



KEMENTERIAN KEWANGAN
MALAYSIA

LAPORAN PENGHUNIAN DAN KETERSEDIAAN RUANG BANGUNAN PERDAGANGAN

Commercial Building Occupancy
and Space Availability Report

H1 2023



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

© Jabatan Penilaian dan Perkhidmatan Harta

Hak cipta terpelihara.

Tidak dibenarkan mencetak semula mana-mana bahagian artikel, ilustrasi dan isi kandungan laporan ini dalam apa juga bentuk dan dengan cara apa jua sama ada secara elektronik, fotokopi, mekanik, rakaman atau cara lain sebelum mendapat izin bertulis daripada penerbit. Penerbit tidak bertanggungjawab terhadap kesahihan maklumat yang terkandung dalam laporan ini. Maklumat dalam laporan ini tidak boleh digunakan dalam apa-apa timbang tara, dakwaan dan tindakan undang-undang atau sebagai asas untuk kesimpulan lain. Laporan ini dibuat tertakluk kepada beberapa andaian dan batasan.

© Valuation and Property Services Department

Copyrights Reserved

No part of this report may be reproduced, stored in a retrieval system, transmitted in any form or by any other means be it by electronic, mechanical, photocopying, recording or otherwise without the prior written permission of the publisher. No responsibility is accepted for the accuracy of information contained in this report. Material published in this report cannot be used in any arbitration, litigation and legal proceedings or as a basis for other conclusions. The report was constructed subject to a set of assumptions and limitations.

KANDUNGAN CONTENTS

Laporan
Report

Muka Surat/
Page

Ringkasan Ruang Tersedia di Bangunan Komersial pada H1 2023 <i>Summary of Available Space in Commercial Buildings as at H1 2023</i>	4
Bangunan Pejabat Binaan Khas <i>Purpose-Built Office Building</i>	5
Bangunan Pejabat Binaan Khas (Milik Swasta) <i>Purpose-Built Office Building (Private-Owned)</i>	7
Kompleks Perniagaan <i>Shopping Complex</i>	10
Catatan Teknikal <i>Technical Notes</i>	15

Ringkasan Ruang Tersedia di Bangunan Komersial pada H1 2023
Summary of Available Space in Commercial Buildings as at H1 2023

State	Purpose-Built Office				Shopping Complex	
	Privately-Owned		Public-Owned		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	9,338.59	2,627.20	587.78	1.65	3,265.03	562.26
WP Putrajaya	410.57	195.55	2,130.28	7.54	79.74	12.16
WP Labuan	50.01	3.98	17.04	0.00	28.61	1.06
Selangor	4,313.18	1,273.16	328.09	23.52	3,953.29	821.92
Johor	958.43	395.01	451.19	28.25	2,448.60	733.43
Pulau Pinang	775.50	143.39	291.04	3.43	1,838.76	499.20
Perak	301.54	48.65	366.36	2.14	1,017.36	131.98
Negeri Sembilan	149.44	32.30	194.60	0.00	613.61	195.36
Melaka	241.71	69.69	168.93	1.00	635.62	278.36
Kedah	220.66	37.15	211.37	4.64	601.90	181.76
Pahang	193.37	50.12	228.35	0.00	459.11	129.13
Terengganu	132.52	10.79	296.48	2.70	204.56	42.11
Kelantan	173.04	22.66	218.03	0.00	403.48	76.06
Perlis	41.35	8.50	89.69	0.00	56.42	8.77
Sabah	540.74	78.67	285.28	9.59	749.71	151.83
Sarawak	529.74	67.28	291.00	4.44	1,084.23	255.28
MALAYSIA	18,370.38	5,064.10	6,155.51	88.90	17,440.03	4,080.68

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

LAPORAN PENGHUNIAN DAN KETERSEDIAAN RUANG BANGUNAN KOMERSIAL H1 2023

BANGUNAN PEJABAT BINAAN KHAS

Jumlah ruang pejabat di seluruh negara adalah 24.53 juta m.p. dengan kadar penghunian keseluruhan 79.0% pada H1 2023. Ini menunjukkan peningkatan daripada 77.7% yang dicatatkan pada tempoh separuh tahun sebelumnya yang menyebabkan jumlah ketersediaan ruang menurun kepada 5.15 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 24.53 million s.m. with an overall occupancy rate of 79.0% in H1 2023. This saw an increase from 77.7% recorded in previous half, which translated the decrease of space availability to 5.15 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-owned and private-owned) by state are as shown in **Chart 2**.

Chart 1: Total Existing Space and Occupancy Rate of Purpose-Built Office (Public & Private) H1 2020 – H1 2023

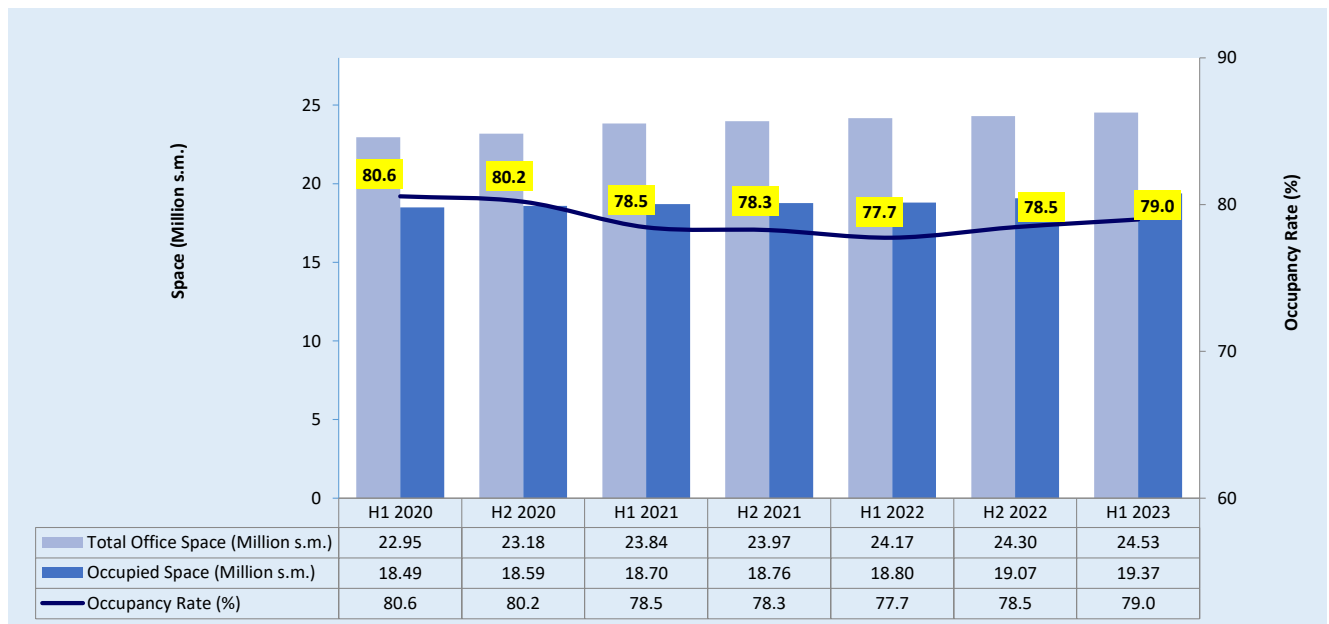
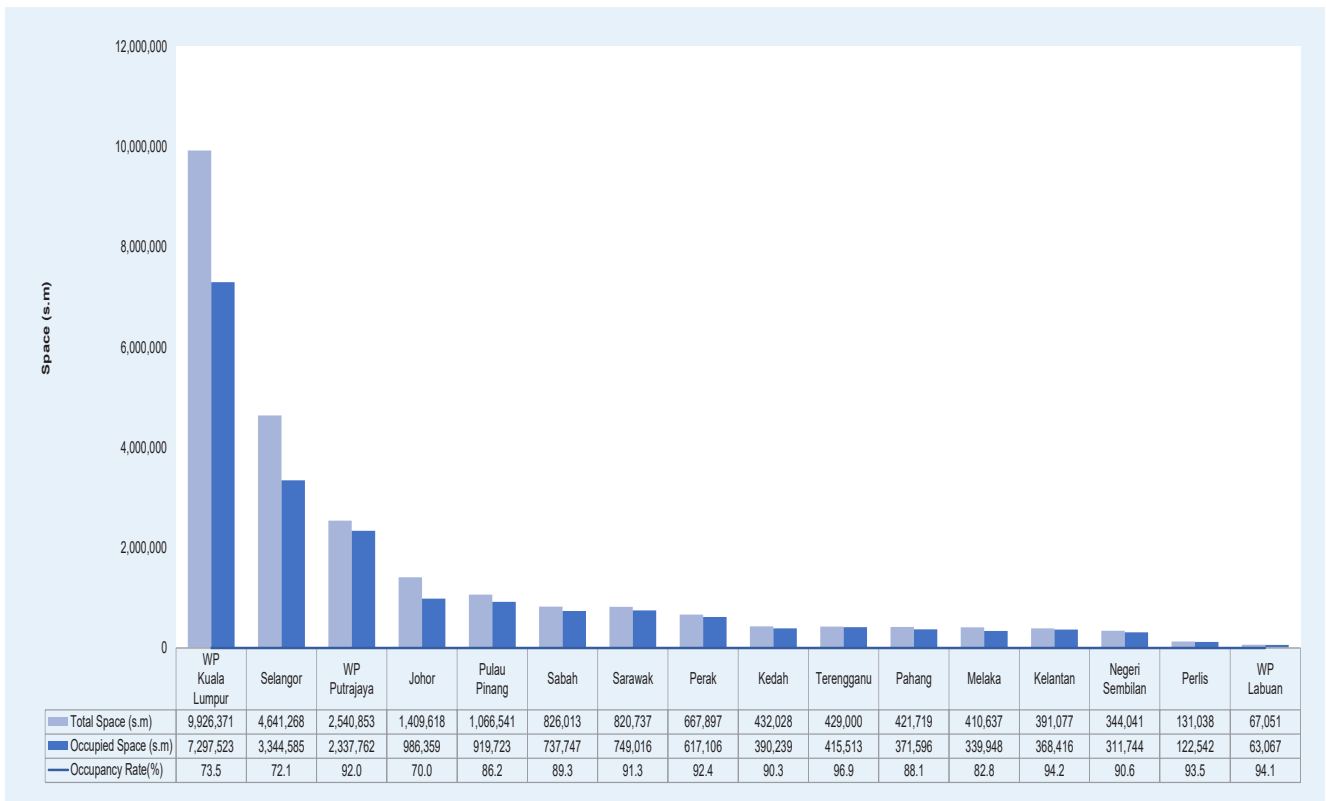


Chart 2: Existing Space and Occupancy Rate of Purpose-Built Office (Public & Private) by State H1 2023



BANGUNAN PEJABAT BINAAN KHAS (MILIK SWASTA)

Prestasi pejabat binaan khas milik swasta menaik dalam tempoh kajian apabila kadar penghunian keseluruhan meningkat kepada 72.4%. Sejalan dengan itu, kadar ketersediaan menurun kepada 27.6% dengan 5.06 juta m.p. ruang pejabat tersedia.

WP Kuala Lumpur mendahului dengan jumlah ruang tersedia tertinggi (2.63 juta m.p.), diikuti oleh Selangor (1.27 juta m.p.). WP Putrajaya yang hanya mempunyai ruang tersedia sebanyak 0.20 juta m.p. merekodkan kadar ketersediaan tertinggi iaitu 47.6%. Ini diikuti Johor dan Selangor, masing-masing dengan 41.2% dan 29.5%.

PURPOSE-BUILT OFFICE BUILDING (PRIVATE-OWNED)

The performance of private-owned purpose-built office improved in the review period as the overall occupancy rate increased to 72.4%. Correspondingly, the availability rate decreased to 27.6% with 5.06 million s.m. of available office space.

WP Kuala Lumpur led with the highest available space (2.63 million s.m), followed by Selangor (1.27 million s.m.). WP Putrajaya, although only having space availability of 0.20 million s.m., recorded the highest availability rate of 47.6%. This was followed by Johor and Selangor with 41.2% and 29.5% respectively.

Chart 3: Total Existing Space and Occupancy Rate of Purpose-Built Office (Private) H1 2020 – H1 2023

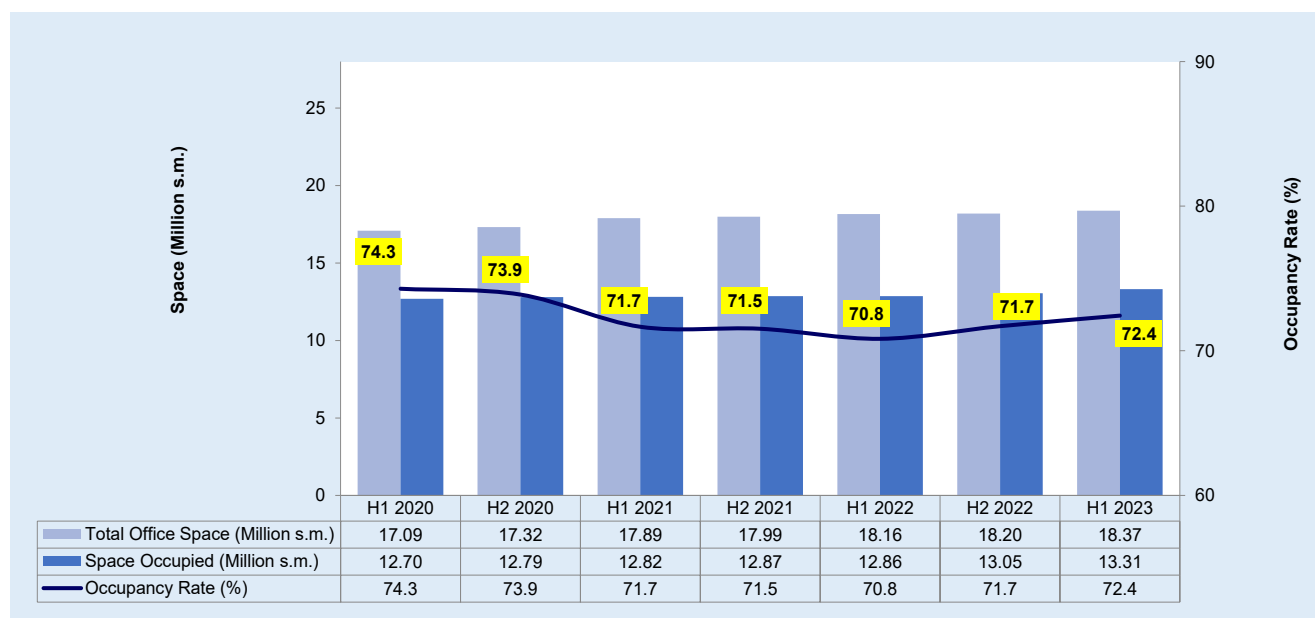


Table 1: Summary of Space Occupied in Purpose-Built Office (Private) H1 2020 to H1 2023

Type	H1 2020 ('000 s.m.)	H2 2020 ('000 s.m.)	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.)
Total Office Space	17,088.56	17,316.46	17,893.35	17,988.03	18,155.97	18,196.05	18,370.38
Percentage Change (%)	0.6	1.3	3.3	0.5	0.9	0.2	1.0
Space Occupied	12,695.08	12,794.82	12,822.63	12,865.84	12,859.53	13,046.97	13,306.28
Percentage Change (%)	-0.1	0.8	0.2	0.3	0.0	1.5	2.0

Chart 4: Space Availability in Purpose-Built Office (Private) H1 2020 – H1 2023

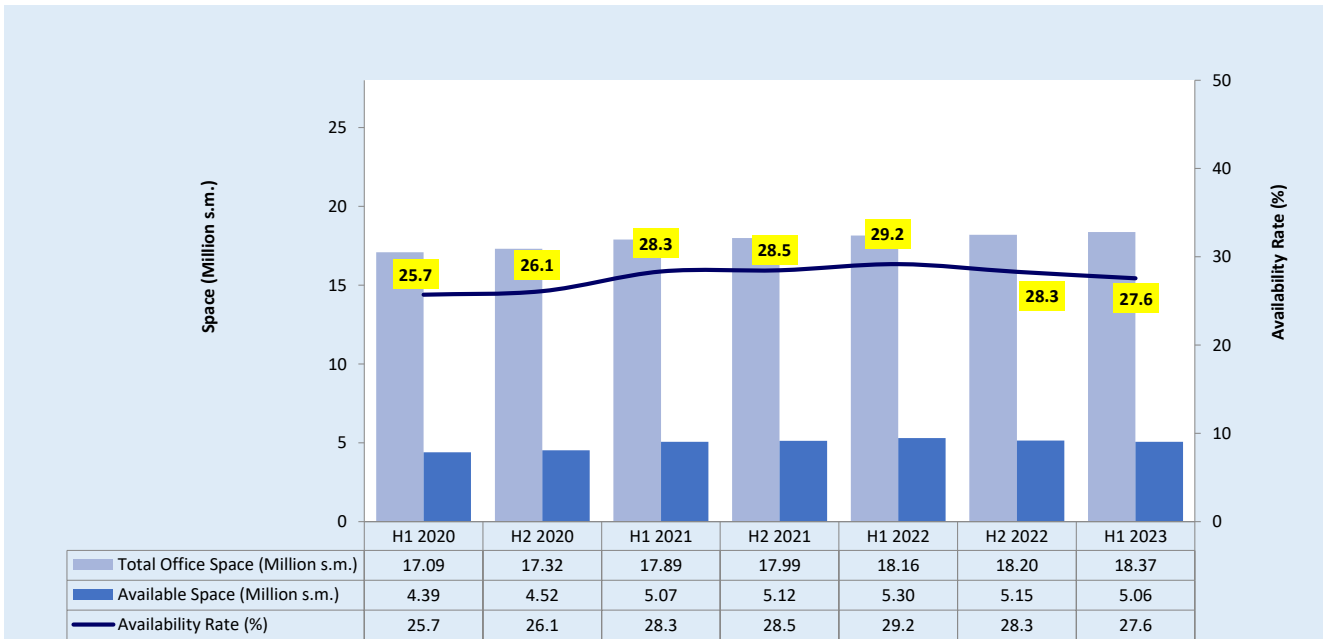


Table 2: Summary of Available Space in Purpose-Built Office (Private) H1 2020 to H1 2023

Type	H1 2020 ('000 s.m.)	H2 2020 ('000 s.m.)	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.)
Total Office Space	17,088.56	17,316.46	17,893.35	17,988.03	18,155.97	18,196.05	18,370.38
Percentage Change (%)	0.6	1.3	3.3	0.5	0.9	0.2	1.0
Available Space	4,393.48	4,521.65	5,070.72	5,122.19	5,296.45	5,149.08	5,064.10
Percentage Change (%)	2.7	2.9	12.1	1.0	3.4	-2.8	-1.7

Chart 5: Total of Available Space in Purpose-Built Office (Private) by State H1 2022, H2 2022 and H1 2023

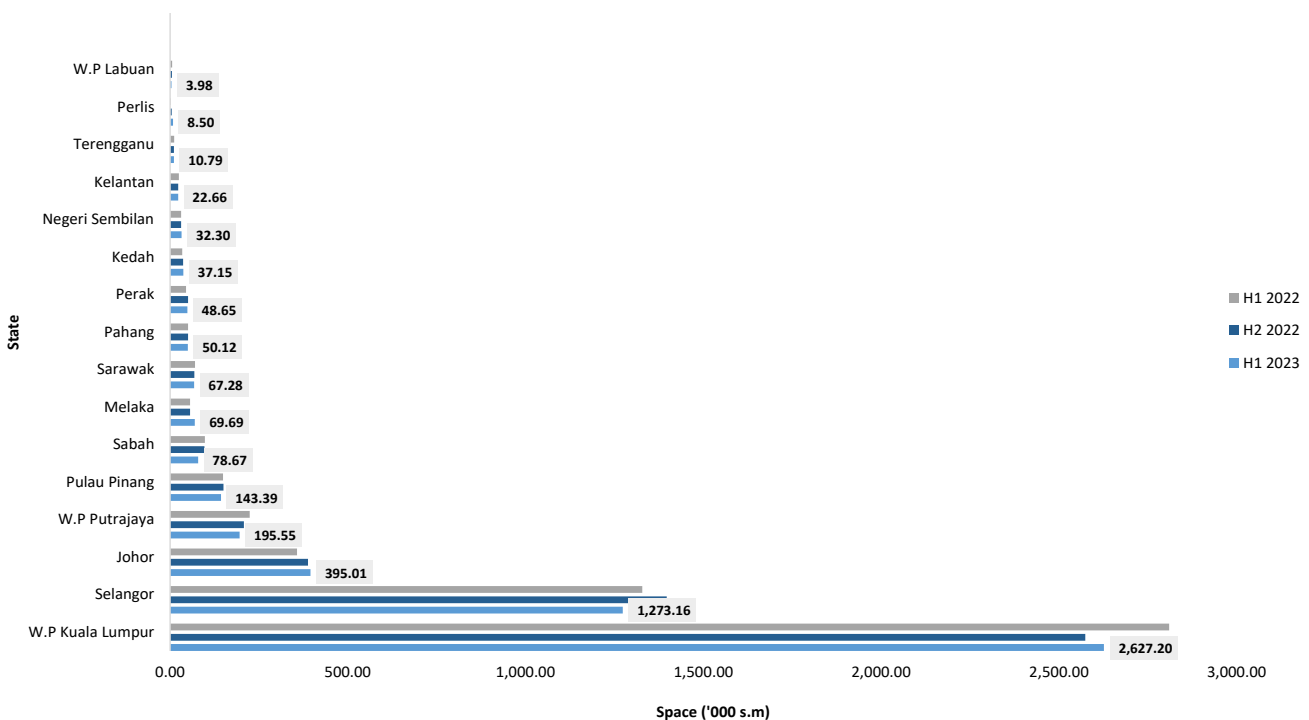


Table 3: Number of Purpose-Built Office Building (Private) With Available Space H1 2022, H2 2022 and H1 2023

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	H1 2022	30.0	119	122	34	40	19	78	293
	H2 2022	27.9	119	121	39	35	22	75	292
	H1 2023	28.1	117	124	36	39	19	78	296
WP Putrajaya	H1 2022	54.6	2	1	0	2	1	6	10
	H2 2022	50.6	2	1	1	2	0	6	10
	H1 2023	47.6	2	1	0	3	0	6	10
WP Labuan	H1 2022	11.8	0	3	1	0	0	1	5
	H2 2022	9.7	0	3	1	0	0	1	5
	H1 2023	8.0	0	3	1	0	0	1	5
Selangor	H1 2022	32.2	56	57	28	27	17	55	184
	H2 2022	32.7	60	62	24	24	20	62	192
	H1 2023	29.5	62	68	24	21	17	60	190
Johor	H1 2022	38.9	56	13	7	7	6	36	69
	H2 2022	40.9	56	14	7	6	5	38	70
	H1 2023	41.2	57	18	7	5	3	36	69
Pulau Pinang	H1 2022	18.8	79	23	4	6	10	29	72
	H2 2022	19.1	76	24	4	5	10	30	73
	H1 2023	18.5	79	24	4	7	7	26	68
Perak	H1 2022	15.8	59	3	1	1	4	8	17
	H2 2022	17.7	58	3	2	2	3	8	18
	H1 2023	16.1	57	5	4	1	2	9	21
Negeri Sembilan	H1 2022	20.9	27	7	1	3	2	4	17
	H2 2022	20.9	27	7	1	3	2	4	17
	H1 2023	21.6	27	7	1	2	3	4	17
Melaka	H1 2022	23.4	33	2	2	1	2	8	15
	H2 2022	23.4	30	2	2	1	2	11	18
	H1 2023	28.8	29	1	2	2	2	12	19
Kedah	H1 2022	15.5	29	6	3	3	2	9	23
	H2 2022	16.5	30	5	3	2	1	11	22
	H1 2023	16.8	31	4	3	2	1	11	21
Pahang	H1 2022	26.1	51	3	1	3	3	10	20
	H2 2022	26.2	50	4	0	5	2	10	21
	H1 2023	25.9	50	5	0	4	2	10	21
Terengganu	H1 2022	8.8	25	5	2	0	1	5	13
	H2 2022	8.3	26	4	3	0	0	5	12
	H1 2023	8.1	27	3	3	1	1	4	12
Kelantan	H1 2022	14.2	113	3	0	2	3	2	10
	H2 2022	13.0	113	3	0	2	4	1	10
	H1 2023	13.1	113	3	0	2	4	1	10
Perlis	H1 2022	3.3	19	1	0	0	0	0	1
	H2 2022	10.8	19	0	0	0	1	0	1
	H1 2023	20.6	19	0	0	0	0	1	1
Sabah	H1 2022	18.1	27	18	7	1	3	15	44
	H2 2022	17.8	29	18	5	1	3	15	42
	H1 2023	14.5	28	20	3	5	2	13	43
Sarawak	H1 2022	13.3	33	12	8	7	4	13	44
	H2 2022	12.8	32	13	9	7	3	13	45
	H1 2023	12.7	33	14	6	9	3	12	44
MALAYSIA	H1 2022	29.2	728	279	99	103	77	279	837
	H2 2022	28.3	727	284	101	95	78	290	848
	H1 2023	27.6	731	300	94	103	66	284	847

KOMPLEKS PERNIAGAAN

Prestasi kompleks perniagaan menunjukkan sedikit peningkatan pada H1 2023, apabila kadar penghunian negara meningkat kepada 76.6%. Sejalan dengan itu, keluasan ruang tersedia menurun kepada 4.08 juta m.p. merangkumi 816 bangunan di seluruh negara. Kadar ketersediaan ruang menurun secara selari kepada 23.4%. Hanya enam negeri merekodkan kadar penghunian melebihi 80.0%. Negeri Sembilan dan Melaka mencatatkan antara kadar penghunian yang terendah dalam negara iaitu masing-masing sebanyak 68.2% dan 56.2%.

Berdasarkan keluasan ruang tersedia, Selangor merekodkan jumlah tertinggi dalam negara dengan dominasi sebanyak 20.1% (821,919 m.p.) daripada jumlah keluasan keseluruhan. Johor berada di tempat kedua dengan 18.0% (733,429 m.p.) dan diikuti oleh WP Kuala Lumpur dengan 13.8% (562,262 m.p.).

SHOPPING COMPLEX

The performance of shopping complex showed an improvement in H1 2023, as the occupancy rate slightly increased to 76.6%. Correspondingly, the available space decreased to 4.08 million s.m. from the 816 buildings throughout the country. The availability rate decreased in tandem to 23.4%. Only six states recorded occupancy rate of more than 80.0%. Negeri Sembilan and Melaka recorded among the lowest occupancy rates in the country at 68.2% and 56.2% respectively.

Based on the availability of space, Selangor recorded the highest number in the country, dominating 20.1% (821,919 s.m.) of the national total. Johor ranked second with 18.0% (733,429 s.m.) and followed by WP Kuala Lumpur with 13.8% (562,262 s.m.).

Chart 6: Total Existing Space and Occupancy Rate of Shopping Complex H1 2020 – H1 2023

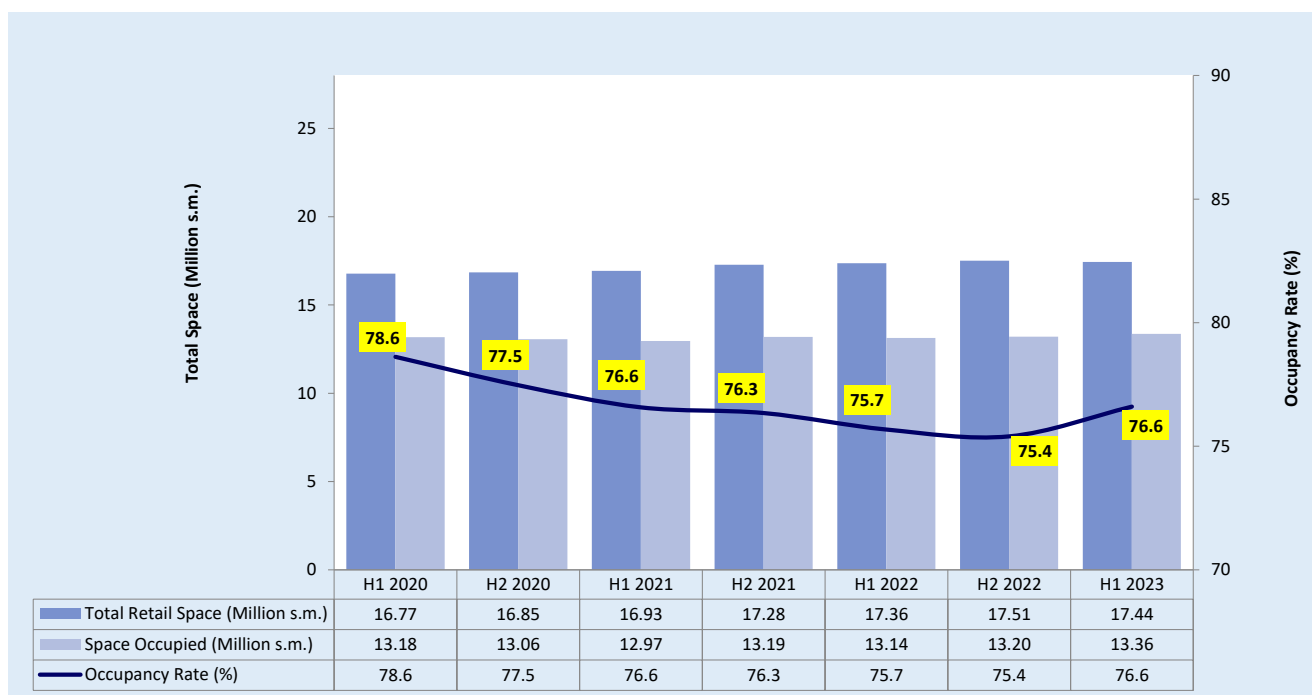


Table 4: Summary of Space Occupied in Shopping Complex H1 2020 to H1 2023

Type	H1 2020 ('000 s.m.)	H2 2020 ('000 s.m.)	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.)
Total Retail Space	16,769.15	16,853.68	16,933.87	17,281.74	17,359.23	17,508.40	17,440.03
Percentage Change (%)	1.6	0.5	0.5	2.1	0.4	0.9	-0.4
Space Occupied	13,183.45	13,056.45	12,966.74	13,193.46	13,136.76	13,201.18	13,359.35
Percentage Change (%)	0.8	-1.0	-0.7	1.7	-0.4	0.5	1.2

Chart 7: Total Existing Space and Occupancy Rate of Shopping Complex by State H1 2023

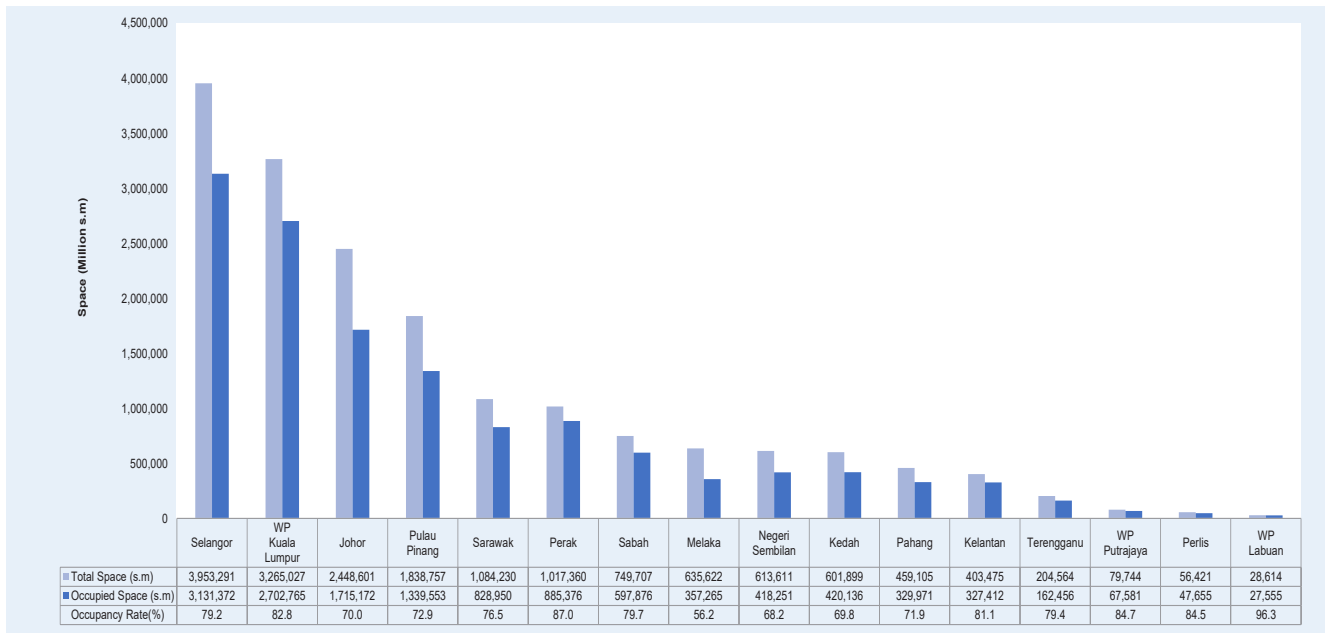


Chart 8: Space Availability and Availability Rate in Shopping Complex H1 2020 to H1 2023

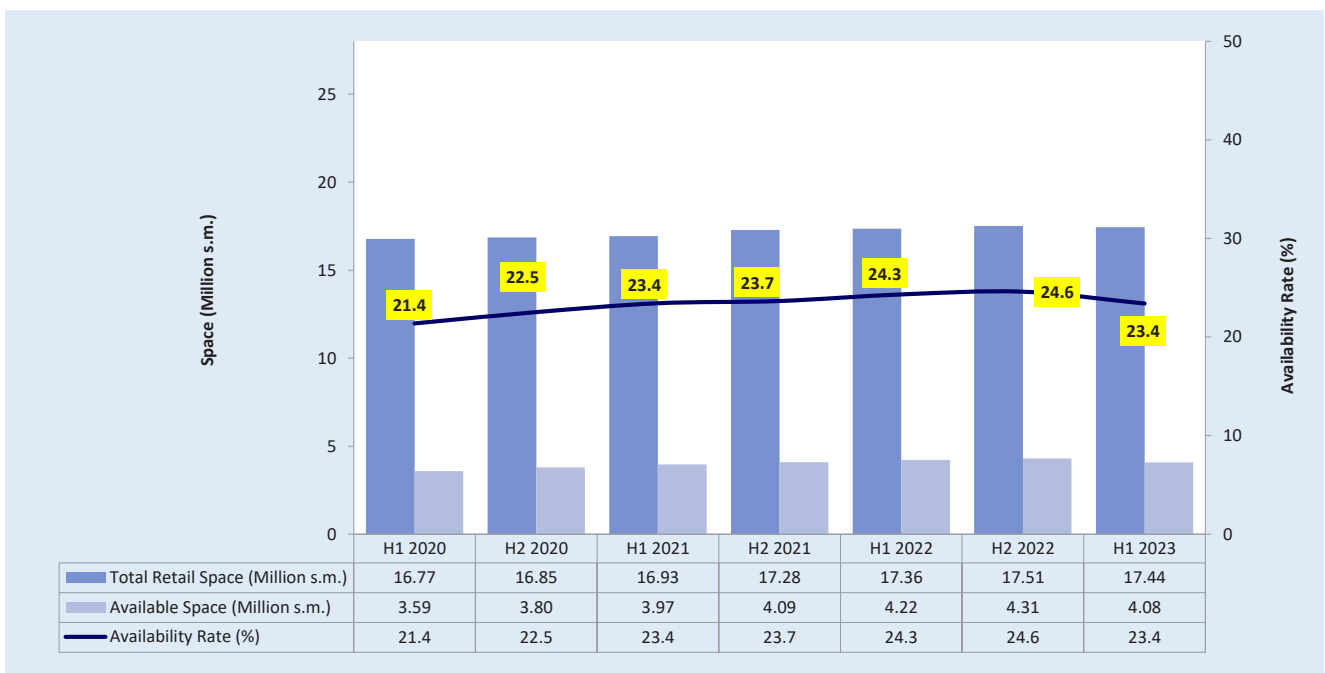


Table 5: Summary of Available Space in Shopping Complex H1 2020 to H1 2023

Type	H1 2020 ('000 s.m.)	H2 2020 ('000 s.m.)	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.)
Total Retail Space	16,769.15	16,853.68	16,933.87	17,281.74	17,359.23	17,508.40	17,440.03
Percentage Change (%)	1.6	0.5	0.5	2.1	0.4	0.9	-0.4
Available Space	3,585.70	3,797.24	3,967.12	4,088.28	4,222.47	4,307.22	4,080.68
Percentage Change (%)	4.6	5.9	4.5	3.1	3.3	2.0	-5.3

Chart 9: Total Available Space in Shopping Complex by State H1 2022, H2 2022 and H1 2023

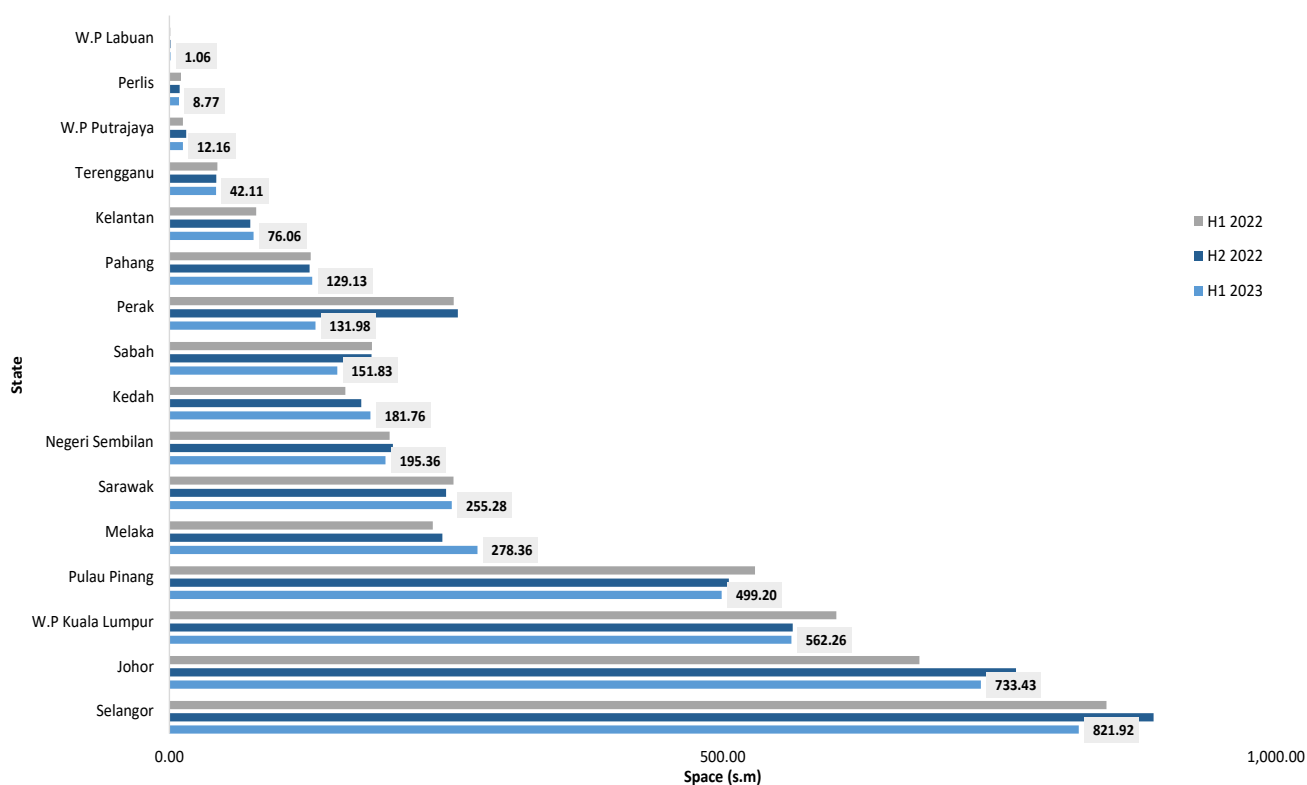


Table 6: Number of Shopping Complex With Available Space H1 2022, H2 2022 and H1 2023

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	H1 2022	18.4	17	46	18	11	1	18	94
	H2 2022	17.3	13	54	13	10	3	17	97
	H1 2023	17.2	13	57	10	9	2	20	98
WP Putrajaya	H1 2022	14.2	2	1	1	0	0	0	2
	H2 2022	17.6	2	1	1	0	0	0	2
	H1 2023	15.3	1	0	1	0	0	1	2
WP Labuan	H1 2022	2.7	1	1	0	0	0	0	1
	H2 2022	3.7	1	1	0	0	0	0	1
	H1 2023	3.7	1	1	0	0	0	0	1
Selangor	H1 2022	22.3	13	75	20	13	6	28	142
	H2 2022	22.5	10	82	22	8	7	277	146
	H1 2023	20.8	10	79	23	9	7	27	145
Johor	H1 2022	27.8	23	78	14	4	7	31	134
	H2 2022	31.2	24	74	15	5	5	32	131
	H1 2023	30.0	24	72	13	7	8	31	131
Pulau Pinang	H1 2022	28.5	34	31	9	6	8	21	75
	H2 2022	27.4	34	31	8	6	7	20	72
	H1 2023	27.1	35	30	8	6	9	18	71
Perak	H1 2022	23.6	25	40	2	3	0	10	55
	H2 2022	23.8	25	40	2	3	1	10	56
	H1 2023	13.0	26	41	3	2	2	7	55
Negeri Sembilan	H1 2022	32.9	45	21	7	3	4	13	48
	H2 2022	33.4	46	22	7	1	4	13	47
	H1 2023	31.8	46	24	5	2	4	14	49
Melaka	H1 2022	37.5	12	6	1	0	2	10	19
	H2 2022	38.8	12	5	1	0	2	11	19
	H1 2023	43.8	10	6	0	0	2	13	21
Kedah	H1 2022	26.9	15	23	2	3	2	14	44
	H2 2022	29.0	14	22	2	3	2	17	46
	H1 2023	30.2	15	20	3	2	3	17	45
Pahang	H1 2022	28.5	18	11	1	1	2	11	26
	H2 2022	28.1	15	12	3	1	2	11	29
	H1 2023	28.1	15	12	3	0	1	13	29
Terengganu	H1 2022	21.2	7	23	3	1	3	3	33
	H2 2022	20.7	10	22	1	1	3	3	30
	H1 2023	20.6	11	19	3	1	3	3	29
Kelantan	H1 2022	19.4	11	9	2	3	1	4	19
	H2 2022	18.1	12	9	1	3	1	4	18
	H1 2023	18.9	11	9	1	3	2	4	19
Perlis	H1 2022	18.4	14	3	2	0	0	3	8
	H2 2022	16.6	15	2	2	0	1	2	7
	H1 2023	15.5	16	2	1	0	1	2	6
Sabah	H1 2022	24.4	11	19	5	4	4	8	40
	H2 2022	24.3	10	22	4	3	4	8	41
	H1 2023	20.3	13	20	4	5	2	7	38
Sarawak	H1 2022	23.7	4	33	10	8	10	14	75
	H2 2022	23.1	4	32	12	8	10	13	75
	H1 2023	23.5	4	33	9	11	8	16	77
MALAYSIA	H1 2022	24.3	252	420	97	60	50	188	815
	H2 2022	24.6	247	431	94	52	52	188	817
	H1 2023	23.4	251	425	87	57	54	193	816

Catatan Teknikal

Technical Notes

CATATAN TEKNIKAL

1. Tempoh kajian laporan ini adalah meliputi suku kedua tahun 2023 yang berakhir pada 30 Jun 2023.
2. Liputan kajian ini hanya merangkumi 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. Ruang tersedia untuk disewa merangkumi ruang pejabat di bangunan pejabat binaan khas milik swasta dan kompleks perniagaan yang tidak dihuni dan tersedia untuk disewa.
5. Kadar ketersediaan dikira dengan membahagikan jumlah kepadatan 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 2023 ending on 30th June 2023.*
2. *The coverage of the survey is confined to private-owned purpose-built office buildings and shopping complex that are completed and ready for occupation.*
3. *Commercial buildings refer to private-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. *Space available for lease comprises office space in private-owned buildings and shopping complex which 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.*

