KEMENTERIAN KEWANGAN

LAPORAN PENGHUNIAN DAN KETERSEDIAAN RUANG BANGUNAN PERDAGANGAN

Commercial Building Occupancy and Space Availability Report

H1 2025

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

KANDUNGAN
CONTENTS

Laporan
Report

Muka Surat/
Page

Ringkasan Ruang Tersedia di Bangunan Perdagangan pada H1 2025
Summary of Available Space in Commercial Buildings as at H1 2025

State	Purpose-Built Office				Shopping Complex	
	Privately Buildings		Public Buildings			
	Total Existing Space (s.m.)	Available Space (s.m.)	Total Existing Space (s.m.)	Available Space (s.m.)	Total Existing Space (s.m.)	Available Space (s.m.)
WP Kuala Lumpur	9,637.19	2,832.68	569.07	1.65	3,429.50	437.19
WP Putrajaya	410.57	194.15	2,132.07	7.54	54.86	7.85
WP Labuan	51.25	6.06	15.46	0.00	28.47	0.29
Selangor	4,380.87	1,267.97	318.59	22.54	3,752.96	716.26
Johor	949.63	403.38	418.52	33.09	2,417.87	635.81
Pulau Pinang	734.40	153.20	221.00	2.52	1,931.87	587.40
Perak	244.25	31.51	311.67	6.68	981.46	113.59
Negeri Sembilan	131.95	26.89	175.61	4.71	581.19	180.59
Melaka	198.69	41.47	184.09	0.96	579.83	232.43
Kedah	196.01	30.11	177.82	4.64	590.08	174.06
Pahang	185.79	47.22	230.17	0.00	419.48	103.06
Terengganu	119.50	8.53	250.04	2.02	269.88	64.87
Kelantan	122.87	21.52	160.59	0.00	391.75	94.06
Perlis	28.14	8.16	72.98	0.00	57.96	7.61
Sabah	528.64	96.73	284.40	11.86	782.55	153.92
Sarawak	553.63	64.55	326.92	60.03	1,062.47	184.07
MALAYSIA	**18,473.38**	**5,234.10**	**5,848.98**	**158.25**	**17,332.16**	**3,693.07**

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

1.0 BANGUNAN PEJABAT BINAAN KHAS

Pada separuh pertama 2025, sejumlah 18.93 juta m.p ruang pejabat binaan khas milik swasta dan kerajaan telah dihuni. Penghunian daripada keseluruhan luas 24.32 juta m.p ini menjadikan kadar penghunian ruang pejabat binaan khas seluruh negara 77.8%. Kadar ini dilihat sedikit menurun jika dibandingkan dengan tempoh yang sama pada tahun 2024 (H1 2024: 78.2%)

Berdasarkan kombinasi keluasan ruang pejabat binaan khas swasta dan kerajaan, kadar penghunian melebihi 90% direkodkan di W.P Putrajaya, Kedah, Terengganu, Kelantan dan Perlis. Kadar penghunian terendah direkodkan di Johor iaitu 68.1%.

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

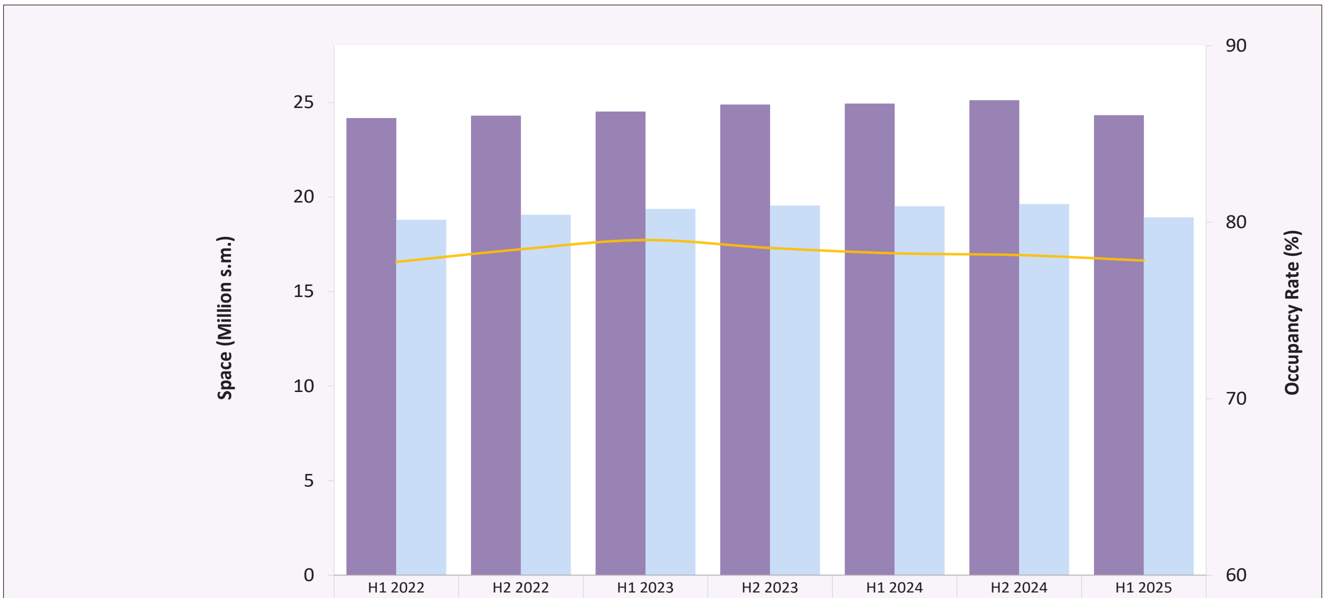
1.0 PURPOSE-BUILT OFFICE BUILDING

In the first half of 2025, a total of 18.93 million s.m of purpose-built office space owned by private sector and government was occupied. Occupancy from the overall space of 24.32 million s.m resulted in a 77.8% occupancy rate for purpose-built office space nationwide. This rate is seen to have slightly decreased compared to the same period in 2024 (H1 2024: 78.2%).

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, Kedah, Terengganu, Kelantan, and Perlis. The lowest occupancy rate was recorded in Johor at 68.1%.

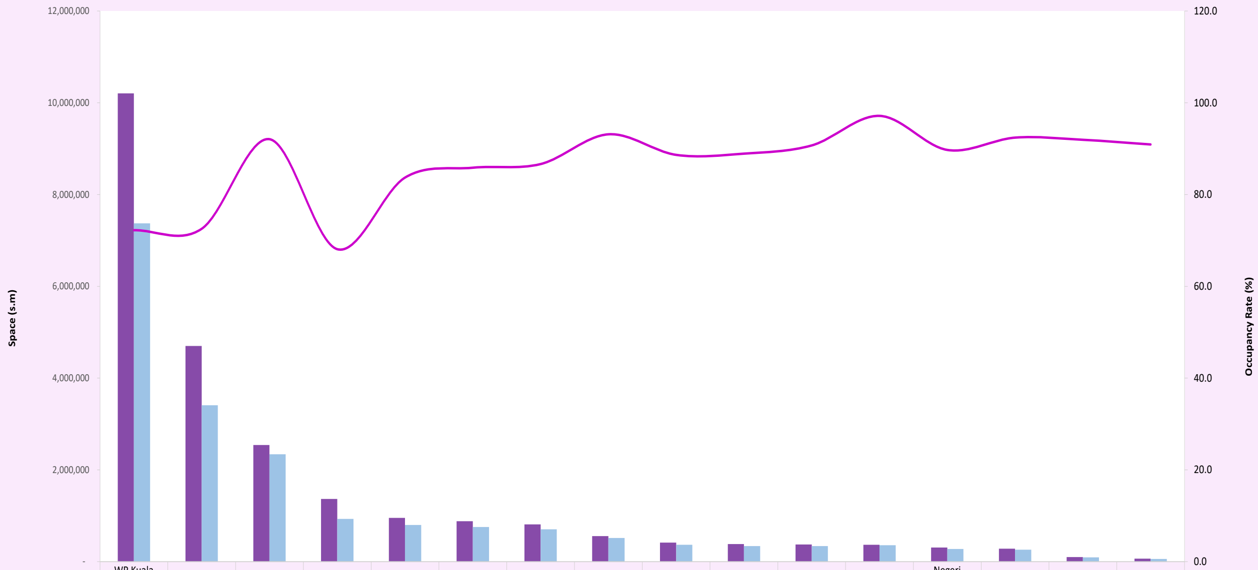
*The overall occupancy rates by state are illustrated in **Chart 2**.*

Chart 1: Occupancy Rate of Purpose-Built Office (Private & Public) H1 2022 – H1 2025



	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025
Total Office Space (Million s.m.)	24.17	24.30	24.53	24.88	24.95	25.12	24.32
Occupied Space (Million s.m.)	18.80	19.07	19.37	19.54	19.52	19.63	18.93
Occupancy Rate (%)	77.7	78.5	79.0	78.5	78.2	78.1	77.8

Chart 2: Occupancy Rate of Purpose-Built Office (Private & Public) by State H1 2025



	WP Kuala Lumpur	Selangor	WP Putrajaya	Johor	Pulau Pinang	Sarawak	Sabah	Perak	Pahang	Melaka	Kedah	Terengganu	Negeri Sembilan	Kelantan	Perlis	WP Labuan
Total Space (s.m)	10,206,257	4,699,459	2,542,645	1,368,143	955,399	880,554	813,035	555,915	415,965	382,777	373,827	369,540	307,562	283,456	101,117	66,706
Occupied Space (s.m)	7,371,934	3,408,945	2,340,954	931,669	799,681	755,973	704,448	517,727	368,744	340,347	339,081	358,997	275,960	261,939	92,962	60,647
Occupancy Rate(%)	72.2	72.5	92.1	68.1	83.7	85.9	86.6	93.1	88.6	88.9	90.7	97.1	89.7	92.4	91.9	90.9

2.0 BANGUNAN PEJABAT BINAAN KHAS (MILIK SWASTA)

2.1 Kadar Penghunian

Trend kadar penghunian ruang pejabat milik swasta di Malaysia dari tahun 2022 hingga separuh pertama 2025 menunjukkan pola yang agak stabil dengan sedikit turun naik. Kadar tertinggi dicapai pada separuh pertama 2023 (72.4%) manakala kadar terendah adalah pada separuh pertama 2022 (70.8%).

Kadar penghunian pada separuh pertama 2025 pada kadar 71.7%, menunjukkan peningkatan tipis 0.1% daripada tahun sebelumnya (H1 2024: 71.6%).

Berbanding tempoh yang sama pada 2024, jumlah keseluruhan ruang pejabat binaan khas menurun pada separuh pertama 2025 iaitu daripada 18.76 juta m.p kepada 18.47 juta m.p. Ini menunjukkan bahawa walaupun terdapat pengurangan dalam ruang yang tersedia dan digunakan, kadar penghunian masih mengekalkan kestabilan, mencerminkan permintaan yang masih seimbang dengan penawaran ruang pejabat semasa.

Ringkasan luas ruang dihuni tahun 2022 hingga separuh pertama 2025 ditunjukkan di **Jadual 1**.

2.0 PURPOSE-BUILT OFFICE BUILDING (PRIVATELY-OWNED)

2.1 Occupancy Rate

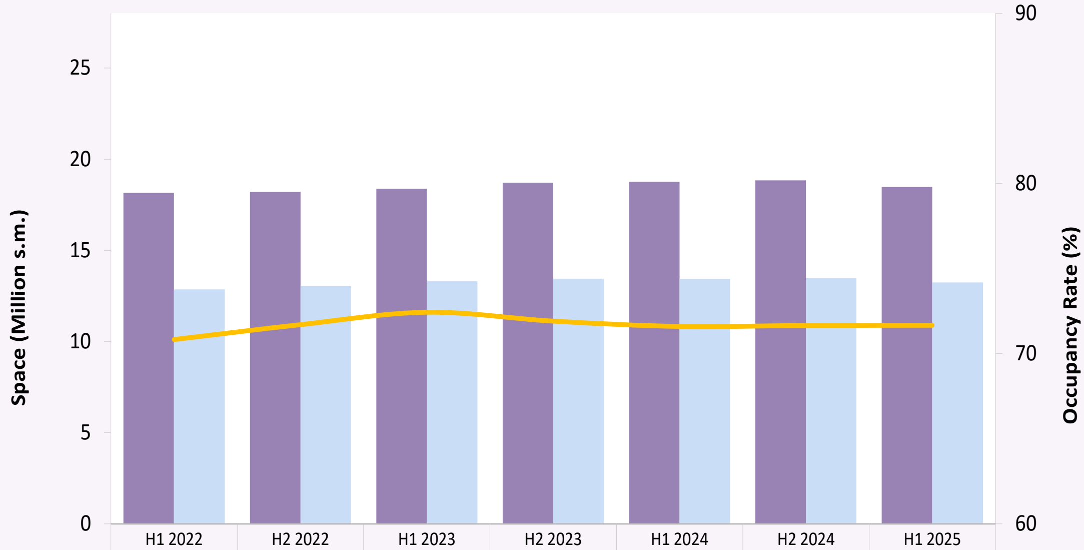
The trend of occupancy rates for private purpose-built office in Malaysia from 2022 to the first half of 2025 exhibits a relatively stable pattern with minor fluctuations. The peak rate was recorded in the first half of 2023 (72.4%), while the lowest rate occurred in the first half of 2022 (70.8%).

The occupancy rate in the first half of 2025 stands at 71.7%, reflecting a slight increase of 0.1% compared to the previous year (H1 2024: 71.6%).

In comparison to the same period in 2024, the total amount of purpose-built office space decreased in the first half of 2025, from 18.76 million s.m to 18.47 million s.m. This indicates that despite a reduction in the available and utilized space, the occupancy rate remains stable, reflecting a demand that is still balanced with the current supply of office space.

Summary of the occupied space from 2022 to the first half of 2025 is presented in ***Table 1****.*

Chart 3: Occupancy Rate in Purpose-Built Office (Private) H1 2022 – H1 2025



	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025
Total Office Space (Million s.m.)	18.16	18.20	18.37	18.71	18.76	18.84	18.47
Space Occupied (Million s.m.)	12.86	13.05	13.31	13.45	13.43	13.50	13.24
Occupancy Rate (%)	70.8	71.7	72.4	71.9	71.6	71.7	71.7

Table 1: Summary of Space Occupied in Purpose-Built Office (Private) H1 2022 - H1 2025

Type	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.)	H2 2024 ('000 s.m.)	H1 2025 ('000 s.m.)
Total Office Space	18,155.97	18,196.05	18,370.38	18,705.32	18,756.59	18,838.83	18,473.38
Percentage Change (%)	0.9	0.2	1.0	1.8	0.3	0.4	-1.9
Space Occupied	12,859.53	13,046.97	13,306.28	13,451.23	13,429.70	13,498.72	13,239.28
Percentage Change (%)	0.0	1.5	2.0	1.1	-2.0	0.5	-1.9

2.2 Kadar Ketersediaan Ruang

Dari tahun 2022 hingga separuh pertama tahun 2025, kadar ketersediaan ruang pejabat binaan khas milik swasta di Malaysia menunjukkan trend yang agak stabil dengan sedikit turun naik. Kadar ketersediaan tertinggi direkodkan pada separuh pertama 2022 iaitu 29.2%, manakala kadar terendah adalah 27.1% pada separuh kedua 2023.

Pada separuh pertama 2025, ketersediaan ruang bagi pejabat binaan khas swasta seluruh negara ialah pada kadar 28.3% (5.23 juta m.p), sedikit menurun daripada tempoh yang sama sebelumnya iaitu 28.4% (5.33 juta m.p). Ringkasan ketersediaan ruang dari tahun 2022 hingga separuh pertama 2025 ditunjukkan di **Jadual 2**.

W.P Kuala Lumpur mencatatkan luas ruang tersedia terbesar iaitu 2.83 juta m.p diikuti Selangor dengan ruang tersedia 1.27 juta m.p.

Berdasarkan jumlah keluasan ruang tersedia di kedua-dua negeri ini, kadar peratusan ruang tersedia di W.P Kuala Lumpur ialah 29.4% dengan 87 buah bangunan mempunyai ketersediaan ruang melebihi 50%. Selangor pula mempunyai kadar ruang tersedia 28.9% dengan 56 bangunan mempunyai ruang tersedia lebih 50%.

Ruang tersedia pejabat binaan khas milik swasta mengikut negeri adalah seperti ditunjukkan di **Carta 5** manakala ketersediaan ruang berdasarkan bilangan bangunan ditunjukkan di **Jadual 3**.

2.2 Availability Rate of Space

From 2022 to the first half of 2025, the availability rate of privately owned purpose-built office space in Malaysia has exhibited a relatively stable trend with minor fluctuations. The highest availability rate was recorded in the first half of 2022 at 29.2%, while the lowest rate was 27.1% in the second half of 2023.

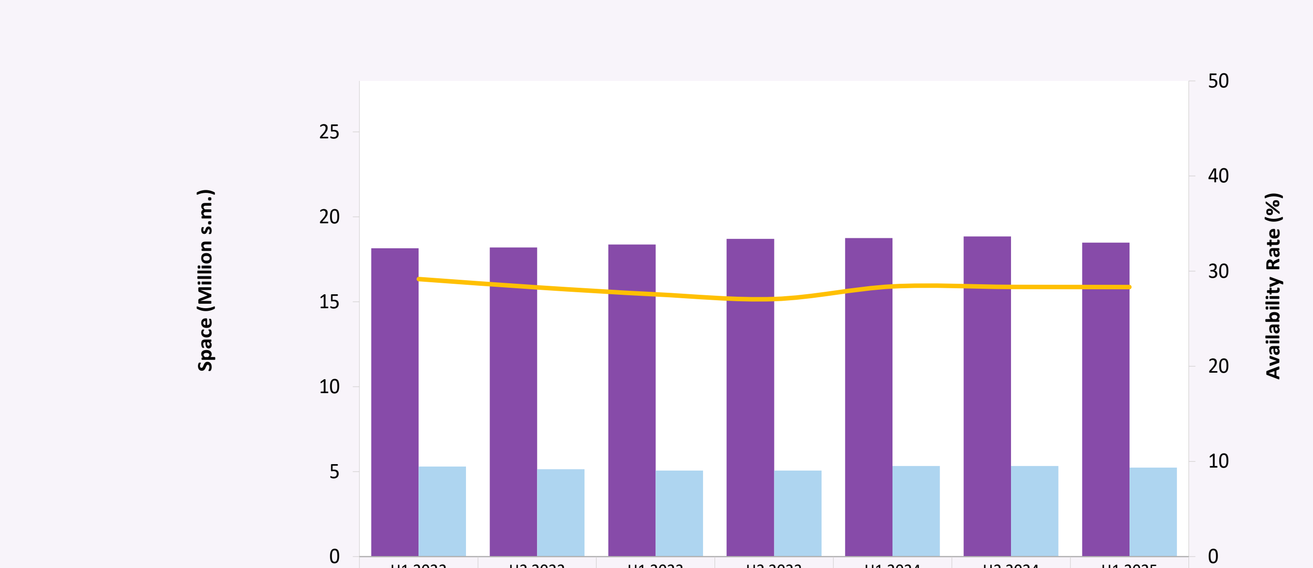
*In the first half of 2025, the availability of space for private purpose-built offices nationwide stands at 28.3% (5.23 million s.m), a slight decrease from the previous same period last year, which was 28.4% (5.33 million s.m). A summary of space availability from 2022 to the first half of 2025 is presented in **Table 2**.*

W.P Kuala Lumpur has recorded the largest available space of 2.83 million s.m, followed by Selangor with an available space of 1.27 million s.m.

Based on the total available space in these two states, the percentage of available space in W.P Kuala Lumpur is 29.4%, with 87 buildings having more than 50% availability. In contrast, Selangor has an available space percentage of 28.9%, with 56 buildings having more than 50% availability.

*The available private-owned purpose-built office space by state is illustrated in **Chart 5**, while the availability of space based on the number of buildings is shown in **Table 3**.*

Chart 4: Space Availability in Purpose-Built Office (Private) H1 2022 – H1 2025



	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025
Total Office Space (Million s.m.)	18.16	18.20	18.37	18.71	18.76	18.84	18.47
Available Space (Million s.m.)	5.30	5.15	5.06	5.06	5.33	5.34	5.23
Availability Rate (%)	29.2	28.3	27.6	27.1	28.4	28.3	28.3

Table 2: Summary of Space Availability in Purpose-Built Office (Private) H1 2022 - H1 2025

Type	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.)	H2 2024 ('000 s.m.)	H1 2025 ('000 s.m.)
Total Office Space	18,155.97	18,196.05	18,370.38	18,705.32	18,756.59	18,838.83	18,473.38
Percentage Change (%)	0.9	0.2	1.0	1.8	0.3	0.4	-1.9
Space Occupied	5,296.45	5,149.08	5,064.10	5,064.10	5,326.89	5,340.11	5,234.10
Percentage Change (%)	3.4	-2.8	-1.7	0.0	5.2	0.2	-2.0

Chart 5: Space Availability Purpose-Built Office (Private) by State H1 2024, H2 2024 and H1 2025

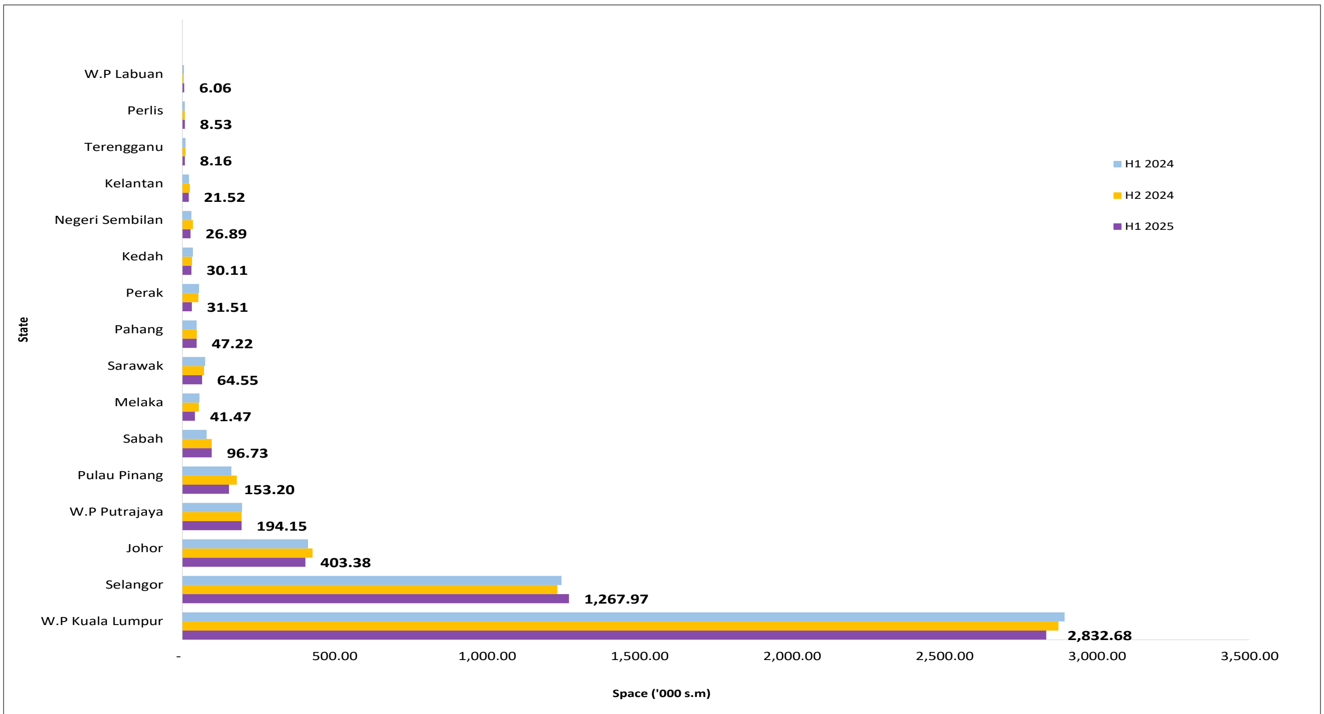


Table 3: Number of Purpose-Built Office Building (Private) With Available Space H1 2024, H2 2024 and H1 2025

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	H1 2024	30.0	119	118	42	32	24	83	299
	H2 2024	29.7	117	116	43	34	24	85	302
	H1 2025	29.4	116	122	42	27	25	87	303
WP Putrajaya	H1 2024	47.6	2	1	0	3	0	6	10
	H2 2024	47.3	2	1	0	3	0	6	10
	H1 2025	47.3	2	1	0	3	0	6	10
WP Labuan	H1 2024	10.5	0	3	0	1	0	1	5
	H2 2024	10.2	0	3	0	1	0	1	5
	H1 2025	11.8	0	3	0	1	0	1	5
Selangor	H1 2024	28.8	72	59	23	23	21	57	183
	H2 2024	28.3	73	60	24	20	24	56	184
	H1 2025	28.9	76	59	21	27	16	56	179
Johor	H1 2024	41.4	59	11	9	9	4	35	68
	H2 2024	42.5	58	10	11	8	5	36	70
	H1 2025	42.5	36	14	11	4	3	22	54
Pulau Pinang	H1 2024	20.3	74	24	7	6	5	32	74
	H2 2024	22.0	76	24	4	8	6	31	73
	H1 2025	20.9	45	23	6	4	4	20	57
Perak	H1 2024	18.1	55	5	4	2	4	8	23
	H2 2024	17.4	55	5	4	3	3	8	23
	H1 2025	12.9	33	5	3	3	1	5	17
Negeri Sembilan	H1 2024	19.9	27	7	2	2	3	3	17
	H2 2024	23.5	28	3	4	3	2	4	16
	H1 2025	20.4	15	5	2	3	1	2	13
Melaka	H1 2024	23.1	29	2	3	2	2	10	19
	H2 2024	22.3	30	2	2	2	2	10	18
	H1 2025	20.9	20	2	2	2	0	6	13
Kedah	H1 2024	15.8	31	5	2	2	1	11	21
	H2 2024	14.5	34	5	2	2	1	8	18
	H1 2025	15.4	27	5	0	2	2	7	16
Pahang	H1 2024	24.2	52	4	2	2	3	8	19
	H2 2024	24.7	52	2	2	3	1	11	19
	H1 2025	25.4	30	0	3	4	2	4	13
Terengganu	H1 2024	8.0	26	4	3	1	1	4	13
	H2 2024	8.0	27	3	3	1	1	4	12
	H1 2025	7.1	21	2	2	1	0	4	9
Kelantan	H1 2024	12.5	114	3	0	1	3	2	9
	H2 2024	14.3	114	3	0	1	2	3	9
	H1 2025	17.5	17	4	1	0	0	5	10
Perlis	H1 2024	19.6	19	0	0	0	0	1	1
	H2 2024	19.6	19	0	0	0	0	1	1
	H1 2025	29.0	5	0	0	0	0	1	1
Sabah	H1 2024	14.7	31	17	5	3	6	10	41
	H2 2024	17.7	32	15	6	2	5	12	40
	H1 2025	18.3	31	14	3	2	4	9	32
Sarawak	H1 2024	13.9	33	11	10	5	4	16	46
	H2 2024	12.9	33	17	7	6	2	15	47
	H1 2025	11.7	35	15	8	6	2	10	41
MALAYSIA	**H1 2024**	**28.4**	**743**	**274**	**112**	**94**	**81**	**287**	**848**
	H2 2024	**28.3**	**750**	**269**	**112**	**97**	**78**	**291**	**847**
	H1 2025	**28.3**	**509**	**274**	**104**	**90**	**60**	**245**	**773**

3.0 KOMPLEKS PERNIAGAAN

3.1 Kadar Penghunian

Secara keseluruhan, kadar penghunian ruang kompleks perniagaan yang merangkumi pusat beli belah, arked dan hypermarket menunjukkan trend menaik dari H1 2022 hingga H2 2024. Ia meningkat dari 75.7% (H1 2022) kepada kemuncak 78.8% (H2 2024). Walaubagaimanapun, pada separuh pertama 2025, kadar penghunian mencatat sedikit penurunan kepada 78.7%, namun masih lebih tinggi berbanding tempoh yang sama pada tahun 2024 (H1 2024: 78.1%)

Berbanding tempoh yang sama pada 2024, jumlah keseluruhan ruang kompleks perniagaan menurun daripada 17.76 juta m.p kepada 17.33 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 tahun 2022 hingga separuh pertama 2025 ditunjukkan di **Carta 6** manakala ringkasan luas ruang dihuni ditunjukkan di **Jadual 4**.

Kuala Lumpur dan Selangor merekodkan keluasan yang paling besar ruang dihuni masing-masing melebihi tiga juta m.p dengan kadar penghunian 87.3% dan 80.9%. Walaupun Johor dan Pulau Pinang merekodkan ruang dihuni melebihi satu juta meter persegi, kadar penghunian yang dicatatkan masih sederhana masing-masing 73.7% dan 69.6%. Kadar penghunian setiap negeri seperti di **Carta 7**.

3.0 SHOPPING COMPLEX

3.1 Occupancy Rate

Overall, the occupancy rate of shopping complex, which includes shopping centers, arcades, and hypermarkets, demonstrates an upward trend from H1 2022 to H2 2024. It rose from 75.7% (H1 2022) to a peak of 78.8% (H2 2024). Nevertheless, in the first half of 2025, the occupancy rate recorded a slight decrease to 78.7%, yet it remains higher compared to the same period in 2024 (H1 2024: 78.1%)

In comparison to the same period in 2024, the total area of commercial space decreased from 17.76 million s.m to 17.33 million s.m. This indicates that despite a reduction in available space, the occupancy rate remained stable, suggesting that the utilization of space is still robust.

*Trend of occupancy rates in shopping complexes from 2022 to the first half of 2025 is illustrated in **Chart 6**, while a summary of the occupied space is presented in **Table 4**.*

*Kuala Lumpur and Selangor have recorded the largest occupied space, each exceeding three million s.m, with occupancy rates of 87.3% and 80.9%, respectively. Although Johor and Pulau Pinang have reported occupied spaces exceeding one million s.m, their recorded occupancy rates remain moderate at 73.7% and 69.6%, respectively. Occupancy rates for each state is illustrated in **Chart 7**.*

3.2 Kadar Penghunian Pusat Beli Belah

Trend kadar penghunian bagi pusat beli belah dari H1 2022 hingga H1 2025 menunjukkan peningkatan yang konsisten. Bermula H1 2023, kadar penghunian meningkat kepada 75.1% dan terus melonjak ke 75.8% pada H2 2023. Kenaikan berterusan pada H1 2024 (76.5%) dan H2 2024 (77.2%). Pada H1 2025, kadar penghunian sedikit menurun namun kekal stabil pada 77.0%.

Trend kadar penghunian pusat beli belah tahun 2022 hingga separuh pertama 2025 ditunjukkan di **Carta 8**.

3.2 Occupancy Rate of Shopping Centers

The trend in the occupancy rate for shopping centers from H1 2022 to H1 2025 indicates a consistent increase. Starting from H1 2023, the occupancy rate rose to 75.1% and continued to surge to 75.8% in H2 2023. This upward trend persisted in H1 2024 (76.5%) and H2 2024 (77.2%). In H1 2025, the occupancy rate experienced a slight decline but remained stable at 77.0%.

The trend of occupancy rates in shopping centers from 2022 to the first half of 2025 is illustrated in ***Chart 8****.*

Chart 6: Occupancy Rate of Shopping Complex (Shopping Centre, Arcade & Hypermarket)
H1 2022 – H1 2025

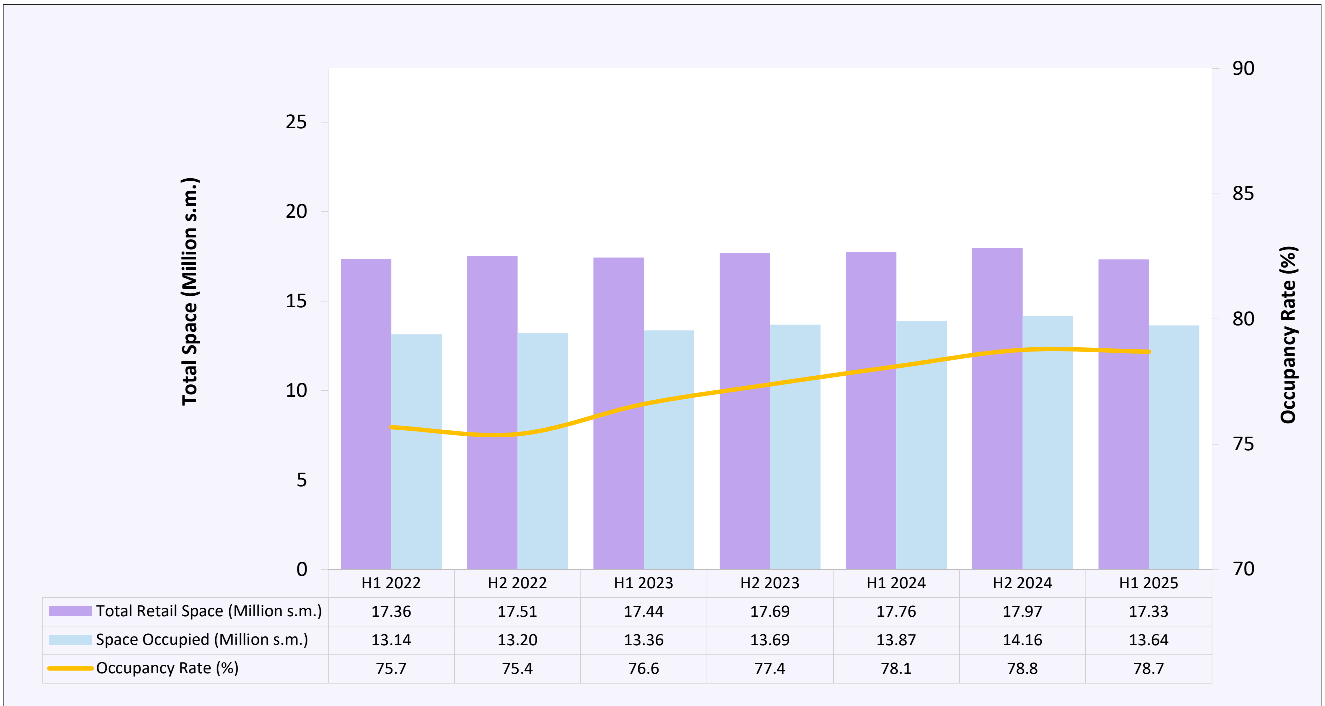
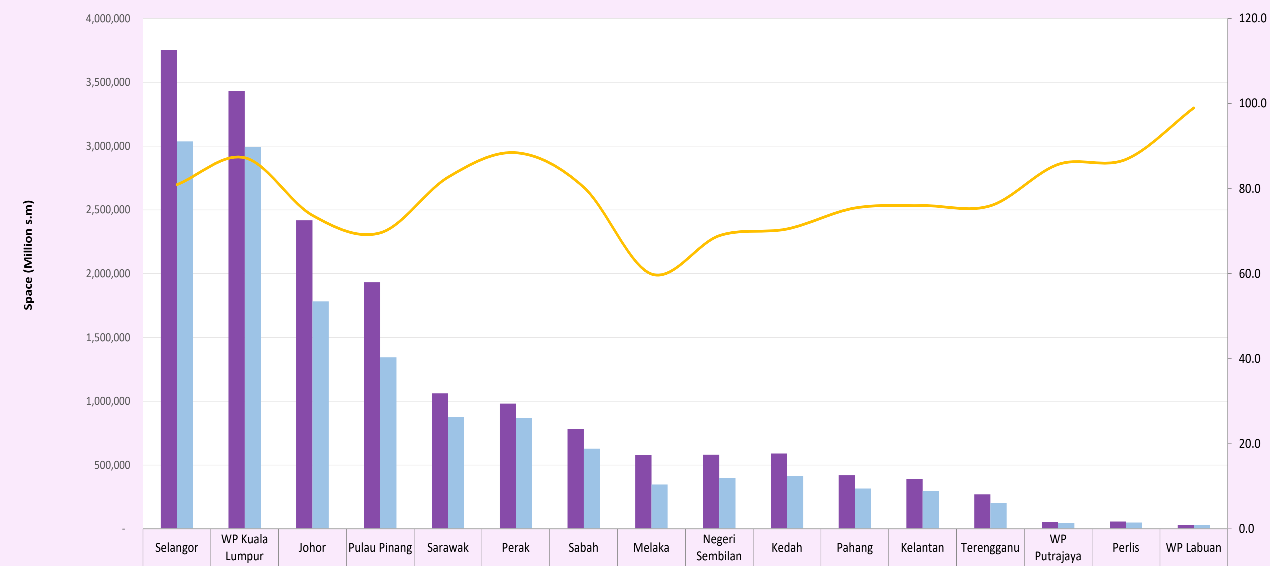


Table 4: Summary of Space Occupied in Shopping Complex (Shopping Centre, Arcade & Hypermarket)
H1 2022 - H1 2025

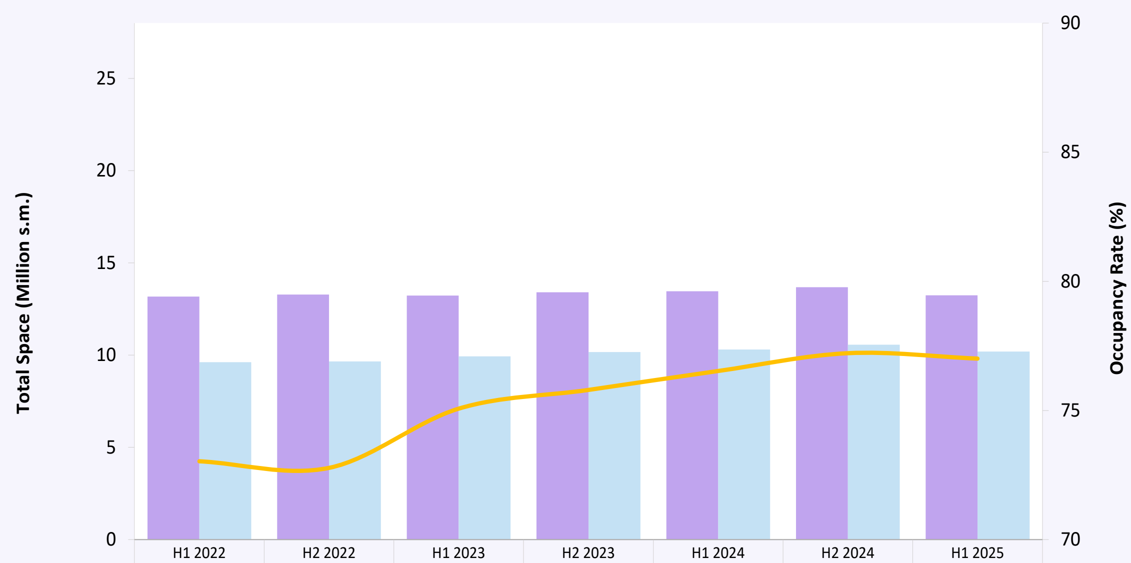
Type	H1 2022 ('000 s.m.)	H2 2022 ('000 s.m.)	H1 2023 ('000 s.m.)	H2 2023 ('000 s.m.)	H1 2024 ('000 s.m.)	H2 2024 ('000 s.m.)	H1 2025 ('000 s.m.)
Total Retail Space	17,359.23	17,508.40	17,440.03	17,688.40	17,760.72	17,974.78	17,332.16
Percentage Change (%)	0.4	0.9	-0.4	1.4	0.4	1.2	-3.6
Space Occupied	13,136.76	13,201.18	13,359.35	13,688.19	13,872.03	14,157.86	13,639.09
Percentage Change (%)	-0.4	0.5	1.2	2.5	1.3	2.1	-3.7

Chart 7: Occupancy Rate of Shopping Complex (Shopping Centre, Arcade & Hypermarket) by State H1 2025



	Selangor	WP Kuala Lumpur	Johor	Pulau Pinang	Sarawak	Perak	Sabah	Melaka	Negeri Sembilan	Kedah	Pahang	Kelantan	Terengganu	WP Putrajaya	Perlis	WP Labuan
Total Space (s.m)	3,752,957	3,429,504	2,417,866	1,931,871	1,062,467	981,457	782,548	579,827	581,186	590,078	419,477	391,750	269,881	54,864	57,959	28,470
Occupied Space (s.m)	3,036,697	2,992,311	1,782,055	1,344,474	878,397	867,872	628,633	347,394	400,592	416,014	316,417	297,691	205,010	47,011	50,348	28,178
Occupancy Rate(%)	80.9	87.3	73.7	69.6	82.7	88.4	80.3	59.9	68.9	70.5	75.4	76.0	76.0	85.7	86.9	99.0

Chart 8: Occupancy Rate of Shopping Centre H1 2022 – H1 2025



	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025
Total Retail Space (Million s.m.)	13.17	13.28	13.22	13.41	13.46	13.68	13.24
Space Occupied (Million s.m.)	9.62	9.66	9.93	10.16	10.30	10.56	10.19
Occupancy Rate (%)	73.0	72.8	75.1	75.8	76.5	77.2	77.0

3.3 Kadar Ketersediaan Ruang

Trend kadar ruang tersedia kompleks perniagaan pada separuh tahun pertama menunjukkan penurunan berterusan dari tahun 2022 hingga 2025. Kadar ketersediaan ruang dilihat paling rendah pada 2025 iaitu 21.3% dengan ruang yang direkodkan 3.69 juta m.p. Penurunan kadar ketersediaan ini mencerminkan kadar penghunian yang meningkat menyebabkan ruang yang tersedia di pasaran semakin terhad dan berkurang.

Selangor mendahului jumlah ruang tersedia tertinggi dengan keluasan 716,260 m.p, diikuti Johor 635,811 m.p dan Pulau Pinang 587,397 m.p.

Berdasarkan jumlah keluasan ruang tersedia di ketiga-tiga negeri ini, kadar peratusan ruang tersedia di Selangor ialah 19.1% dengan 24 buah bangunan mempunyai ketersediaan ruang melebihi 50%. Johor dan Pulau Pinang masing-masing mempunyai kadar ruang tersedia 26.3% dan 30.4% dengan 30 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

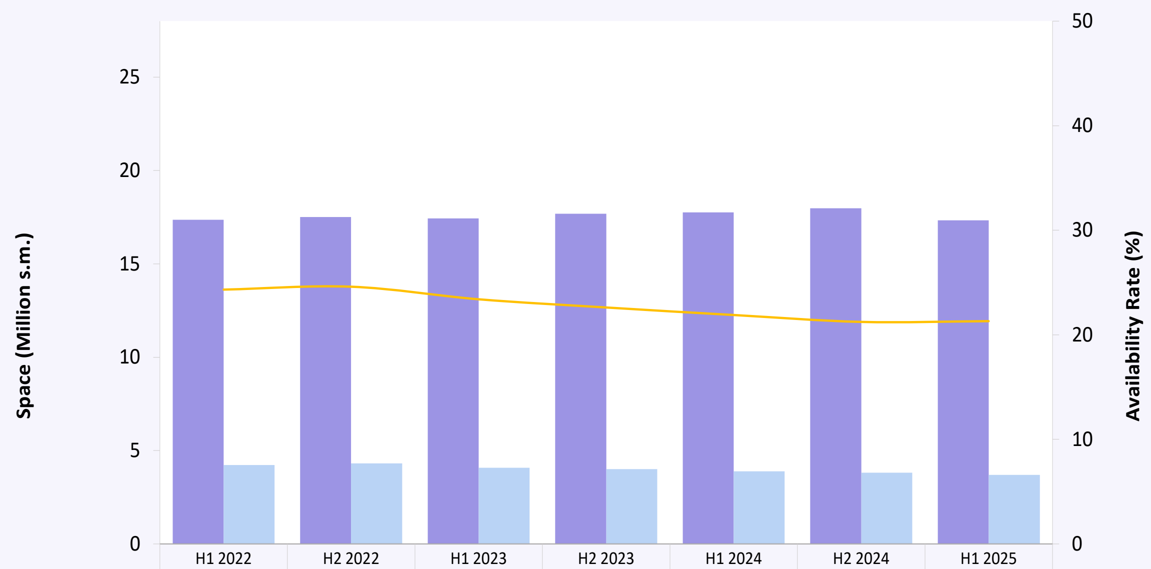
The trend in the availability rate of shopping complex during the first half of the year indicates a continuous decline from 2022 to 2025. The availability rate is projected to reach its lowest point in 2025 at 21.3%, with recorded space amounting to 3.69 million s.m. This decrease in availability reflects an increase in occupancy rates, resulting in a more limited and reduced amount of space available in the market.

Selangor leads with the highest number of available spaces, covering an area of 716,260 s.m, followed by Johor with 635,811 s.m. and Pulau Pinang with 587,397 s.m.

Based on the total area of available space in these three states, the percentage of available space in Selangor is 19.1%, with 24 buildings having more than 50% availability. Johor and Pulau Pinang have availability rates of 26.3% and 30.4% respectively, with 30 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) H1 2022 - H1 2025



	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025
Total Retail Space (Million s.m.)	17.36	17.51	17.44	17.69	17.76	17.97	17.33
Available Space (Million s.m.)	4.22	4.31	4.08	4.00	3.89	3.82	3.69
Availability Rate (%)	24.3	24.6	23.4	22.6	21.9	21.2	21.3

Table 5: Summary of Space Availability Shopping Complex (Shopping Centre, Arcade & Hypermarket) H1 2022 - H1 2025

Type	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.)	H2 2024 ('000 s.m.)	H1 2025 ('000 s.m.)
Total Retail Space	17,359.23	17,508.40	17,440.03	17,688.40	17,760.72	17,974.78	17,332.16
Percentage Change (%)	0.4	0.9	-0.4	1.4	0.4	1.2	-3.6
Available Space	4,222.47	4,307.22	4,080.68	4,000.22	3,888.69	3,816.92	3,693.07
Percentage Change (%)	3.3	2.0	-5.3	-2.0	-2.8	-1.8	-3.2

Chart 10: Space Availability Shopping Complex (Shopping Centre, Arcade & Hypermarket) by State H1 2024, H2 2024 and H1 2025

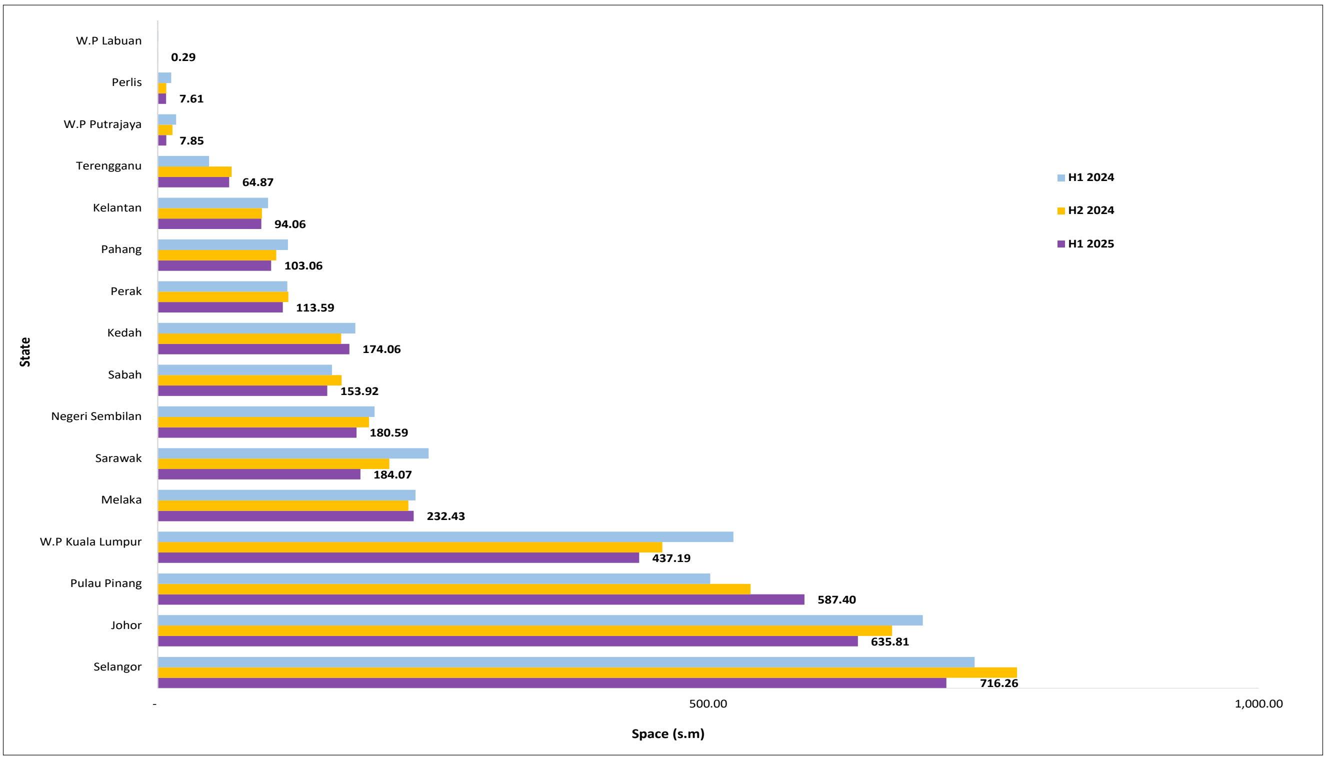


Table 6: Number of Shopping Complex With Available Space 2023 and 2024

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 2024	15.1	14	59	12	8	5	16	100
	H2 2024	13.2	13	66	10	6	5	14	101
	H1 2025	12.7	11	74	10	4	4	13	105
WP Putrajaya	H1 2024	21.0	1	0	1	0	0	1	3
	H2 2024	16.8	1	0	1	0	0	1	2
	H1 2025	14.3	0	1	0	0	0	1	2
WP Labuan	H1 2024	2.3	0	2	0	0	0	0	2
	H2 2024	0.7	1	1	0	0	0	0	1
	H1 2025	1.0	0	2	0	0	0	0	2
Selangor	H1 2024	18.8	11	81	21	10	5	27	144
	H2 2024	19.4	12	82	18	11	5	29	145
	H1 2025	19.1	18	84	11	9	6	24	134
Johor	H1 2024	28.3	25	75	11	9	5	31	131
	H2 2024	27.2	24	78	9	7	6	32	132
	H1 2025	26.3	23	72	12	3	6	30	123
Pulau Pinang	H1 2024	26.9	28	36	7	7	8	20	78
	H2 2024	27.7	29	33	10	5	9	21	78
	H1 2025	30.4	24	34	8	5	9	20	76
Perak	H1 2024	11.5	24	46	3	1	1	8	59
	H2 2024	11.6	24	46	2	0	3	8	59
	H1 2025	11.6	20	42	4	1	2	7	56
Negeri Sembilan	H1 2024	32.1	43	26	6	1	4	14	51
	H2 2024	31.3	44	24	7	3	3	14	51
	H1 2025	31.1	16	25	5	1	5	13	49
Melaka	H1 2024	36.9	10	8	0	1	1	11	21
	H2 2024	36.0	12	8	0	1	1	9	19
	H1 2025	40.1	6	10	1	1	0	9	21
Kedah	H1 2024	29.8	15	21	3	2	2	17	45
	H2 2024	27.7	17	20	3	2	2	16	43
	H1 2025	29.5	12	19	3	2	2	15	41
Pahang	H1 2024	25.8	14	15	2	1	3	9	30
	H2 2024	23.4	14	16	1	2	1	10	30
	H1 2025	24.6	12	15	3	0	1	9	28
Terengganu	H1 2024	22.2	15	14	5	0	3	4	26
	H2 2024	24.3	14	14	5	2	2	5	28
	H1 2025	24.0	10	19	4	2	0	5	30
Kelantan	H1 2024	23.8	11	10	1	2	1	6	20
	H2 2024	22.5	12	9	2	3	1	4	19
	H1 2025	24.0	11	8	3	2	2	3	18
Perlis	H1 2024	20.3	16	2	1	0	1	3	7
	H2 2024	12.5	13	6	1	1	1	2	11
	H1 2025	13.1	9	6	1	0	1	2	10
Sabah	H1 2024	19.9	19	19	4	4	3	6	36
	H2 2024	20.8	16	19	7	5	1	7	39
	H1 2025	19.7	11	19	4	4	2	5	34
Sarawak	H1 2024	22.7	4	33	12	9	8	15	77
	H2 2024	19.4	3	36	11	8	8	15	78
	H1 2025	17.3	2	38	11	8	6	11	74
MALAYSIA	**H1 2024**	**21.9**	**250**	**447**	**89**	**55**	**50**	**188**	**829**
	H2 2024	**21.2**	**249**	**458**	**87**	**56**	**48**	**187**	**836**
	H1 2025	**21.3**	**185**	**468**	**80**	**42**	**46**	**167**	**803**

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. 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 fourth quater 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.

8 Definisi

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

8 Definition

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.*