



KEMENTERIAN KEWANGAN
MALAYSIA

LAPORAN PENGHUNIAN DAN KETERSEDIAAN RUANG BANGUNAN PERDAGANGAN

Commercial Building Occupancy
and Space Availability Report

H1 2024



Sambutan
Jubli Perak
PUSAT MAKLUMAT HARTA TANAH NEGARA **NAPIC**



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

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Ringkasan Ruang Tersedia di Bangunan Perdagangan pada H1 2024
Summary of Available Space in Commercial Buildings as at H1 2024

State	Purpose-Built Office				Shopping Complex	
	Private Building		Public Building		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	9,650.04	2,893.12	606.74	1.65	3,471.22	522.76
WP Putrajaya	410.57	195.55	2,130.28	7.54	79.74	16.71
WP Labuan	50.01	5.25	17.04	0.00	28.61	0.66
Selangor	4,324.66	1,243.71	327.60	20.55	3,953.29	741.96
Johor	995.59	411.96	451.19	28.46	2,455.30	694.90
Pulau Pinang	790.84	160.55	291.13	3.43	1,864.14	501.80
Perak	301.54	54.64	366.36	7.12	1,026.50	117.67
Negeri Sembilan	149.44	29.80	194.60	0.00	613.14	197.03
Melaka	241.71	55.95	168.93	1.00	635.62	234.23
Kedah	220.66	34.86	211.37	4.64	601.90	179.41
Pahang	193.37	46.70	228.35	0.00	459.11	118.24
Terengganu	132.32	10.59	296.69	8.89	210.29	46.62
Kelantan	173.04	21.60	218.03	0.00	420.08	100.16
Perlis	41.35	8.11	89.69	0.00	60.69	12.33
Sabah	543.70	79.70	288.22	9.72	796.86	158.20
Sarawak	537.76	74.83	302.37	8.29	1,084.23	246.01
MALAYSIA	18,756.59	5,326.89	6,188.60	101.29	17,760.72	3,888.69

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

BANGUNAN PEJABAT BINAAN KHAS

Ruang pejabat binaan khas (milik kerajaan dan milik swasta) pada separuh pertama 2024 mencatatkan jumlah keseluruhan 24.95 juta m.p., meningkat 1.7% dengan kadar penghunian keseluruhan 78.2%. Angka ini menunjukkan sedikit penurunan daripada 79.0% pada tempoh yang sama pada tahun sebelumnya yang menyebabkan jumlah ketersediaan ruang meningkat 5.2% kepada 5.43 juta m.p.

Semua negeri kecuali WP Kuala Lumpur, Selangor dan Johor merekodkan kadar penghunian melebihi 80.0%. Ruang pejabat sedia ada dan kadar penghunian pejabat binaan khas keseluruhan mengikut negeri adalah seperti yang ditunjukkan di **Carta 2**.

PURPOSE-BUILT OFFICE BUILDING

The total area of purpose-built office space (both government and privately owned) in the first half of 2024, reached 24.95 million s.m., reflecting 1.7% increase, with an overall occupancy rate of 78.2%. This figure indicates a slight decline from 79.0% during the same period from previous year, resulting in 5.2% rise in the availability of space, amounting to 5.43 million s.m.

All states, with the exception of the WP Kuala Lumpur, Selangor, and Johor, recorded occupancy rates exceeding 80.0%. The existing office space and occupancy rates for overall purpose-built offices by state are illustrated in **Chart 2**.

Chart 1: Existing Space and Occupancy Rate of Purpose-Built Office (Private & Public) H1 2021– H1 2024

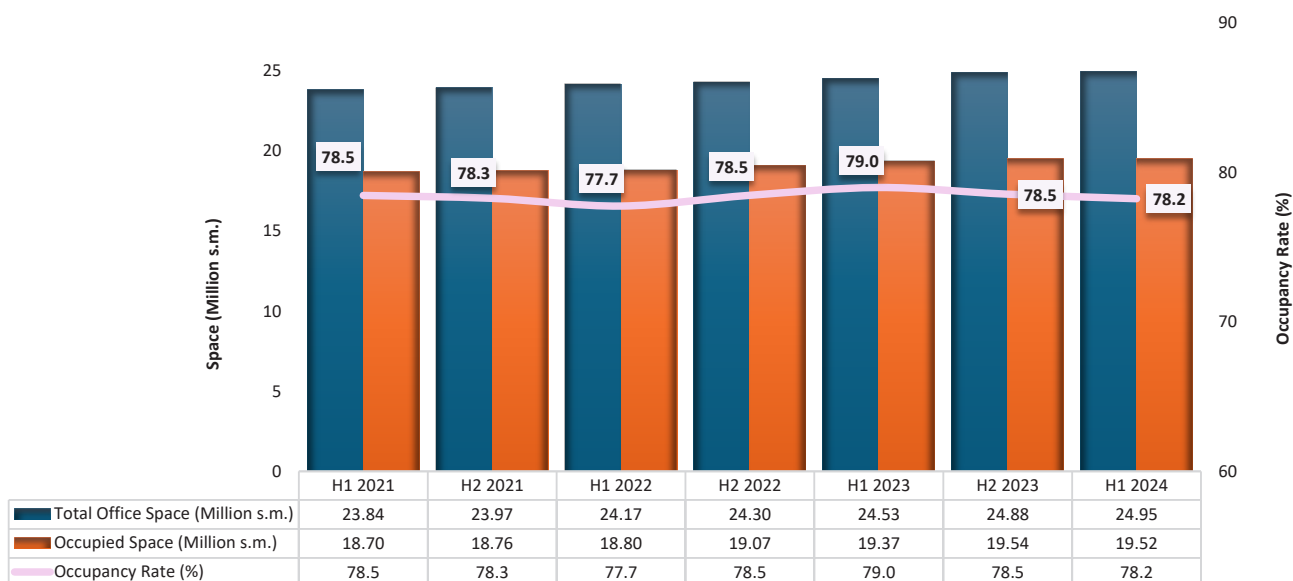
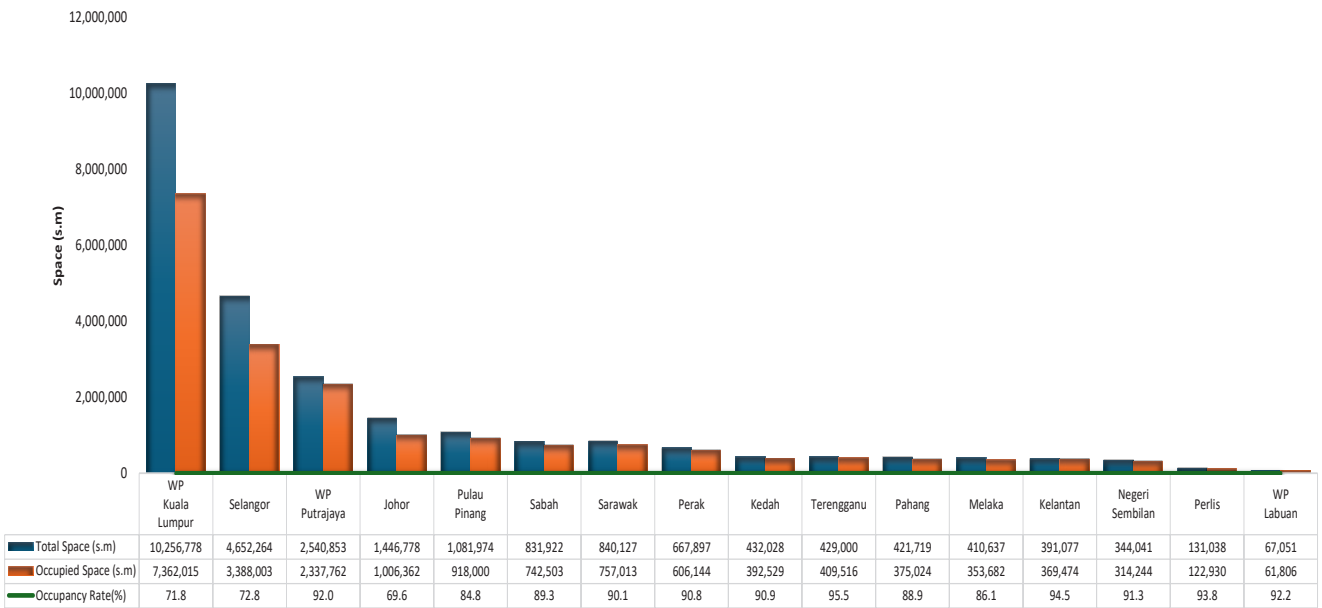


Chart 2: Existing Space and Occupancy Rate of Purpose-Built Office (Private & Public) by State H1 2024



BANGUNAN PEJABAT BINAAN KHAS (SWASTA)

Kadar penghunian pejabat binaan khas milik swasta menunjukkan sedikit penurunan kepada 71.6% pada separuh pertama 2024 berbanding separuh pertama 2023. Sejalan dengan itu, kadar ketersediaan meningkat kepada 28.4% dengan 5.33 juta m.p. ruang pejabat tersedia.

WP Kuala Lumpur mendahului dengan jumlah ruang tersedia tertinggi iaitu 2.89 juta m.p., diikuti oleh Selangor (1.24 juta m.p.) dan Johor (0.41 juta m.p.).

WP Putrajaya dan Johor mencatatkan kadar penghunian yang rendah masing-masing merekodkan 52.4% dan 58.6%. Ini memberikan ketersediaan ruang sebanyak 0.20 juta m.p. dan 0.41 juta m.p. pada separuh pertama 2024.

Bilangan pejabat binaan khas (swasta) dengan ruang tersedia mengikut negeri adalah seperti yang ditunjukkan di **Jadual 3**.

PURPOSE-BUILT OFFICE BUILDING (PRIVATE)

The occupancy rate of privately-owned purpose built office has experienced a slight decline to 71.6% in the first half of 2024 compared to first half of 2023. Concurrently, the availability rate has risen to 28.4%, with 5.33 million s.m. of available office space.

WP Kuala Lumpur leads with the highest amount of available space at 2.89 million s.m., followed by Selangor (1.24 million s.m.) and Johor (0.41 million s.m.).

WP Putrajaya and Johor reported low occupancy rates of 52.4% and 58.6%, respectively, resulting in available space of 0.20 million s.m and 0.41 million s.m in the first half of 2024.

The number of purpose built office (private) with available space by state is detailed in **Table 3**.

Chart 3: Existing Space and Occupancy Rate of Purpose-Built Office (Private) H1 2021 – H1 2024

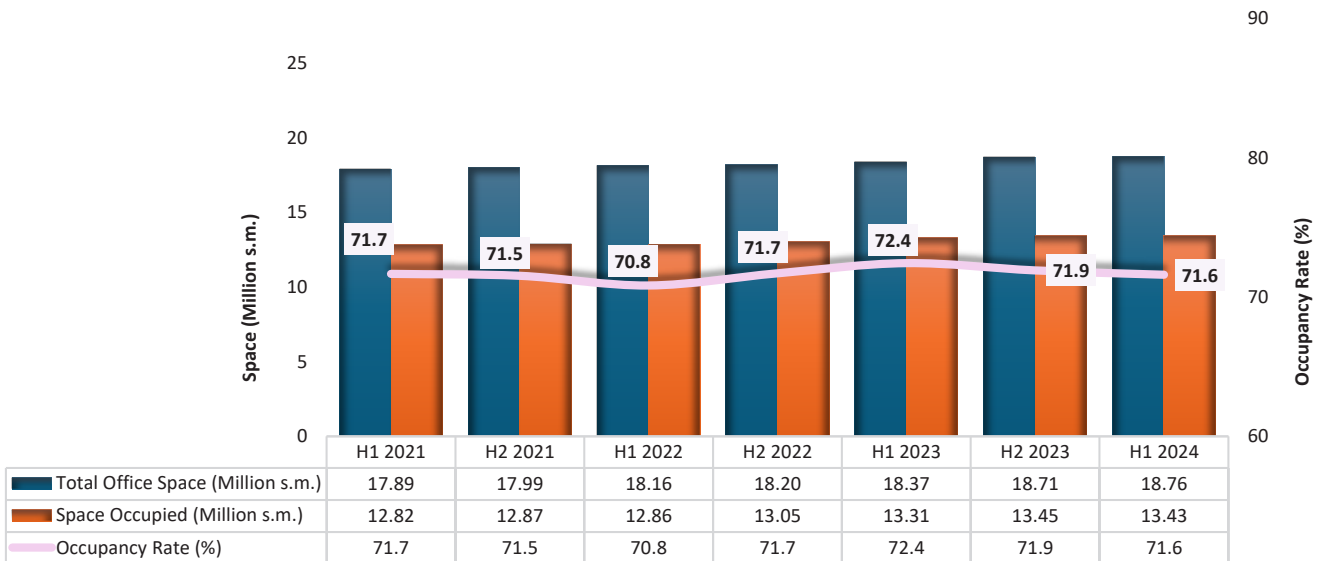


Table 1: Summary of Space Occupied in Purpose-Built Office (Private) H1 2021 - H1 2024

Type	H1 2021 ('000 s.m.)	H2 2021 ('000 s.m.)	H1 2022 ('000 s.m.)	H2 2022 ('000 s.m.)	H1 2023 ('000 s.m.)	H2 2023 ('000 s.m.)	H1 2024 ('000 s.m.)
Total Office Space	17,893.35	17,988.03	18,155.97	18,196.05	18,370.38	18,705.32	18,756.59
Percentage Change (%)	3.3	0.5	0.9	0.2	1.0	1.8	0.3
Space Occupied	12,822.63	12,865.84	12,859.53	13,046.97	13,306.28	13,451.23	13,429.70
Percentage Change (%)	0.2	0.3	0.0	1.5	2.0	1.1	-2.0

Chart 4: Space Availability in Purpose-Built Office (Private) H1 2021 – H1 2024

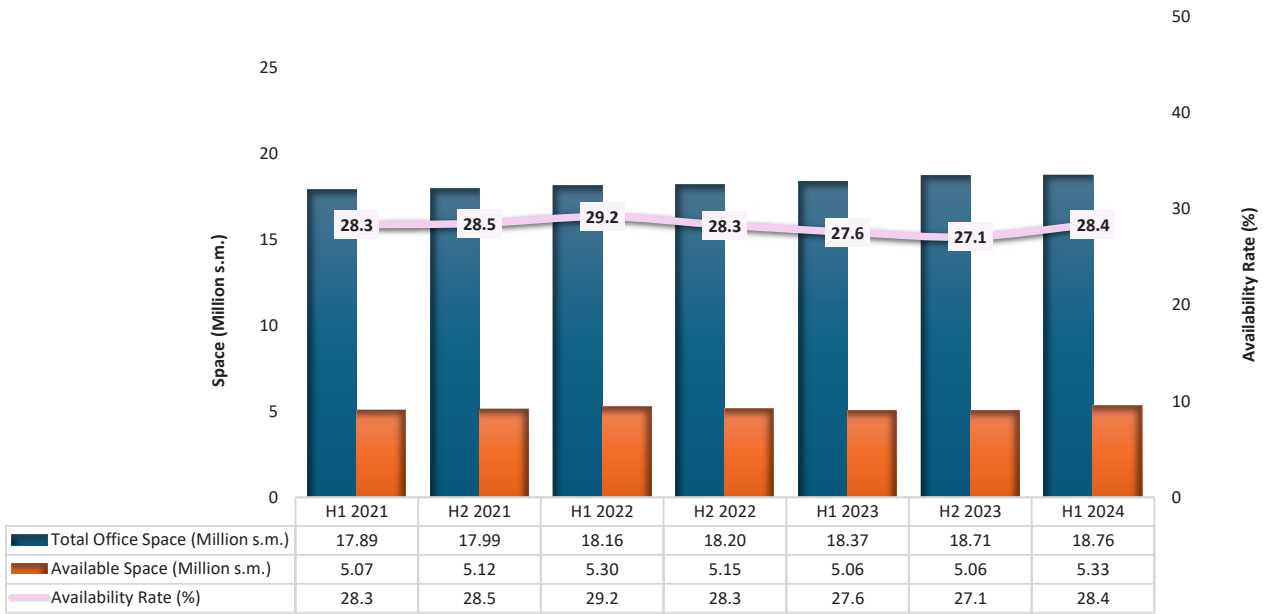
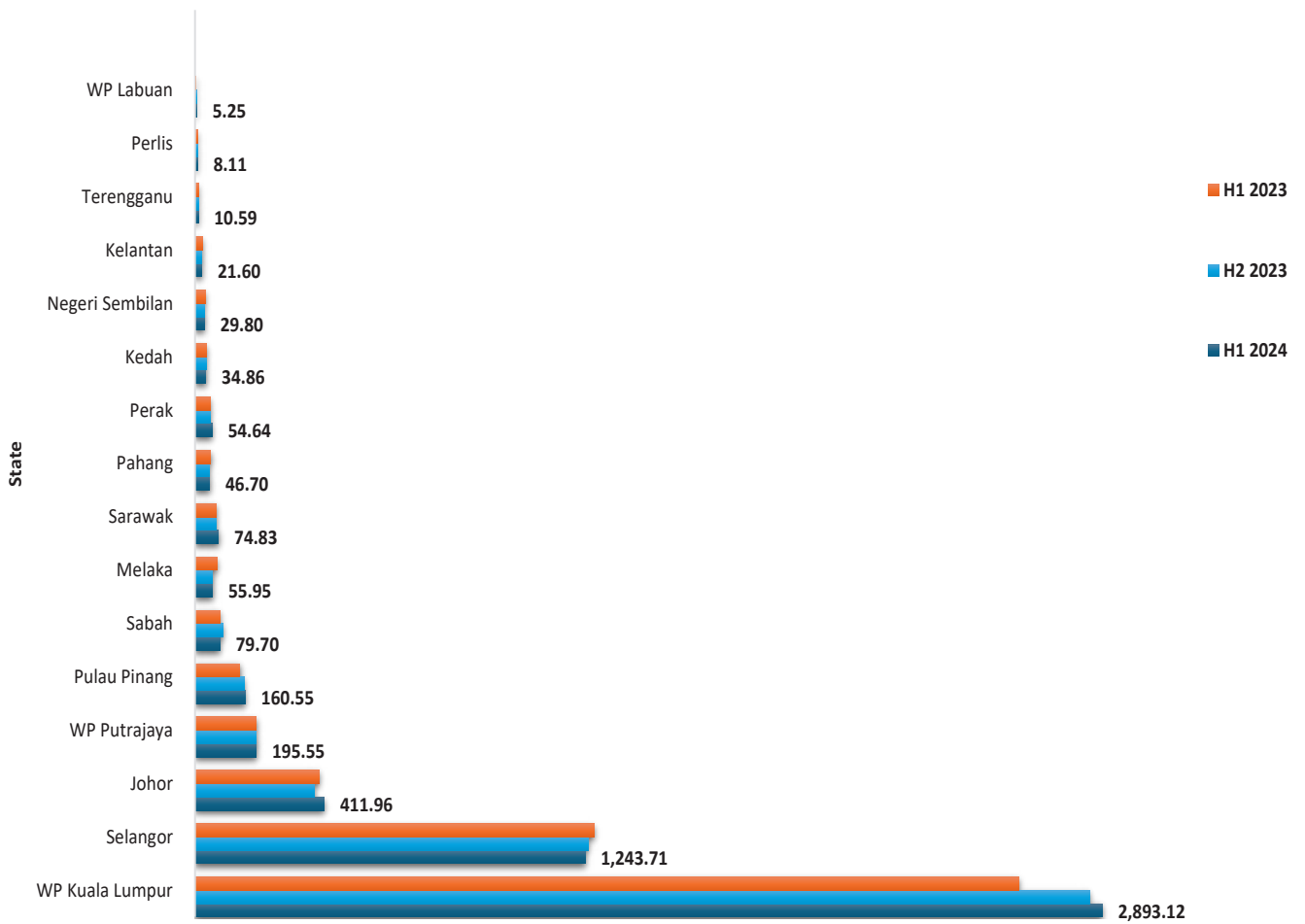


Table 2: Summary of Available Space in Purpose-Built Office (Private) 2019 to 2023

Type	H1 2021 ('000 s.m.)	H2 2021 ('000 s.m.)	H1 2022 ('000 s.m.)	H2 2022 ('000 s.m.)	H1 2023 ('000 s.m.)	H2 2023 ('000 s.m.)	H1 2024 ('000 s.m.)
Total Office Space	17,893.35	17,988.03	18,155.97	18,196.05	18,370.38	18,705.32	18,756.59
Percentage Change (%)	3.3	0.5	0.9	0.2	1.0	1.8	0.3
Space Occupied	12,822.63	12,865.84	12,859.53	13,046.97	13,306.28	13,451.23	13,429.70
Percentage Change (%)	0.2	0.3	0.0	1.5	2.0	1.1	-2.0

Chart 5: Space Availability Purpose-Built Office (Private) by State H1 2023, H2 2023 and H1 2024



TTable 3: Number of Purpose-Built Office Building (Private) With Available Space H1 2023, H2 2023 and H1 2024

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	H1 2023	28.1	117	124	36	39	19	78	296
	H2 2023	29.6	116	126	35	36	25	79	301
	H1 2024	30.0	119	118	42	32	24	83	299
WP Putrajaya	H1 2023	47.6	2	1	0	3	0	6	10
	H2 2023	47.6	2	1	0	3	0	6	10
	H1 2024	47.6	2	1	0	3	0	6	10
WP Labuan	H1 2023	8.0	0	3	1	0	0	1	5
	H2 2023	9.4	0	3	0	1	0	1	5
	H1 2024	10.5	0	3	0	1	0	1	5
Selangor	H1 2023	29.5	62	68	24	21	17	60	190
	H2 2023	28.9	69	60	27	20	19	58	184
	H1 2024	28.8	72	59	23	23	21	57	183
Johor	H1 2023	41.2	57	18	7	5	3	36	69
	H2 2023	39.7	59	14	7	7	3	36	67
	H1 2024	41.4	59	11	9	9	4	35	68
Pulau Pinang	H1 2023	18.5	79	24	4	7	7	26	68
	H2 2023	19.7	77	26	4	6	7	28	71
	H1 2024	20.3	74	24	7	6	5	32	74
Perak	H1 2023	16.1	57	5	4	1	2	9	21
	H2 2023	16.0	57	5	3	3	3	7	21
	H1 2024	18.1	55	5	4	2	4	8	23
Negeri Sembilan	H1 2023	21.6	27	7	1	2	3	4	17
	H2 2023	19.8	27	7	3	1	2	4	17
	H1 2024	19.9	27	7	2	2	3	3	17
Melaka	H1 2023	28.8	29	1	2	2	2	12	19
	H2 2023	23.1	29	2	3	2	2	10	19
	H1 2024	23.1	29	2	3	2	2	10	19
Kedah	H1 2023	16.8	31	4	3	2	1	11	21
	H2 2023	16.2	31	5	2	2	1	11	21
	H1 2024	15.8	31	5	2	2	1	11	21
Pahang	H1 2023	25.9	50	5	0	4	2	10	21
	H2 2023	23.2	52	5	1	2	3	8	19
	H1 2024	24.2	52	4	2	2	3	8	19
Terengganu	H1 2023	8.1	27	3	3	1	1	4	12
	H2 2023	8.4	26	4	4	0	1	4	13
	H1 2024	8.0	26	4	3	1	1	4	13
Kelantan	H1 2023	13.1	113	3	0	2	4	1	10
	H2 2023	12.9	113	3	0	2	4	1	10
	H1 2024	12.5	114	3	0	1	3	2	9
Perlis	H1 2023	20.6	19	0	0	0	0	1	1
	H2 2023	19.6	19	0	0	0	0	1	1
	H1 2024	19.6	19	0	0	0	0	1	1
Sabah	H1 2023	14.5	28	20	3	5	2	13	43
	H2 2023	16.2	30	18	5	3	2	14	42
	H1 2024	14.7	31	17	5	3	6	10	41
Sarawak	H1 2023	12.7	33	14	6	9	3	12	44
	H2 2023	12.5	32	15	7	8	5	12	47
	H1 2024	13.9	33	11	10	5	4	16	46
MALAYSIA	H1 2023	27.6	731	300	94	103	66	284	847
	H2 2023	28.1	739	294	101	96	77	280	848
	H1 2024	28.4	743	274	112	94	81	287	848

KOMPLEKS PERNIAGAAN

Kadar penghunian kompleks perniagaan menunjukkan sedikit peningkatan kepada 78.1% pada separuh pertama 2024 berbanding 76.6% pada tempoh yang sama pada tahun 2023. Sejalan dengan itu, keluasan ruang tersedia berkurang kepada 3.89 juta m.p. (21.9%) merangkumi 829 bangunan di seluruh negara. Hanya lima negeri merekodkan kadar penghunian melebihi 80.0%. Negeri Sembilan dan Melaka mencatatkan antara kadar penghunian yang terendah iaitu masing-masing sebanyak 67.9% dan 63.1%.

Berdasarkan keluasan ruang tersedia, Selangor merekodkan jumlah tertinggi dengan mendominasi hampir 20.0% (741,956 m.p.), diikuti Johor dan WP Kuala Lumpur dengan masing-masing mencatatkan 694,903 m.p. dan 522,755 m.p. ruang tersedia.

Bilangan kompleks perniagaan dengan ruang tersedia mengikut negeri adalah seperti yang ditunjukkan di **Jadual 6**.

SHOPPING COMPLEX

The occupancy rate of shopping complexes has shown a slight increase to 78.1% in the first half of 2024 compared to 76.6% in previous year. Correspondingly, the available space has decreased to 3.89 million square meters (21.9%), encompassing 829 buildings nationwide. Only five states recorded occupancy rates exceeding 80.0%. Negeri Sembilan and Melaka reported among the lowest occupancy rates at 67.9% and 63.1%, respectively.

In terms of available space, Selangor recorded the highest amount, accounting for nearly 20.0% (741,956 s.m.), followed by Johor and WP Kuala Lumpur, which recorded 694,903 s.m and 522,755 s.m. of available space respectively.

The number of shopping complexes with available space by state is detailed in **Table 6**.

Chart 6: Existing Space and Occupancy Rate of Shopping Complex H1 2021 – H1 2024

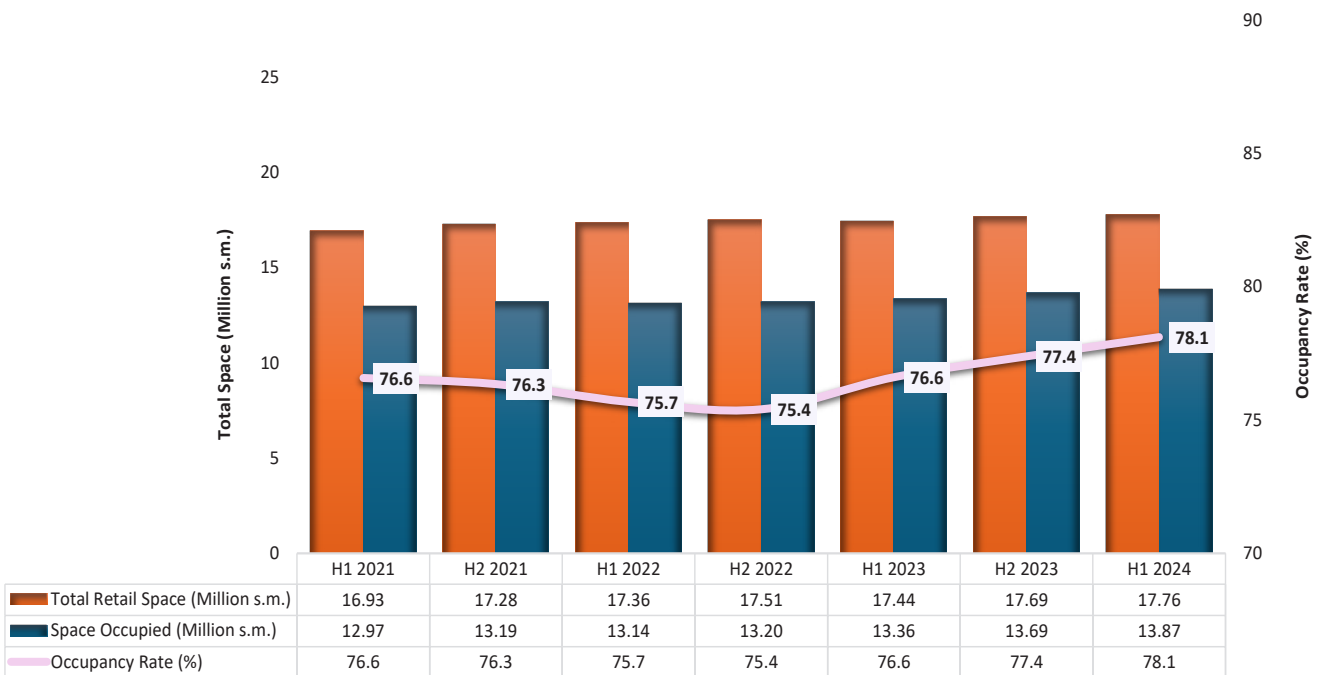


Table 4: Summary of Space Occupied in Shopping Complex H1 2021 - H1 2024

Type	H1 2021 ('000 s.m.)	H2 2021 ('000 s.m.)	H1 2022 ('000 s.m.)	H2 2022 ('000 s.m.)	H1 2023 ('000 s.m.)	H2 2023 ('000 s.m.)	H1 2024 ('000 s.m.)
Total Retail Space	16,933.87	17,281.74	17,359.23	17,508.40	17,440.03	17,688.40	17,760.72
Percentage Change (%)	0.5	2.1	0.4	0.9	-0.4	1.4	0.4
Space Occupied	12,966.74	13,193.46	13,136.76	13,201.18	13,359.35	13,688.19	13,872.03
Percentage Change (%)	-0.7	1.7	-0.4	0.5	1.2	2.5	1.3

Chart 7: Existing Space and Occupancy Rate of Shopping Complex by State H1 2024

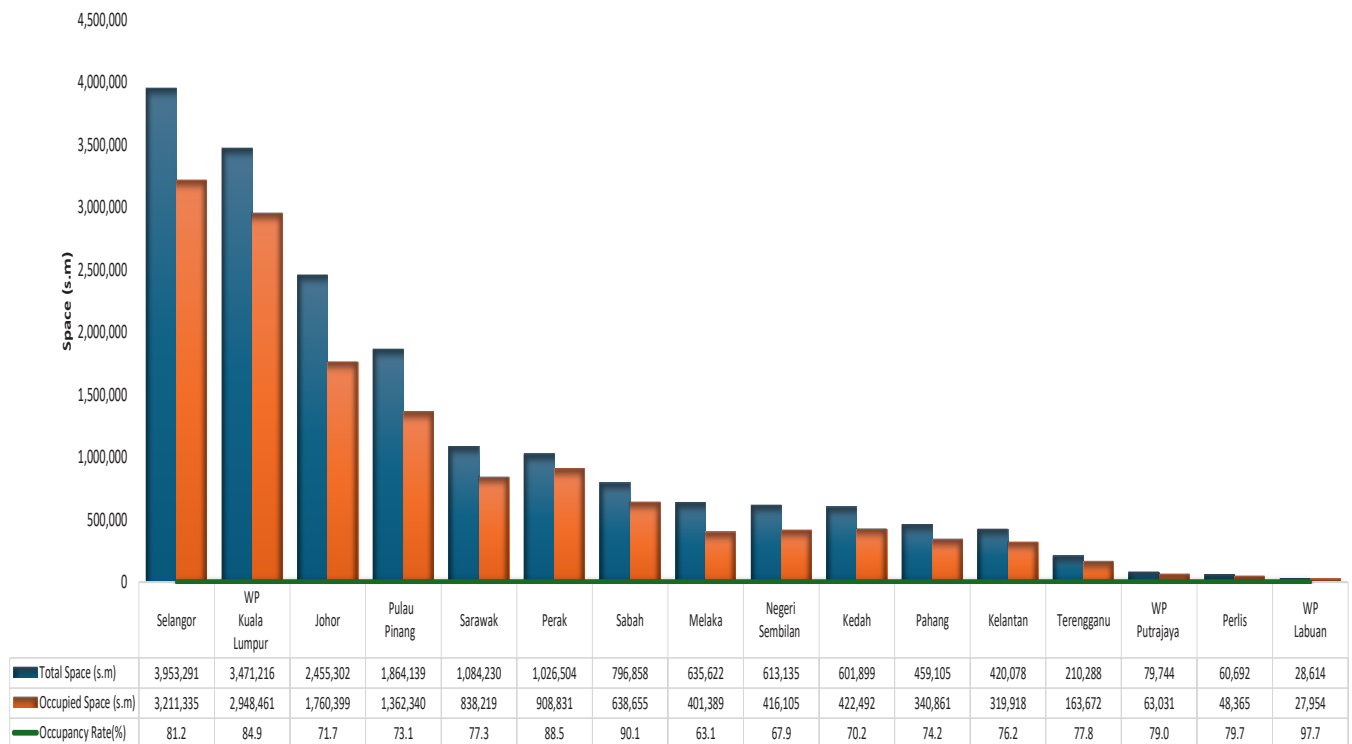


Chart 8: Space Availability in Shopping Complex H1 2021 - H1 2024

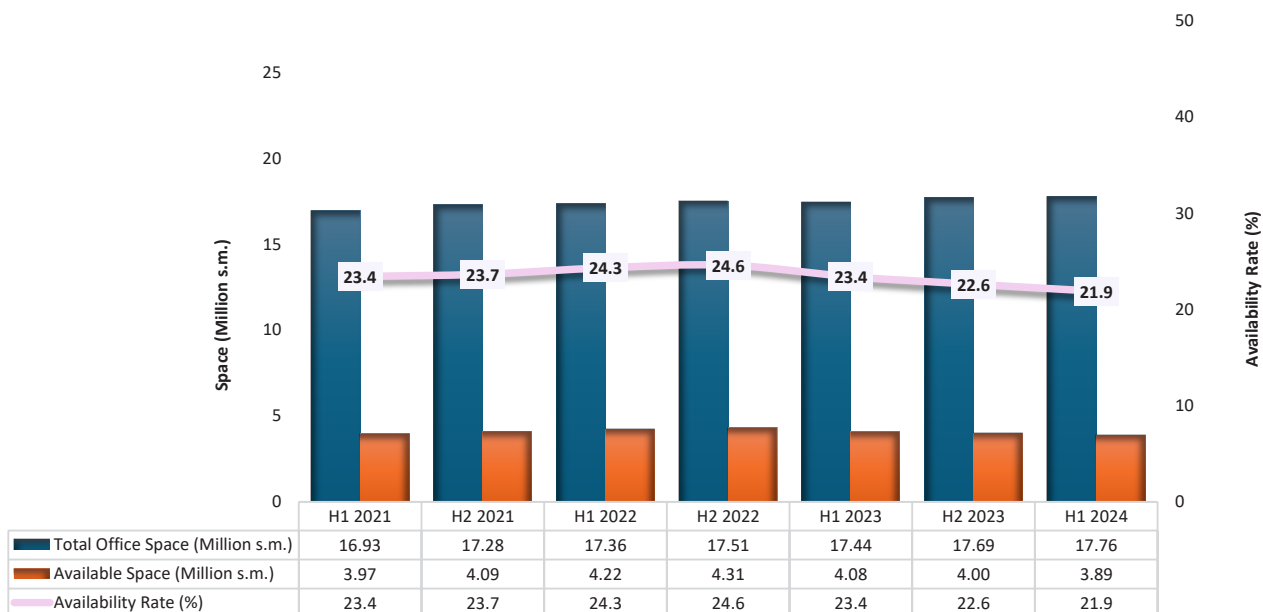


Table 5: Summary of Space Availability Shopping Complex H1 2021 - H1 2024

Type	H1 2021 ('000 s.m.)	H2 2021 ('000 s.m.)	H1 2022 ('000 s.m.)	H2 2022 ('000 s.m.)	H1 2023 ('000 s.m.)	H2 2023 ('000 s.m.)	H1 2024 ('000 s.m.)
Total Retail Space	16,933.87	17,281.74	17,359.23	17,508.40	17,440.03	17,688.40	17,760.72
Percentage Change (%)	0.5	2.1	0.4	0.9	-0.4	1.4	0.4
Available Space	3,967.12	4,088.28	4,222.47	4,307.22	4,080.68	4,000.22	3,888.69
Percentage Change (%)	4.5	3.1	3.3	2.0	-5.3	-2.0	-2.8

Chart 9: Space Availability Shopping Complex by State H1 2023, H2 2023 and H1 2024

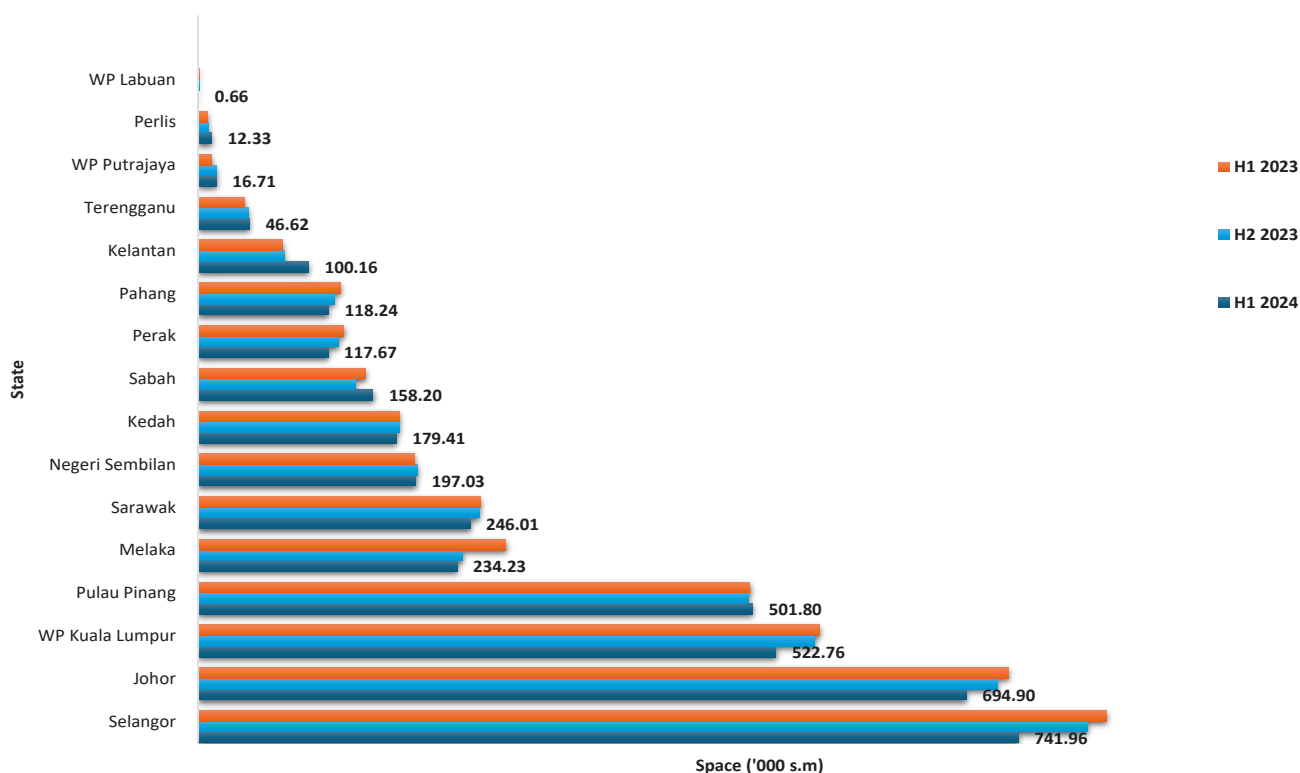


Table 6: Number of Shopping Complex With Available Space H1 2023, H2 2023 and H1 2024

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	H1 2023	17.2	13	57	10	9	2	20	98
	H2 2023	16.2	14	58	13	7	4	17	99
	H1 2024	15.1	14	59	12	8	5	16	100
WP Putrajaya	H1 2023	15.3	1	0	1	0	0	1	2
	H2 2023	20.8	1	0	1	0	0	1	2
	H1 2024	21.0	1	0	1	0	0	1	3
WP Labuan	H1 2023	3.7	1	1	0	0	0	0	1
	H2 2023	3.4	0	2	0	0	0	0	2
	H1 2024	2.3	0	2	0	0	0	0	2
Selangor	H1 2023	20.8	10	79	23	9	7	27	145
	H2 2023	20.3	10	83	16	9	9	28	145
	H1 2024	18.8	11	81	21	10	5	27	144
Johor	H1 2023	30.0	24	72	13	7	8	31	131
	H2 2023	29.4	24	73	12	8	7	32	132
	H1 2024	28.3	25	75	11	9	5	31	131
Pulau Pinang	H1 2023	27.1	35	30	8	6	9	18	71
	H2 2023	26.7	34	32	6	6	9	19	72
	H1 2024	26.9	28	36	7	7	8	20	78
Perak	H1 2023	13.0	26	41	3	2	2	7	55
	H2 2023	12.4	24	45	3	1	1	8	58
	H1 2024	11.5	24	46	3	1	1	8	59
Negeri Sembilan	H1 2023	31.8	46	24	5	2	4	14	49
	H2 2023	32.3	44	25	6	2	4	14	51
	H1 2024	32.1	43	26	6	1	4	14	51
Melaka	H1 2023	43.8	10	6	0	0	2	13	21
	H2 2023	37.6	10	8	0	0	2	11	21
	H1 2024	36.9	10	8	0	1	1	11	21
Kedah	H1 2023	30.2	15	20	3	2	3	17	45
	H2 2023	30.3	16	19	3	2	3	17	44
	H1 2024	29.8	15	21	3	2	2	17	45
Pahang	H1 2023	28.1	15	12	3	0	1	13	29
	H2 2023	26.8	13	16	2	1	1	11	31
	H1 2024	25.8	14	15	2	1	3	9	30
Terengganu	H1 2023	20.6	11	19	3	1	3	3	29
	H2 2023	22.2	17	13	3	0	3	4	23
	H1 2024	22.2	15	14	5	0	3	4	26
Kelantan	H1 2023	18.9	11	9	1	3	2	4	19
	H2 2023	19.4	12	8	1	2	3	4	18
	H1 2024	23.8	11	10	1	2	1	6	20
Perlis	H1 2023	15.5	16	2	1	0	1	2	6
	H2 2023	15.3	16	2	2	0	1	2	7
	H1 2024	20.3	16	2	1	0	1	3	7
Sabah	H1 2023	20.3	13	20	4	5	2	7	38
	H2 2023	18.4	17	21	2	4	3	6	36
	H1 2024	19.9	19	19	4	4	3	6	36
Sarawak	H1 2023	23.5	4	33	9	11	8	16	77
	H2 2023	23.5	4	34	10	9	8	16	77
	H1 2024	22.7	4	33	12	9	8	15	77
MALAYSIA	H1 2023	23.4	251	425	87	57	54	193	816
	H2 2023	22.6	256	439	80	51	58	190	818
	H1 2024	21.9	250	447	89	55	50	188	829

Catatan Teknikal

Technical Notes

CATATAN TEKNIKAL

1. Tempoh kajian laporan ini adalah meliputi suku kedua tahun 2024 yang berakhir pada 30 Jun 2024.
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. Penghunian 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 second quarter of the year 2024 ending on 30th June 2024.*
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.*

