



KEMENTERIAN KEWANGAN  
MALAYSIA

# LAPORAN PENGHUNIAN DAN KETERSEDIAAN RUANG BANGUNAN PERDAGANGAN

Commercial Building Occupancy  
and Space Availability Report

# 2023



**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 2023**  
**Summary of Available Space in Commercial Buildings as at 2023**

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	9,630,252	2,852,639	606,738	1,648	3,443,345	557,356
WP Putrajaya	410,574	195,549	2,130,279	7,542	79,744	16,613
WP Labuan	50,014	4,686	17,037	0	28,614	965
Selangor	4,331,342	1,253,804	328,089	22,282	3,953,291	804,302
Johor	958,431	380,679	451,187	28,457	2,455,302	722,964
Pulau Pinang	790,840	155,882	291,134	3,426	1,864,139	498,065
Perak	301,537	48,117	366,360	2,209	1,026,479	127,228
Negeri Sembilan	149,437	29,535	194,604	0	613,611	198,183
Melaka	241,709	55,951	168,928	1,004	635,622	238,954
Kedah	220,659	35,718	211,369	4,641	601,899	182,076
Pahang	193,365	44,891	228,354	0	459,105	123,056
Terengganu	132,522	11,174	296,478	2,356	204,564	45,442
Kelantan	173,043	22,273	218,034	0	403,475	78,427
Perlis	41,348	8,108	89,690	0	60,692	9,290
Sabah	542,492	87,809	289,430	9,881	774,292	142,485
Sarawak	537,755	67,272	290,998	1,962	1,084,230	254,813
MALAYSIA	18,705,320	5,254,087	6,178,709	85,408	17,688,404	4,000,219

## LAPORAN PENGHUNIAN DAN KETERSEDIAAN RUANG BANGUNAN PERDAGANGAN 2023

### BANGUNAN PEJABAT BINAAN KHAS

Jumlah ruang pejabat di seluruh negara adalah 24.9 juta m.p. meningkat sebanyak 2.4% dari tahun 2022. Penambahan kecil pada ruang tidak memberi kesan kepada penghunian di mana penghunian kekal 78.5% sama seperti tahun sebelumnya. Jumlah ketersediaan ruang meningkat kepada 2.0% (5.3 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 (milik kerajaan dan milik swasta) mengikut negeri adalah seperti yang ditunjukkan di **Carta 2**.

### PURPOSE-BUILT OFFICE BUILDING

The total office space in the country stood at 24.9 million s.m., increased by 2.4% from 2022. The small addition to the space does not reflect occupancy rate where occupancy remained unchanged 78.5% as in previous year. The space availability increased by 2.0% (5.3 million s.m.).

All states except WP Kuala Lumpur, Selangor and Johor recorded more than 80.0% occupancy rate. Existing space and occupancy rates of purpose-built offices (public and private buildings) by state are as shown in **Chart 2**.

Chart 1: Total Existing Space and Occupancy Rate of Purpose-Built Office (Public & Private) 2019 – 2023

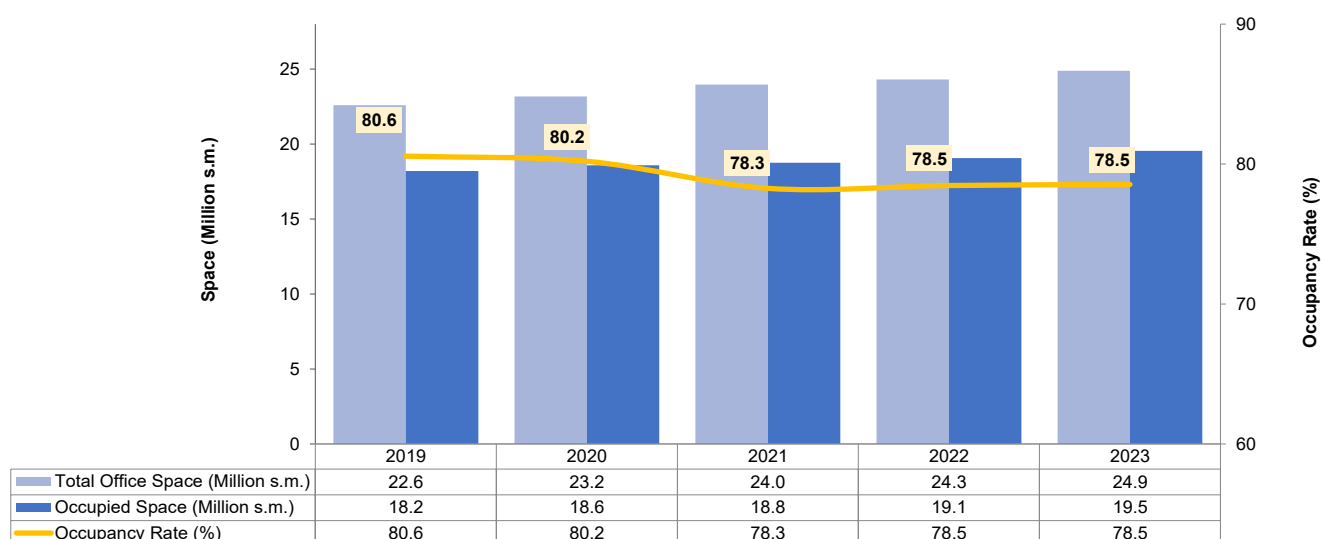
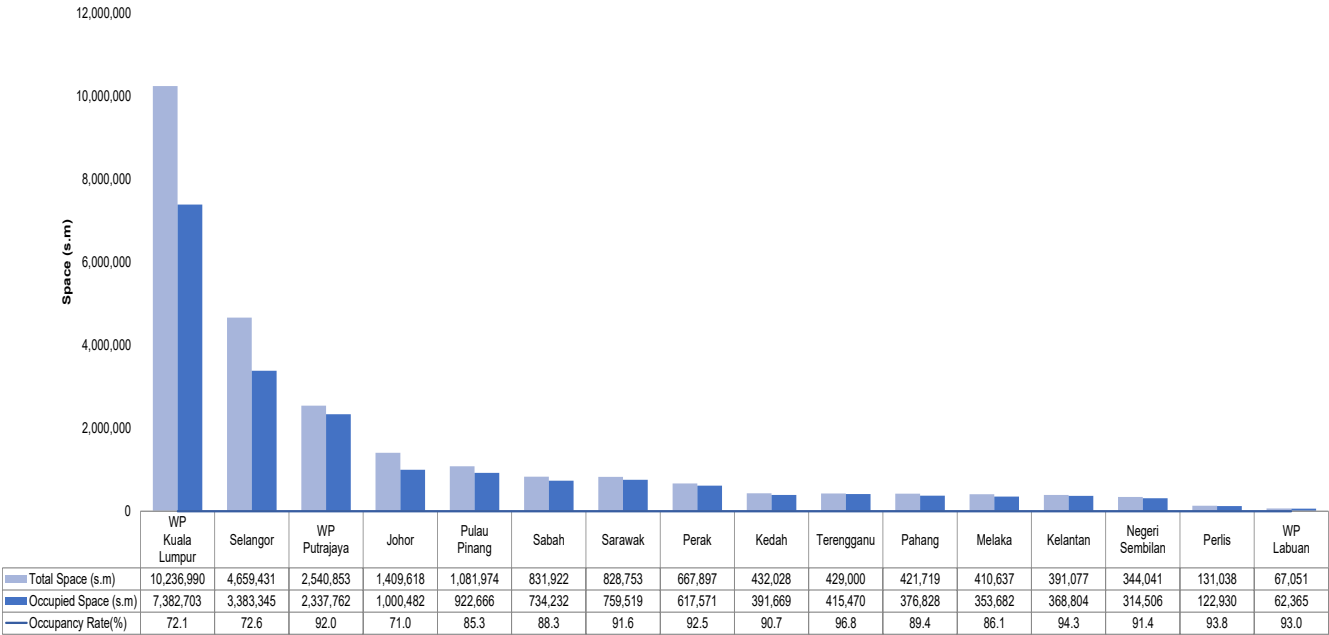


Chart 2: Existing Space and Occupancy Rate of Purpose-Built Office (Public & Private) by State 2023



## BANGUNAN PEJABAT BINAAN KHAS (MILIK SWASTA)

Pada 2023, kadar penghunian bagi pejabat binaan khas milik swasta kekal stabil 71.9%. Kadar ketersediaan direkodkan sebanyak 28.1% dengan 5.3 juta m.p. ruang pejabat tersedia.

WP Kuala Lumpur mendahului dengan jumlah ruang tersedia tertinggi (2.9 juta m.p.), diikuti oleh Selangor (1.3 juta m.p.). WP Putrajaya walaupun hanya mempunyai ruang tersedia sebanyak 195,550 m.p. merekodkan kadar ketersediaan tertinggi iaitu 47.6%. Ini diikuti Johor dan WP Kuala Lumpur, masing-masing dengan 39.7% dan 29.6%.

## PURPOSE-BUILT OFFICE BUILDING (PRIVATELY-OWNED)

In 2023, the occupancy rate of private-owned purpose-built office remains stabilizing at 71.9%. The availability rate recorded at 28.1% with 5.3 million s.m. available office space.

WP Kuala Lumpur led the highest available space (2.9 million s.m.), followed by Selangor (1.3 million s.m.). WP Putrajaya despite of having only 195,550 s.m. space availability, recorded the highest availability rate at 47.6%. This was followed by Johor and WP Kuala Lumpur, 39.7% and 29.6% respectively.

Chart 3: Total Existing Space and Occupancy Rate of Purpose-Built Office (Private) 2019 – 2023

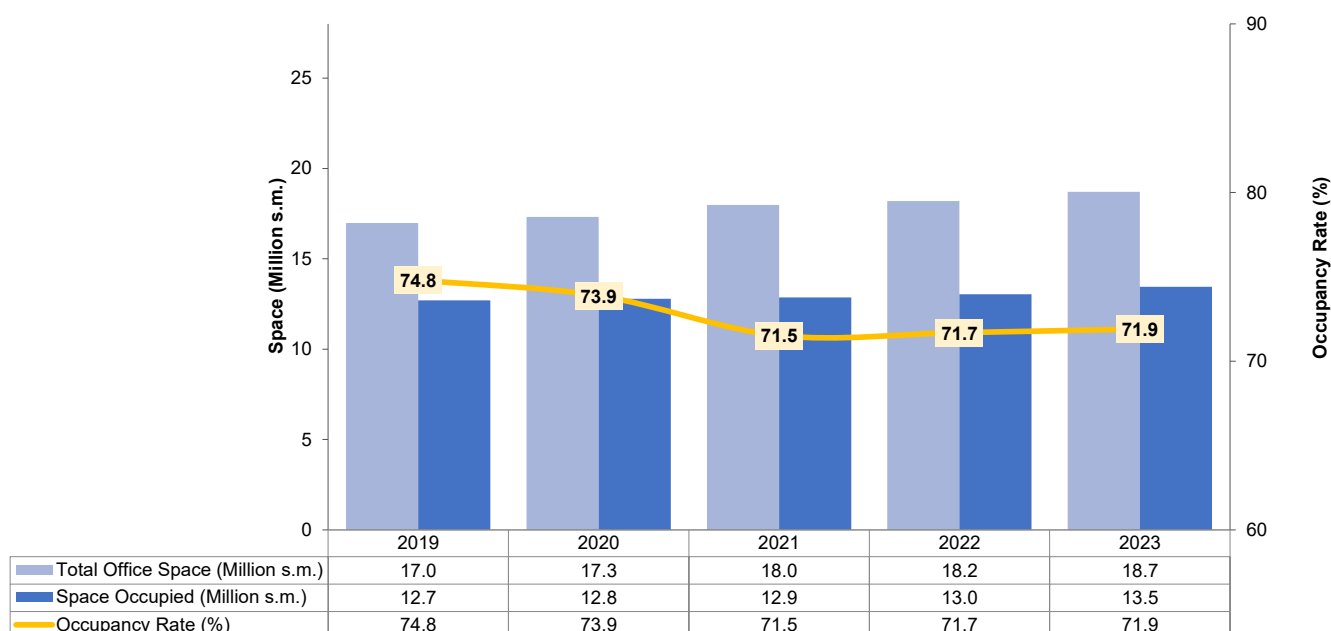


Table 1: Summary of Space Occupied in Purpose-Built Office (Private) 2019 to 2023

Type	2019	2020	2021	2022	2023
Total Office Space	16,985,293	17,316,462	17,988,030	18,196,049	18,705,320
Year-on-Year Change (%)	3.9	1.9	3.9	1.2	2.8
Space Occupied	12,706,457	12,794,816	12,865,836	13,046,974	13,451,233
Year-on-Year Change (%)	1.2	0.7	0.6	1.4	3.1

Chart 4: Space Availability in Purpose-Built Office (Private) 2019 – 2023

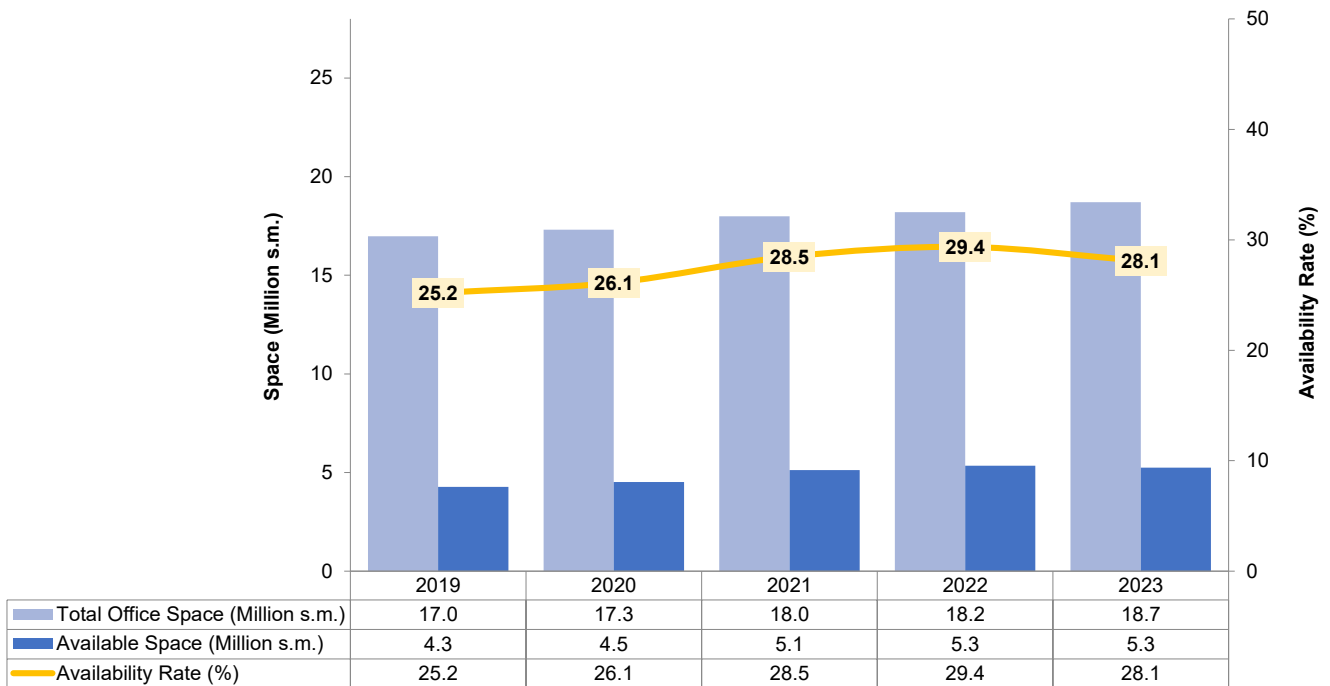
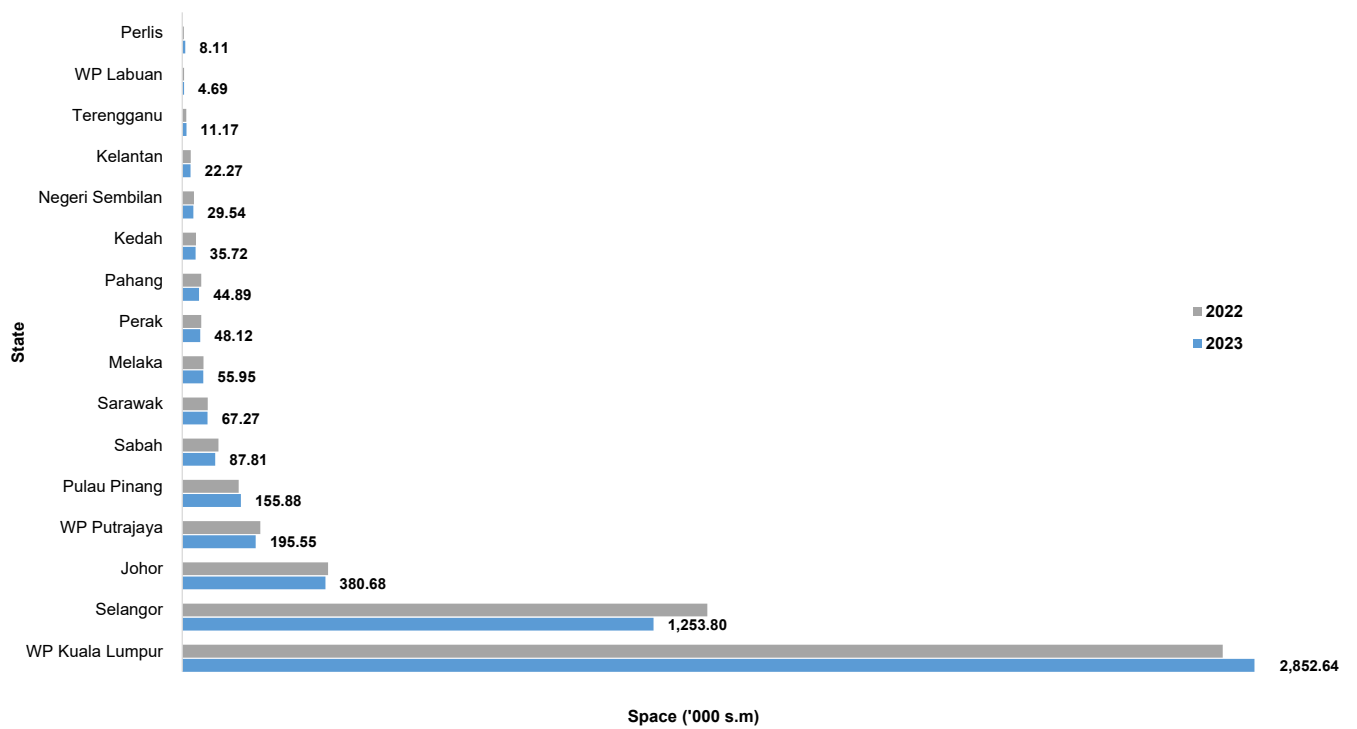


Table 2: Summary of Available Space in Purpose-Built Office (Private) 2019 to 2023

Type	2019	2020	2021	2022	2023
Total Office Space	16,985,293	17,316,462	17,988,030	18,196,049	18,705,320
Year-on-Year Change (%)	3.9	1.9	3.9	1.2	2.8
Available Space	4,278,836	4,521,646	5,122,194	5,149,075	5,254,087
Year-on-Year Change (%)	13.0	5.7	13.3	0.5	2.0



Chart 5: Available Space in Purpose-Built Office (Private) by State



**Table 3: Number of Purpose-Built Office Building (Private) With Available Space 2020 and 2021**

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	2022	27.9	119	121	39	35	22	75	292
	2023	29.6	116	126	35	36	25	79	301
WP Putrajaya	2022	50.6	2	1	1	2	0	6	10
	2023	47.6	2	1	0	3	0	6	10
WP Labuan	2022	9.7	0	3	1	0	0	1	5
	2023	9.4	0	3	0	1	0	1	5
Selangor	2022	32.7	60	62	24	24	20	62	192
	2023	28.9	69	60	27	20	19	58	184
Johor	2022	40.9	56	14	7	6	5	38	70
	2023	39.7	59	14	7	7	3	36	67
Pulau Pinang	2022	19.1	76	24	4	5	10	30	73
	2023	19.7	77	26	4	6	7	28	71
Perak	2022	17.7	58	3	2	2	3	8	18
	2023	16.0	57	5	3	3	3	7	21
Negeri Sembilan	2022	20.9	27	7	1	3	2	4	17
	2023	19.8	27	7	3	1	2	4	17
Melaka	2022	23.4	30	2	2	1	2	11	18
	2023	23.1	29	2	3	2	2	10	19
Kedah	2022	16.5	30	5	3	2	1	11	22
	2023	16.2	31	5	2	2	1	11	21
Pahang	2022	26.2	50	4	0	5	2	10	21
	2023	23.2	52	5	1	2	3	8	19
Terengganu	2022	8.3	26	4	3	0	0	5	12
	2023	8.4	26	4	4	0	1	4	13
Kelantan	2022	13.0	113	3	0	2	4	1	10
	2023	12.9	113	3	0	2	4	1	10
Perlis	2022	10.8	19	0	0	0	1	0	1
	2023	19.6	19	0	0	0	0	1	1
Sabah	2022	17.8	29	18	5	1	3	15	42
	2023	16.2	30	18	5	3	2	14	42
Sarawak	2022	12.8	32	13	9	7	3	13	45
	2023	12.5	32	15	7	8	5	12	47
<b>MALAYSIA</b>	<b>2022</b>	<b>28.3</b>	<b>727</b>	<b>284</b>	<b>101</b>	<b>95</b>	<b>78</b>	<b>290</b>	<b>848</b>
	<b>2023</b>	<b>28.1</b>	<b>739</b>	<b>294</b>	<b>101</b>	<b>96</b>	<b>77</b>	<b>280</b>	<b>848</b>

## KOMPLEKS PERNIAGAAN

Pada 2023, kadar penghunian kompleks perniagaan meningkat sedikit kepada 77.4% berbanding 75.4% pada tahun sebelumnya. Seajar dengan itu, keluasan ruang tersedia berkurang kepada 4.0 juta m.p. merangkumi keseluruhan 818 bangunan di seluruh negara. Kadar ketersediaan ruang menurun kepada 22.6%. Hanya enam negeri merekodkan kadar penghunian melebihi 80.0%. Negeri Sembilan dan Melaka antara negeri yang mencatatkan kadar penghunian yang terendah dalam negara iaitu masing-masing sebanyak 67.7% dan 62.4%.

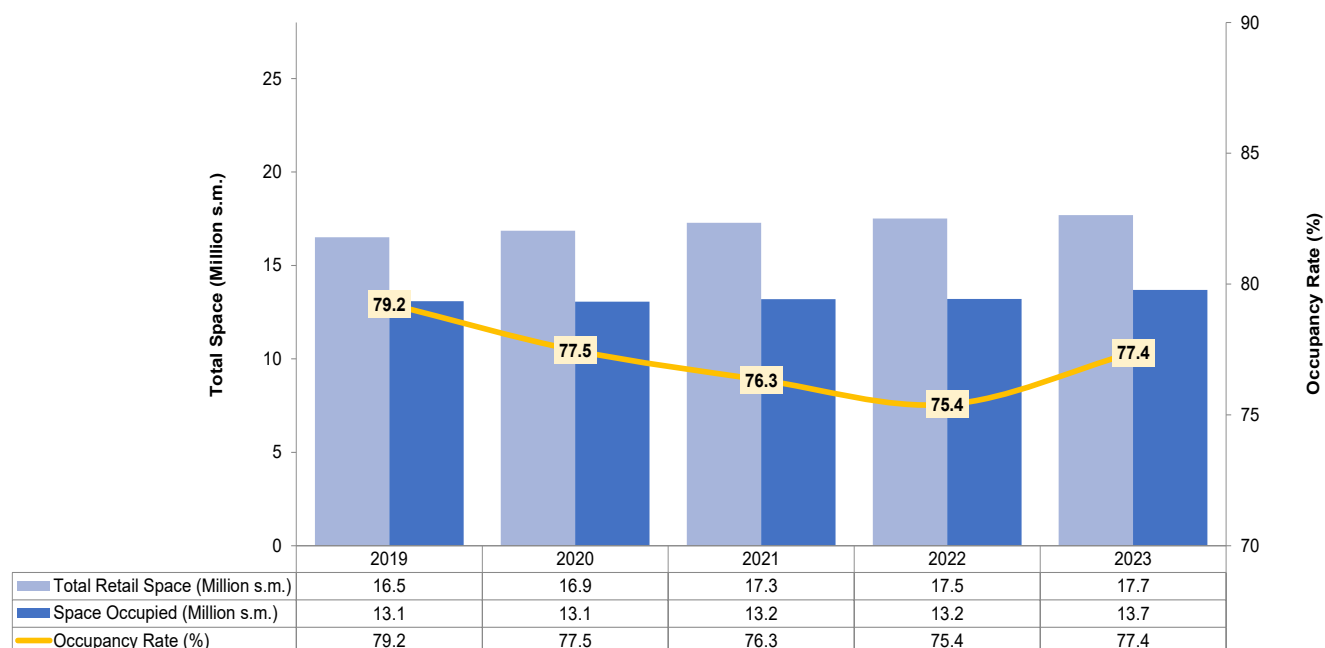
Berdasarkan keluasan ruang tersedia, Selangor merekodkan jumlah tertinggi dalam negara dengan dominasi sebanyak 20.1% (804,302 m.p.) daripada jumlah keluasan keseluruhan. Johor berada di kedudukan kedua dengan 18.1% (722,964 m.p.) dan diikuti oleh WP Kuala Lumpur dengan 13.9% (557,356 m.p.).

## SHOPPING COMPLEX

*In 2023, the occupancy rate of shopping complex marginally increased to 77.4% compared 75.4% in previous year. Correspondingly, the available space lessens to 4.0 million s.m. from the total of 818 buildings throughout the country. The availability rate decreased in tandem to 22.6%. Only six states recorded an occupancy rate of more than 80.0%. Negeri Sembilan and Melaka recorded among the lowest occupancy rates in the country at 67.7% and 62.4% respectively.*

*Based on the availability of space, Selangor recorded the highest number in the country, dominating 20.1% (804,302 s.m.) of the national total. Johor ranked second with 18.1% (722,964 s.m.) and followed by WP Kuala Lumpur with 13.9% (557,356 s.m.).*

Chart 6: Total Existing Space and Occupancy Rate of Shopping Complex 2019 – 2023



**Table 4: Summary of Space Occupied in Shopping Complex 2019 to 2023**

Type	2019	2020	2021	2022	2023
Total Retail Space	16,512,471	16,853,682	17,281,735	17,508,399	17,688,404
Year-on-Year Change (%)	3.4	2.1	2.5	1.3	1.0
Space Occupied	13,085,034	13,056,446	13,193,458	13,201,184	13,688,185
Year-on-Year Change (%)	3.3	-0.2	1.0	0.1	3.7

**Chart 7: Total Existing Space and Occupancy Rate of Shopping Complex by State 2023**

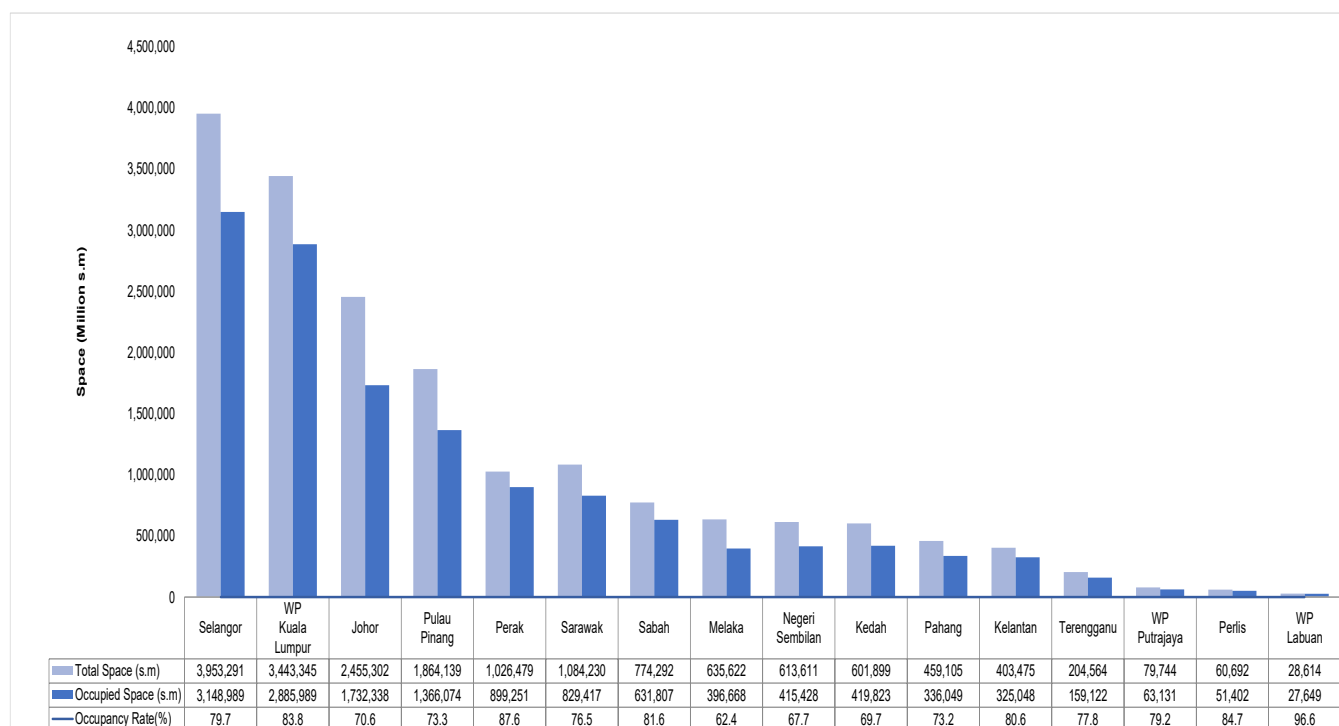


Chart 8: Space Availability and Availability Rate in Shopping Complex 2019 to 2023

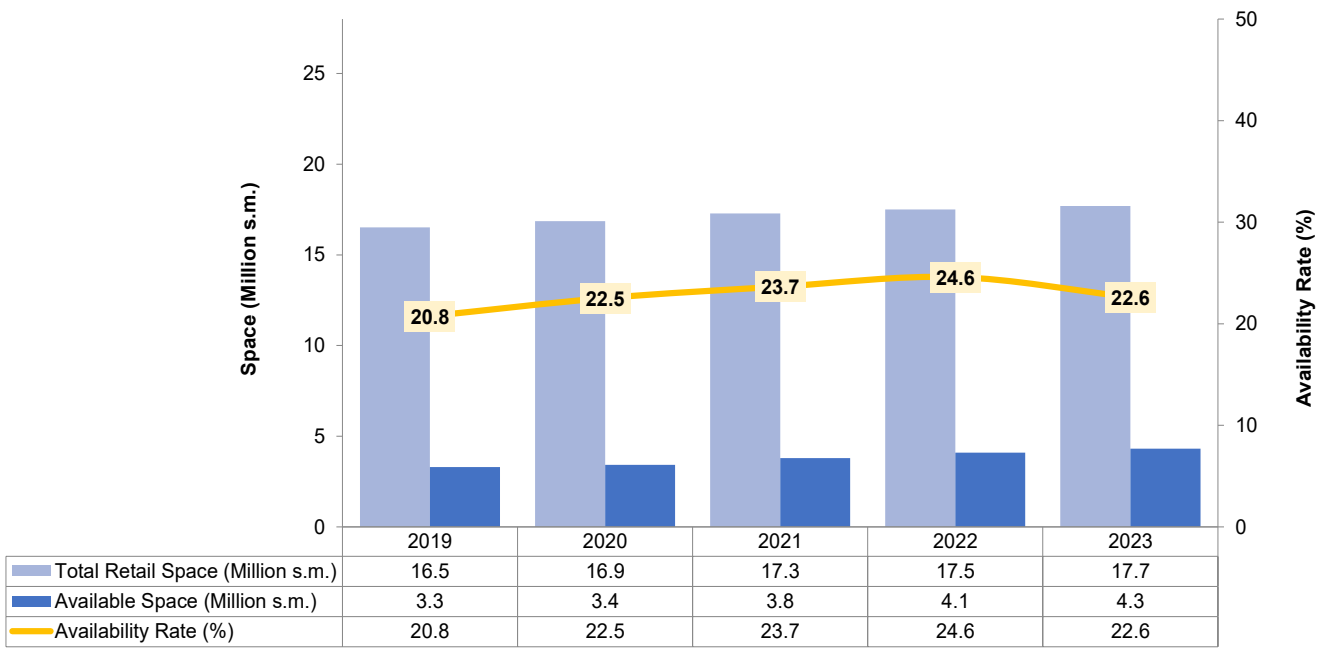


Table 5: Summary of Available Space in Shopping Complex 2019 to 2023

Type	2019	2020	2021	2022	2023
Total Retail Space	16,512,471	16,853,682	17,281,735	17,508,399	17,688,404
Year-on-Year Change (%)	3.4	2.1	2.5	1.3	1.0
Available Space	3,427,437	3,797,236	4,088,277	4,307,215	4,000,219
Year-on-Year Change (%)	3.7	10.8	7.7	5.3	-7.1

Chart 9: Available Space in Shopping Complex by State

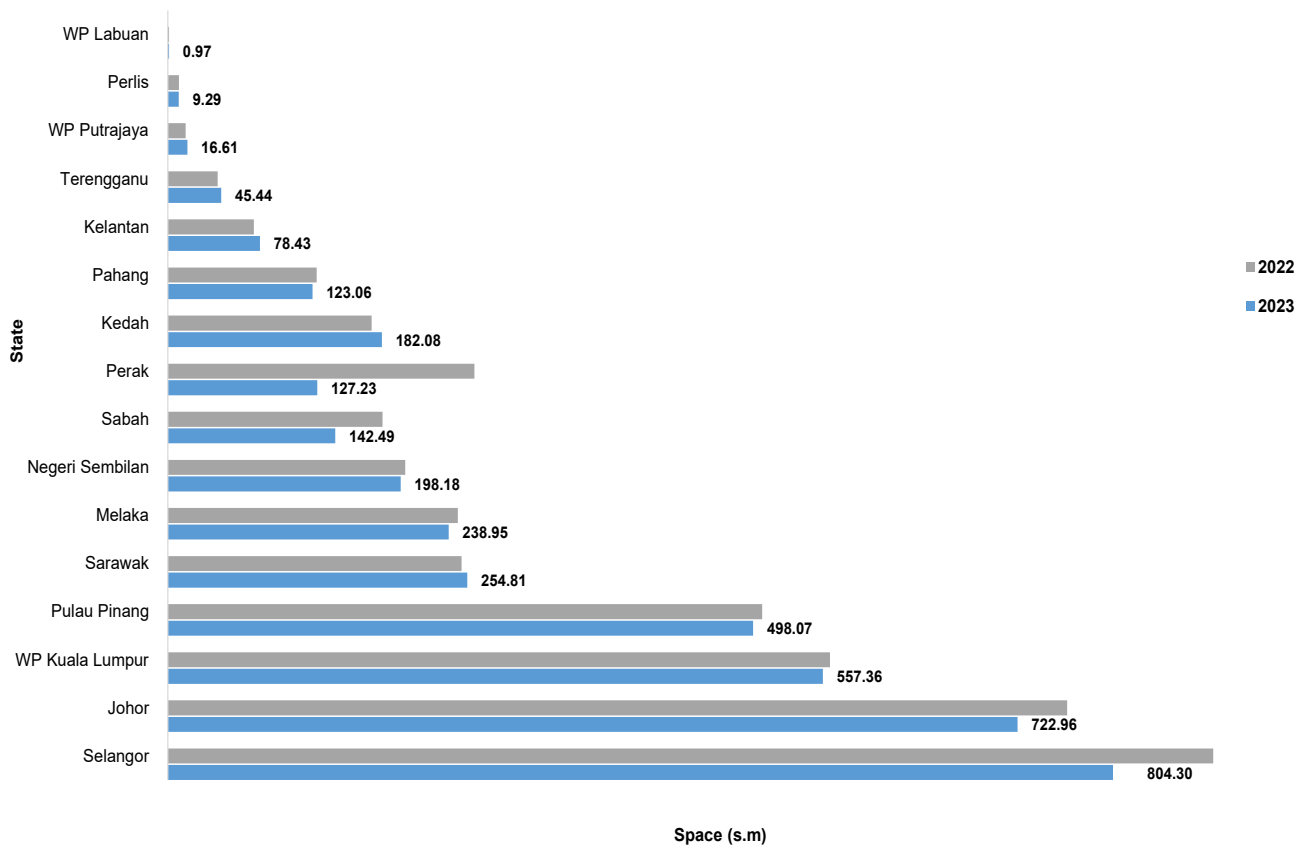


Table 6: Number of Shopping Complex With Available Space 2022 and 2023

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	2022	17.3	13	54	13	10	3	17	97
	2023	16.2	14	58	13	7	4	17	99
WP Putrajaya	2022	17.6	2	1	1	0	0	0	2
	2023	20.8	1	0	1	0	0	1	2
WP Labuan	2022	3.7	1	1	0	0	0	0	1
	2023	3.4	0	2	0	0	0	0	2
Selangor	2022	22.5	10	82	22	8	7	27	146
	2023	20.3	10	83	16	9	9	28	145
Johor	2022	31.2	24	74	15	5	5	32	131
	2023	29.4	24	73	12	8	7	32	132
Pulau Pinang	2022	27.4	34	31	8	6	7	20	72
	2023	26.7	34	32	6	6	9	19	72
Perak	2022	23.8	25	40	2	3	1	10	56
	2023	12.4	24	45	3	1	1	8	58
Negeri Sembilan	2022	33.4	46	22	7	1	4	13	47
	2023	32.3	44	25	6	2	4	14	51
Melaka	2022	38.8	12	5	1	0	2	11	19
	2023	37.6	10	8	0	0	2	11	21
Kedah	2022	29.0	14	22	2	3	2	17	46
	2023	30.3	16	19	3	2	3	17	44
Pahang	2022	28.1	15	12	3	1	2	11	29
	2023	26.8	13	16	2	1	1	11	31
Terengganu	2022	20.7	10	22	1	1	3	3	30
	2023	22.2	17	13	3	0	3	4	23
Kelantan	2022	18.1	12	9	1	3	1	4	18
	2023	18.1	12	8	1	2	3	4	18
Perlis	2022	16.6	15	2	2	0	1	2	7
	2023	15.3	16	2	2	0	1	2	7
Sabah	2022	24.3	10	22	4	3	4	8	41
	2023	18.4	17	21	2	4	3	6	36
Sarawak	2022	23.1	4	32	12	8	10	13	75
	2023	23.5	4	34	10	9	8	16	77
MALAYSIA	2022	24.6	247	431	94	52	52	188	817
	2023	22.6	256	439	80	51	58	190	818





# 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 quarter of the year 2023 ending on 31<sup>st</sup> 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.

