 78.9% daripada 78.8% pada tahun 2024.

Berbanding tahun 2024, jumlah keseluruhan ruang kompleks perniagaan menurun daripada 17.97 juta m.p kepada 17.41 juta m.p. Ini menunjukkan bahawa walaupun terdapat pengurangan dalam ruang yang tersedia, kadar penghunian kekal stabil menunjukkan bahawa penggunaan ruang masih teguh.

Trend kadar penghunian kompleks perniagaan mengikut negeri ditunjukkan di **Carta 7**.

3.2 Kadar Penghunian Pusat Beli Belah

Pusat membeli belah mendominasi kira-kira 77.0% daripada stok kompleks perniagaan. Daripada 17.41 juta m.p ruang kompleks perniagaan, sejumlah 13.31 juta m.p merupakan ruang pusat membeli belah direkodkan pada tahun 2025.

Trend kadar penghunian pusat membeli belah menunjukkan pola meningkat dari 72.8% hingga 76.9% secara konsisten dari tahun 2022 hingga 2025.

Kadar penghunian pada tahun 2025 menyusut sedikit kepada 76.9% berbanding 77.2% pada tahun 2024, menandakan pertumbuhan yang stabil meskipun pada kadar sederhana.

3.0 SHOPPING COMPLEX

3.1 Occupancy Rate of Shopping Complex

In 2025, over 17 million s.m existing space of shopping complex were recorded nationwide. Of this total, 77.0% comprised shopping centre space, 18.0% consist of hypermarket space, and the remainder was arcade space.

The occupancy rate of shopping complex is showing an upward trend from 2022 to 2025. There is a significant increase from 75.4% to 77.4% in 2023, followed by stabilization in 2024 and 2025. The occupancy rate experiences a marginal rise in 2025, reaching 78.9% compared to 78.8% in 2024.

In comparison to the year 2024, the total area of shopping complex space has decreased from 17.97 million square meters to 17.41 million square meters. This indicates that despite the reduction in available space, the occupancy rate remains stable, suggesting that the utilization of space is still robust.

*The overall occupancy rates by state are illustrated in **Chart 7**.*

3.2 Occupancy Rate of Shopping Centre

Shopping centre account for approximately 77.0% of the shopping complex stock. Out of 17.41 million s.m of shopping complex space, a total of 13.31 million s.m is recorded as shopping centre space in the year 2025.

The trend in occupancy rates of shopping centres demonstrates a consistent increase from 72.8% to 76.9% from the year 2022 to 2025.

The occupancy rate in 2025 has slightly decreased to 76.9% compared to 77.2% in 2024, indicating a stable albeit modest growth.

Walaupun terdapat pengurangan dalam ruang yang tersedia pada tahun 2025, kadar penghunian masih dianggap stabil, mencerminkan permintaan yang masih seimbang dengan penawaran ruang pusat membeli belah semasa.

Despite a reduction in available space in 2025, the occupancy rate is still regarded as stable, reflecting a demand that remains balanced with the current supply of shopping centre space.

Ia tetap menunjukkan bahawa permintaan terhadap ruang pusat membeli belah terus kukuh malah lebih tinggi dari tahun 2023 yang mengalami lonjakan yang ketara pada tahun tersebut.

It continues to indicate that the demand for shopping centre space remains strong, even surpassing the levels seen in 2023, which experienced a significant surge during that year.

Trend kadar penghunian pusat beli belah ditunjukkan di **Carta 8**.

*The trend of occupancy rates of shopping centres is illustrated in **Chart 8**.*

Chart 6: Occupancy Rate of Shopping Complex (Shopping Centre, Arcade & Hypermarket) 2021 – 2025

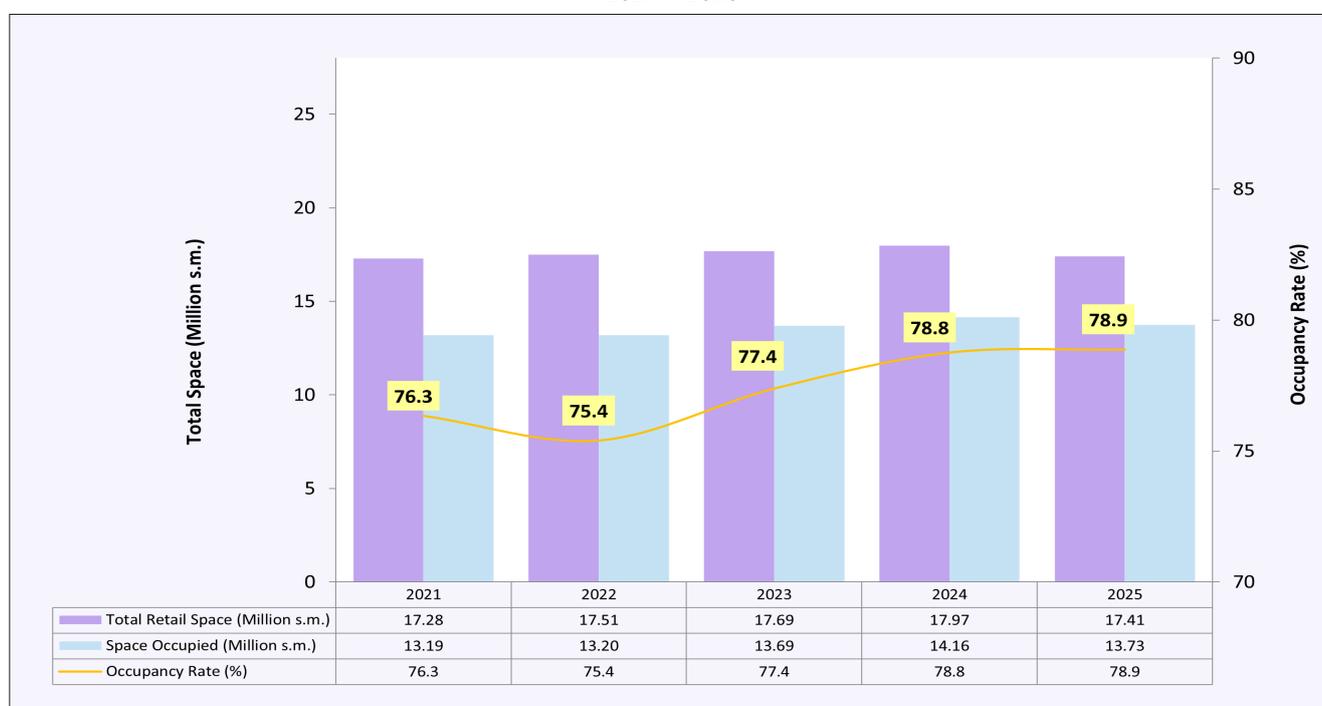


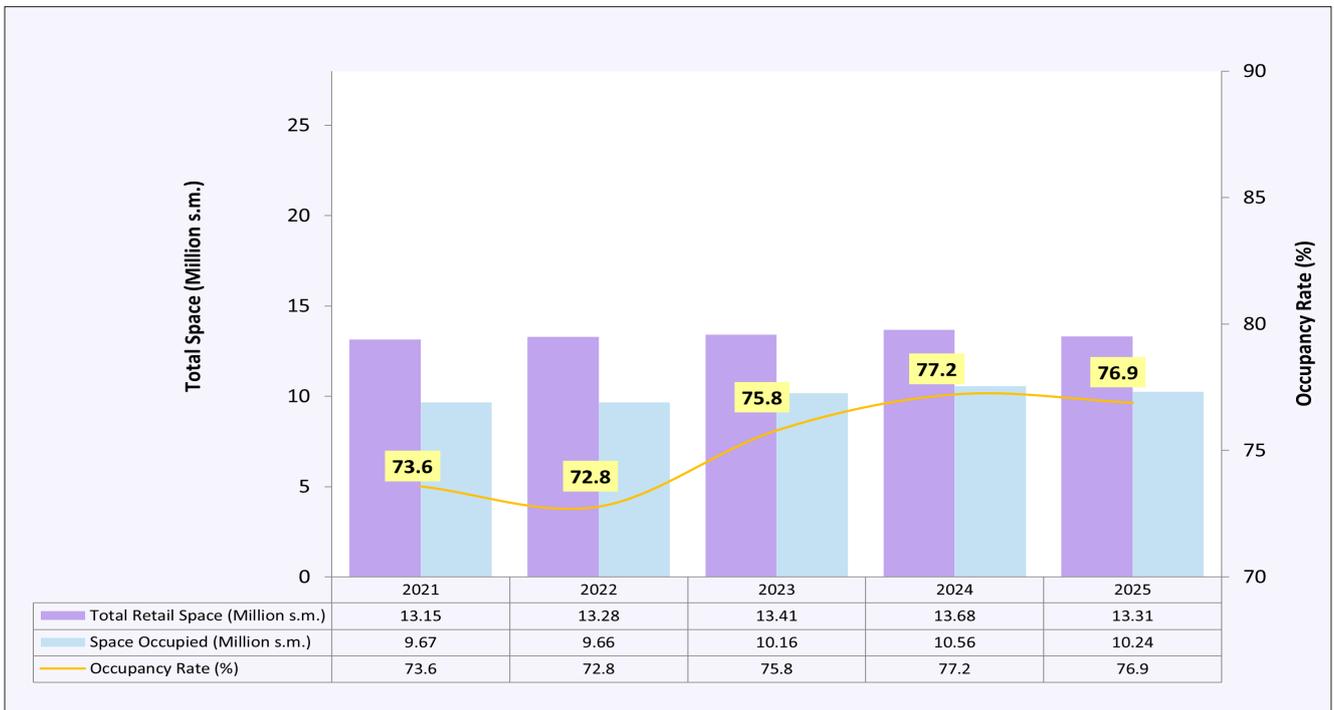
Table 4: Summary of Space Occupied in Shopping Complex (Shopping Centre, Arcade & Hypermarket) 2021 - 2025

Type	2021	2022	2023	2024	2025
Total Office Space	17,281,735	17,508,399	17,688,404	17,974,783	17,412,446
Percentage Change (%)	2.5	1.3	1.0	1.6	-3.1
Space Occupied	13,193,458	13,201,184	13,688,185	14,157,858	13,734,497
Percentage Change (%)	1.0	0.1	3.7	3.4	-3.0

Chart 7: Occupancy Rate of Shopping Complex (Shopping Centre, Arcade & Hypermarket) by State 2025



Chart 8: Occupancy Rate of Shopping Centre 2021 – 2025



3.3 Kadar Ketersediaan Ruang

Trend kadar ruang tersedia kompleks perniagaan menunjukkan penurunan berterusan dari tahun 2022 hingga 2025. Pada tahun 2025, kadar ruang tersedia 21.1% direkodkan dengan ketersediaan ruang 3.68 juta m.p.

Kadar ruang tersedia pada tahun 2025 dilihat paling rendah sepanjang lima tahun ke belakang, mencerminkan kadar penghunian yang meningkat menyebabkan ruang yang tersedia di pasaran semakin terhad dan berkurang.

Selangor mendahului jumlah ruang tersedia tertinggi dengan keluasan 770,639 m.p, diikuti Johor 630,340 m.p dan Pulau Pinang 569,733 m.p.

Kadar peratusan ruang tersedia di Selangor ialah 19.7% dengan 26 buah bangunan mempunyai ketersediaan ruang melebihi 50%. Johor dan Pulau Pinang masing-masing mempunyai kadar ruang tersedia 26.5% dan 29.1% dengan 33 bangunan di Johor dan 20 bangunan di Pulau Pinang mempunyai ruang tersedia lebih 50%.

Ruang tersedia kompleks perniagaan mengikut negeri adalah seperti ditunjukkan di **Carta 10** manakala ketersediaan ruang berdasarkan bilangan bangunan ditunjukkan di **Jadual 6**.

3.3 Availability Rate of Space

The trend of space availability commercial complex indicates a continuous decline from 2022 to 2025. In 2025, an availability rate of 21.1% was recorded, with a total space availability of 3.68 million s.m.

The space availability in 2025 is projected to be the lowest it has been in the past five years, reflecting an increase in occupancy rates that has resulted in a more limited and decreasing amount of space available in the market.

Selangor leads with the highest number of available spaces, measuring 770,639 s.m, followed by Johor at 630,340 s.m and Pulau Pinang at 569,733 s.m.

The percentage of available space in Selangor is 19.7%, with 26 buildings having more than 50% availability. Johor and Pulau Pinang have availability rates of 26.5% and 29.1% respectively, with 33 buildings in Johor and 20 buildings in Pulau Pinang having more than 50% available space.

The available shopping complex space by state is illustrated in **Chart 10**, while the availability of space based on the number of buildings is presented in **Table 6**.

Chart 9: Space Availability in Shopping Complex (Shopping Centre, Arcade & Hypermarket) 2021 - 2025

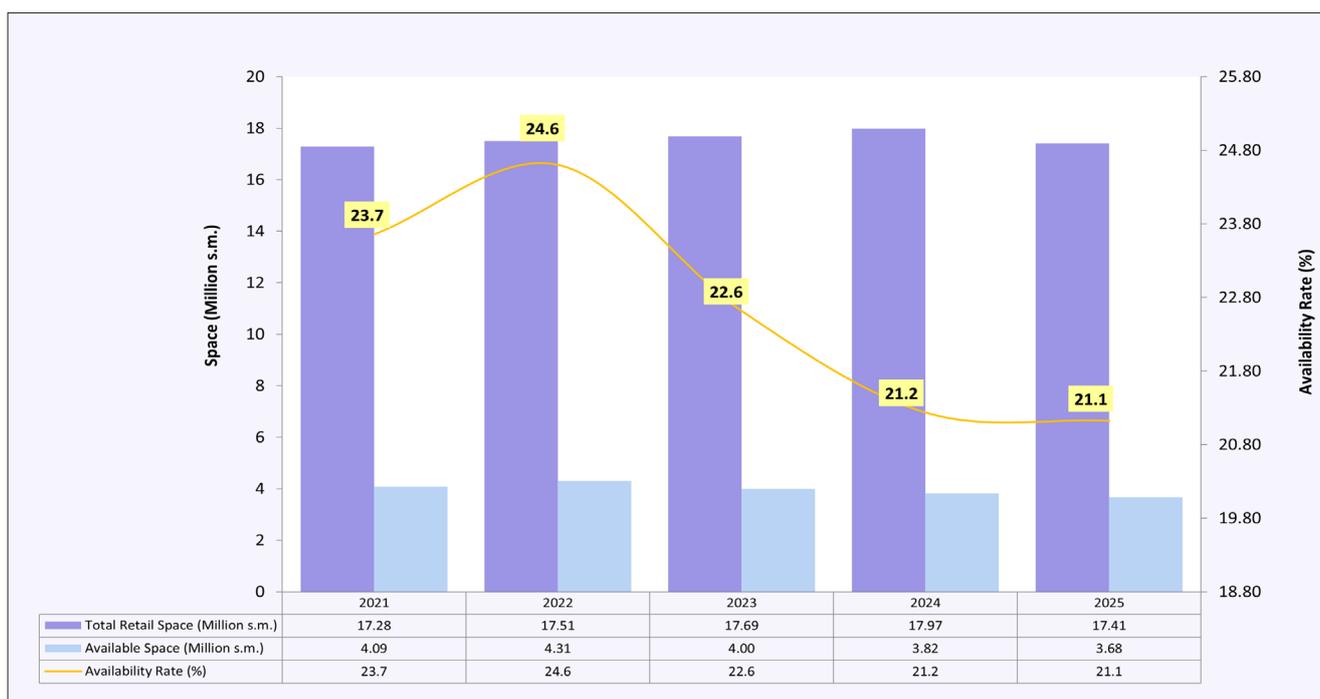


Table 5: Summary of Space Availability Shopping Complex (Shopping Centre, Arcade & Hypermarket) 2021 - 2025

Type	2021	2022	2023	2024	2025
Total Office Space	17,281,735	17,508,399	17,688,404	17,974,783	17,412,446
Percentage Change (%)	2.5	1.3	1.0	1.6	-3.1
Space Occupied	4,088,277	4,307,215	4,000,219	3,816,925	3,677,949
Percentage Change (%)	7.7	5.3	-7.1	-4.6	-3.6

Chart 10: Space Availability in Shopping Complex (Shopping Centre, Arcade & Hypermarket) by State 2024 and 2025

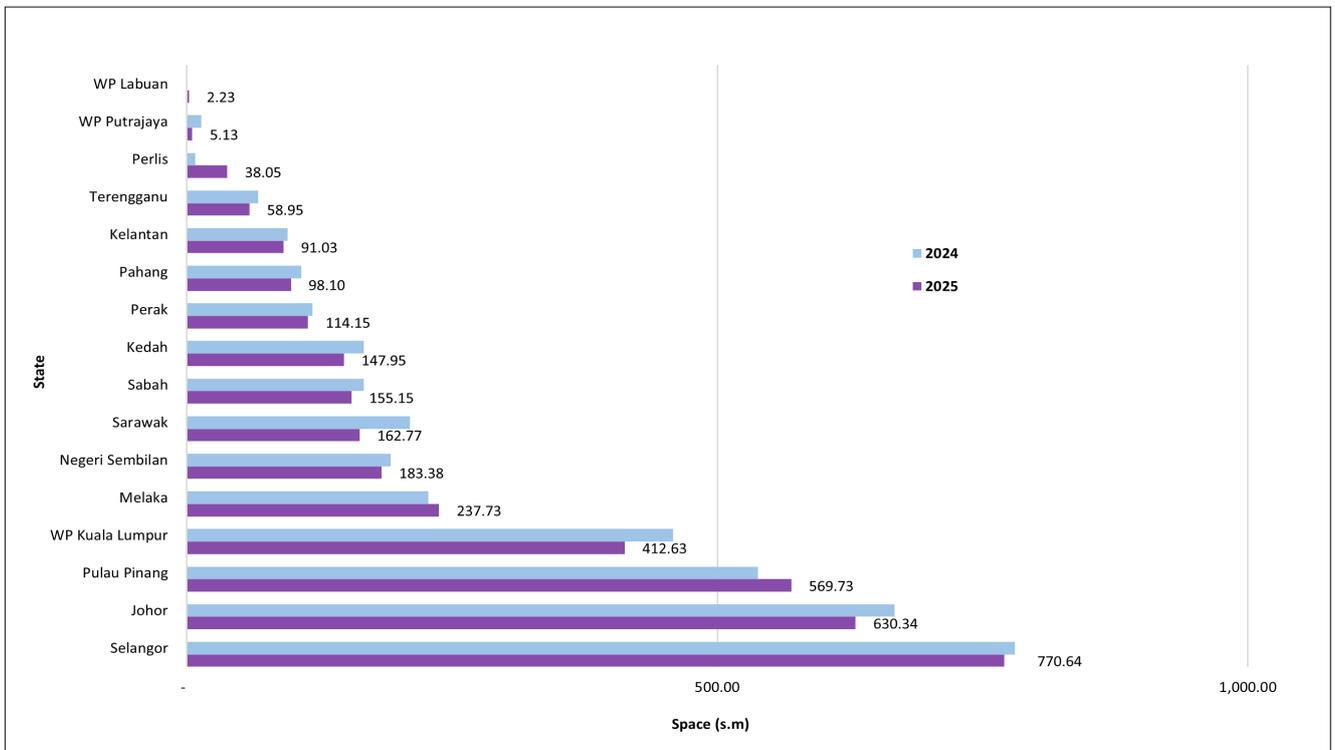


Table 6: Number of Shopping Complex (Shopping Centre, Arcade & Hypermarket) With Available Space 2024 and 2025

State	Year	Availability Rate (%)	Number of Building with Available Space						Total Building with Available Space
			0	<20.0%	20.1% - 30.0%	30.1% - 40.0%	40.1% -50.0%	>50.0%	
WP Kuala Lumpur	2024	13.2	13	66	10	6	5	14	101
	2025	12.1	26	62	7	3	5	14	91
WP Putrajaya	2024	16.8	1	0	1	0	0	1	2
	2025	9.4	0	1	0	0	0	1	2
WP Labuan	2024	0.7	1	1	0	0	0	0	1
	2025	9.8	0	2	0	0	0	0	2
Selangor	2024	19.4	12	82	18	11	5	29	145
	2025	19.7	17	89	9	6	8	26	138
Johor	2024	27.2	24	78	9	7	6	32	132
	2025	26.5	23	73	12	1	4	33	123
Pulau Pinang	2024	27.7	29	33	10	5	9	21	78
	2025	29.1	26	37	6	4	7	20	74
Perak	2024	11.6	24	46	2	0	3	8	59
	2025	11.6	21	43	3	1	2	7	56
Negeri Sembilan	2024	31.3	44	24	7	3	3	14	51
	2025	31.6	16	26	4	1	6	12	49
Melaka	2024	36.0	12	8	0	1	1	9	19
	2025	42.3	6	9	2	1	0	9	21
Kedah	2024	27.7	17	20	3	2	2	16	43
	2025	24.8	15	18	4	2	4	10	38
Pahang	2024	23.4	14	16	1	2	1	10	30
	2025	23.0	14	15	1	2	2	7	27
Terengganu	2024	24.3	14	14	5	2	2	5	28
	2025	21.3	12	19	5	0	0	6	30
Kelantan	2024	22.5	12	9	2	3	1	4	19
	2025	25.7	11	9	2	4	1	3	19
Perlis	2024	12.5	13	6	1	1	1	2	11
	2025	51.4	7	5	2	0	1	5	13
Sabah	2024	20.8	16	19	7	5	1	7	39
	2025	20.2	12	15	5	5	2	5	32
Sarawak	2024	19.4	3	36	11	8	8	15	78
	2025	15.6	3	39	12	8	4	9	72
MALAYSIA	2024	21.2	249	458	87	56	48	187	836
	2025	21.2	209	462	74	38	46	167	787

Catatan Teknikal

Technical Notes

CATATAN TEKNIKAL

1. Tempoh kajian laporan ini adalah meliputi suku keempat tahun 2023 yang berakhir pada 31 Disember 2023.
2. Liputan kajian ini hanya merangkumi bangunan pejabat binaan khas, bangunan pejabat binaan khas milik swasta dan kompleks perniagaan yang telah siap dibina dan sedia untuk diduduki.
3. Bangunan perdagangan merujuk kepada bangunan pejabat binaan khas milik swasta dan kompleks perniagaan yang siap dibina dengan memperolehi Sijil Layak Menduduki (CFO) atau Sijil Layak Menduduki Sementara (TCFO), atau Sijil Penyiapan Dan Pematuhan (CCC).
4. Penghunan dan ruang tersedia untuk disewa merangkumi ruang pejabat di bangunan pejabat binaan khas milik swasta dan ketersediaan ruang niaga di kompleks perniagaan yang siap dibina dan memperolehi Sijil Layak Menduduki (CFO) atau Sijil Layak Menduduki Sementara (TCFO), atau Sijil Penyiapan Dan Pematuhan (CCC). Ruang ini tidak dihuni dan tersedia untuk boleh disewa.
5. Kadar ketersediaan dikira dengan membahagikan jumlah kedapatan ruang yang boleh disewa atau tidak dihuni dengan jumlah luas lantai bersih di bangunan perdagangan.
6. Luas lantai bersih adalah luas yang diukur dari permukaan dinding sebelah dalam ruang yang boleh disewa bagi sesuatu tingkat termasuk dinding dalam tidak bawa beban dan sekatan.

Perkara berikut dikecualikan:

- a. Tandas
 - b. Ruang tangga dan lobi
 - c. Ruang lif dan lobi
 - d. Kaki lima
 - e. Bilik loji
 - f. Almari pencuci
 - g. Ruang utama perkhidmatan
 - h. Ruang lantai dengan ketinggian kurang dari 1.5m
 - i. Tiang dan dinding bawa beban
7. Maklumat berkaitan dengan ruang yang boleh disewa atau tidak dihuni dibekalkan oleh pengurus harta tanah/ bangunan.

TECHNICAL NOTES

1. *The review period of this report covers the fourth quarter of the year 2023 ending on 31st December 2023.*
2. *The coverage of the survey was confined to purpose-built office buildings, privately-owned purpose-built office buildings and shopping complex that were completed and ready for occupation.*
3. *Commercial buildings refer to privately-owned purpose built office buildings and shopping complex completed with Certificate of Fitness for occupation (CFO) or Temporary Certificate of Fitness for occupation (TCFO) or Certificate of Completion and Compliance (CCC).*
4. *Occupancy and space available for lease comprises office space in privately-owned buildings and retail availability in shopping complex which are completed and issued Certificate of Fitness for occupation (CFO) or Temporary Certificate of Fitness for occupation (TCFO) or Certificate of Completion and Compliance (CCC). These space are vacant and available for lease.*
5. *Availability rate is calculated by dividing the total space for lease available with the total net lettable area in the commercial building.*
6. *Net lettable area is the area measured to the internal face of walls enclosing the tenanted area at each floor level including internal non-load bearing walls and partitions.*

The followings are excluded:

- a. *Toilets*
 - b. *Staircase and lobbies*
 - c. *Lift wells and lobbies*
 - d. *Corridors*
 - e. *Plant rooms*
 - f. *Cleaner's cupboards*
 - g. *Service core*
 - h. *Floor space with headroom less than 1.5m*
 - i. *Columns and load bearing walls*
7. *Information on space available for lease or not occupied in commercial buildings are provided by property/ building managers.*

Pejabat Binaan khas

Bangunan binaan khas bermaksud satu kegunaan utama yang disokong oleh kegunaan sampingan. Kegunaan utama menggabungkan rekabentuk asal, yang mengoptimumkan ruang bagi manfaatnya. Apabila rekabentuk asal diubahsuai sebanyak 75% bagi memanfaatkan kegunaan lain, kegunaan asalnya akan ditukar dengan kegunaan baru.

Inventori pejabat binaan khas dalam laporan NAPIC termasuk tempat perniagaan berbentuk perkhidmatan dijalankan dan bukannya pembuatan atau penjualan barangan. Ruang pejabat ini diperlukan untuk aktiviti kertas kerja, komunikasi serta lain-lain aktiviti pejabat.

Dengan ini terma pejabat binaan khas digunakan untuk menunjukkan bangunan yang dibina secara khusus untuk pejabat sebagai kegunaan utamanya. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan pejabat adalah tidak kurang dari 75% daripada keluasan bersih yang disewakan. Penyebaran maklumat ruang pejabat adalah berdasarkan luas bersih yang disewakan sebagaimana yang dinyatakan di dalam *Uniform Methods of Measurement of Buildings* yang diterbitkan oleh Pertubuhan Juruukur DiRaja Malaysia.

Termasuk di dalam laporan ini adalah:

- Ruang pejabat dalam pembangunan bersepadu
- Ruang dengan kegunaan asal misalnya pejabat tetapi telah ditukar kegunaannya buat sementara waktu

Tidak termasuk di dalam laporan ini adalah:

- Ruang pejabat dalam bangunan pelbagai guna di mana kegunaannya boleh bertukar ganti dengan kegunaan perniagaan, kediaman, hotel dan perindustrian
- Ruang pejabat yang mana telah ditukar dari kegunaan asalnya secara kekal

Purpose-built Offices

Purpose-built (as opposed to multi-purpose) signifies one primary use with supporting uses complimenting it. The intended use incorporates an original design, which optimises space for its benefit. When the original design is renovated by 75% to benefit another use, the original intention is replaced by the new use.

NAPIC publication of purpose-built office inventory includes places where service-orientated businesses are carried out as opposed to goods being manufactured or sold. The office space is required to attend to paperwork for communication and other office activity.

Therefore the term purpose-built office is used to denote buildings that are intentionally built with office as a dominant use. In data capturing and dissemination by NAPIC, dominant use means office use not less than 75% of the net let-table area. Office space information is disseminated based on the net let-table floor area according to the Uniform Methods of Measurement of Buildings of the Royal Institution of Surveyors Malaysia.

Included within the inventory are:

- *Office space within integrated development*
- *Space with the original use as office but has changed use on a temporary basis*

Excluded from the inventory are:

- *Office space within multipurpose buildings where use can interchange with retail, residential, hotel and industrial use*
- *Office space that has permanently changed from the original use*

Kompleks Perniagaan

Kompleks perniagaan termasuk penubuhan perniagaan pelbagai unit dengan laluan pejalan kaki yang tertutup bagi menggalakkan aliran pejalan kaki untuk menampung aktiviti perniagaan. Maklumat kompleks perniagaan yang disebarkan oleh NAPIC merangkumi:

- Pusat membeli-belah
- Arked perniagaan
- Pasar raya besar (stand-alone)

Pusat beli-belah ialah penubuhan perniagaan binaan khas dominan yang dirancang, dibangunkan dan diurusniagakan dalam beberapa rangkaian dalam satu pusat untuk perniagaan. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan perniagaan adalah tidak kurang dari 75% daripada luas bersih yang disewakan.

Pusat membeli-belah mempunyai:

- Jalan-jalan keluar dalam kawasan tertutup yang mempunyai kawalan suhu dan ruang laluan pejalan kaki yang lebar
- Penyewa perniagaan runcit dan perkhidmatan yang telah dipilih bagi tujuan keseimbangan perniagaan
- Satu atau lebih penyewa utama
- Satu syarikat pengurusan
- Tempat letak kereta kegunaan bersama
- Sistem penyaman udara pusat
- Perkhidmatan keselamatan pusat
- Perkhidmatan kawalan kebakaran pusat
- Lif dan eskalator kegunaan bersama
- Lampu, tunjuk arah dan landskap kegunaan bersama
- Polisi pengurusan yang seragam
- Kegunaan sampingan seperti perbankan dan perkhidmatan lain, yang mana adalah kurang dari 25% daripada luas lantai bersih.

Arked perniagaan adalah kedai runcit dominan bagi tujuan perniagaan yang terletak di sebelah atau kedua-dua belah laluan kedai tersebut. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan perniagaan mestilah tidak kurang daripada 75% luas lantai bersih.

Arked perniagaan mempunyai:

- Kebiasaannya laluan pejalan kaki terbuka dan terdapat juga arked yang mempunyai ruang laluan pejalan kaki yang mempunyai kawalan suhu
- Penyewa runcit dan perkhidmatan kebiasaannya tidak terancang serta barangan yang dijual adalah serupa
- Tiada penyewa utama dalam arked
- Satu syarikat pengurusan
- Tempat letak kereta kegunaan bersama
- Kebiasaannya tiada sistem penyaman udara, tetapi terdapat juga arked yang mempunyai unit penyaman udara dan sistem penyaman udara
- Kebiasaannya tiada perkhidmatan keselamatan pusat
- Perkhidmatan kawalan kebakaran pusat

Shopping Complex

Shopping complexes includes multi-unit retail establishments under a covered walkway that encourages pedestrian flow to sustain business activity. Shopping complexes disseminated by NAPIC includes:

- *Shopping centres*
- *Shopping arcades*
- *Hypermarkets (stand-alone)*

Shopping centres are purpose-built dominant retail establishments planned, developed and operated as a number of outlets within a centre for trade. In data capturing and dissemination by NAPIC, dominant use means retail use not less than 75% of the net lettable area.

Shopping centres have:

- *Outlets within an enclosed climate-controlled and spacious walkway*
- *Retail and service tenants selected for merchandise balance*
- *One or more anchor tenants*
- *A single management company*
- *Common car parks*
- *Central air-conditioning*
- *Central security service*
- *Central fire fighting services*
- *Common lifts and escalators*
- *Common lighting, signage and landscaping*
- *Unified management policies*
- *Complimentary secondary uses like banking and other services, which are less than 25% of the net floor area.*

Shopping arcades are dominant retail shops along one or both sides for trade. In data capturing and dissemination by NAPIC, dominant use means retail use not less than 75% of the net lettable area.

Shopping arcades have:

- *Generally open-sided walkway and few have an enclosed climate-controlled passageway.*
- *Retail and service tenants mix generally unplanned and retail goods are generally similar in kind*
- *No anchor tenants within the arcade*
- *A single management company*
- *Common car parks or public car parks*
- *Generally no air-conditioning, some unit air-conditioning and few with central air conditioning*
- *Central security service generally unavailable*
- *Central fire fighting services*

- Kebiasaannya tangga tetapi terdapat arked yang mempunyai lif dan eskalator kegunaan bersama
- Lampu, tunjuk arah dan landskap pada amnya adalah minimum
- Polisi pengurusan seragam yang minima
- Kegunaan sampingan seperti perkhidmatan insuran, yang mana adalah kurang dari 25% daripada luas lantai bersih.

Inventori arked perniagaan juga merangkumi:

- Ruang dengan kegunaan asal sebagai perniagaan tetapi telah ditukar kegunaannya buat sementara waktu.
- Ruang niaga dalam pembangunan bersepadu (di mana pelbagai kategori kegunaan saling membantu satu sama lain).

Tidak termasuk dalam laporan ini adalah:

- Ruang niaga dalam bangunan pelbagai guna di mana kegunaannya boleh bertukar ganti dengan kegunaan pejabat, kediaman, hotel dan industri.
- Ruang niaga yang mana telah ditukar dari kegunaan asalnya secara kekal.
- Ruang niaga dalam kompleks perniagaan yang digunakan untuk boling, medan selera, taman tema dan panggung wayang.

Pasar raya besar adalah pembangunan perniagaan yang mendapat faedah dari skala ekonomi akibat daripada saiz minimum yang besar dan menawarkan persaingan harga dan rangkaian barangan yang banyak.

Pasar raya dalam data NAPIC termasuklah:

- Pembangunan perniagaan dengan keperluan modal minimum RM50 juta dan saiz minimum 5,000 m.p.
- Diuruskan oleh satu pemilik/ perbadanan dengan kemudahan umum.
- Bangunan bebas (freestanding) di bawah satu bumbung.

Tidak termasuk di dalam laporan ini adalah:

- Pasar raya yang mana merupakan penyewa utama di kompleks perniagaan.

- *Mostly stairways but some have common lifts and escalators*
- *General minimum common lighting, signage and landscaping*
- *Minimum unified management policies*
- *Complimentary secondary uses like insurance services, which are less than 25% of the net floor area.*

Included within the inventory are:

- *Space with the original use as retail but has changed use on a temporary basis.*
- *Retail space in an integrated development (where various category of use compliment each other).*

Excluded from the inventory are:

- *Retail space within multipurpose buildings where use can interchange with office, residential, hotel and industrial use.*
- *Retail space that has permanently changed from the original use.*
- *Retail space within shopping complexes for bowling alley, food court, theme park and Cineplex.*

Hypermarkets are retail establishments that benefit from the economies of scale due to its large minimum size and offers competitive pricing and a wide range of goods. Hypermarkets in NAPIC publication include:

- *Retail establishments with a minimum paid-up capital requirement of RM50 million and minimum size of 5,000 s.m.*
- *Operated by a single owner/corporation with common facilities/ amenities.*
- *A freestanding building under one roof.*

Excluded from publication:

- *Hypermarkets that are an anchor in shopping centres.*

