KEMENTERIAN KEWANGAN

LAPORAN PENGHUNIAN DAN KETERSEDIAAN RUANG BANGUNAN PERDAGANGAN

Commercial Building Occupancy and Space Availability Report

2024

Sambutan Jubli Perak NAPIC

PUSAT MAKLUMAT HARTA TANAH NEGARA

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

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

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	9,657,110	2,872,953	606,738	1,648	3,471,216	458,299
WP Putrajaya	410,574	194,149	2,130,279	7,542	79,744	13,413
WP Labuan	50,014	5,088	17,037	0	28,614	193
Selangor	4,352,000	1,229,926	332,373	30,418	4,022,466	780,410
Johor	1,005,810	426,997	451,187	28,457	2,455,302	666,869
Pulau Pinang	811,055	178,543	291,134	3,426	1,940,911	538,377
Perak	301,537	52,511	366,360	7,060	1,026,504	118,587
Negeri Sembilan	149,437	35,066	194,604	0	613,463	191,937
Melaka	241,709	53,828	168,928	1,606	632,354	227,672
Kedah	220,659	31,957	211,369	4,641	601,899	166,642
Pahang	193,365	47,750	264,729	0	459,105	107,651
Terengganu	132,315	10,566	296,685	2,356	276,156	67,186
Kelantan	173,043	24,779	218,034	0	420,078	94,698
Perlis	41,348	8,108	89,690	0	61,714	7,711
Sabah	543,698	96,454	288,224	9,765	801,027	166,911
Sarawak	555,153	71,433	351,308	54,152	1,084,230	210,369
MALAYSIA	**18,838,827**	**5,340,108**	**6,278,679**	**151,071**	**17,974,783**	**3,816,925**

BANGUNAN PEJABAT BINAAN KHAS

Pada tahun 2024, sejumlah 25.12 juta m.p. ruang pejabat binaan khas (PBO) direkodkan di mana 75.0% merupakan ruang pejabat binaan khas milik swasta dan selebihnya merupakan ruang pejabat binaan khas milik kerajaan.

Ketersediaan ruang PBO milik swasta direkodkan sebanyak 5.34 juta m.p. manakala PBO milik kerajaan sebanyak 151,071 m.p.

Secara keseluruhannya, ruang pejabat PBO meningkat secara beransur -ansur daripada 23.18 juta m.p. pada tahun 2020 kepada 25.12 juta m.p. pada tahun 2024. Ruang pejabat yang dihuni turut meningkat sedikit tetapi tidak sebanyak ruang keseluruhan iaitu daripada 18.59 juta m.p. pada tahun 2020 kepada 19.63 juta m.p. pada tahun 2024.

Sementara itu, kadar penghunian menurun sedikit dari masa ke masa, bermula 80.2% pada tahun 2020 dan menurun kepada 78.1% pada tahun 2024. Ini menunjukkan bahawa walaupun ruang pejabat keseluruhan bertambah, kadar ruang yang dihuni tidak bertambah pada kadar yang sama. Ini memberikan kesan kepada ketersediaan ruang yang lebih tinggi pada tahun 2024.

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 mengikut negeri adalah seperti yang ditunjukkan di **Carta 2**.

PURPOSE-BUILT OFFICE BUILDING

In the year 2024, a total of 25.12 million s.m. of purpose-built office (PBO) space was recorded, with 75.0% being privately owned and the remainder being public-owned.

The availability space of private-owned PBO is recorded at 5.34 million s.m., while public-owned space amounts to 151,071 s.m.

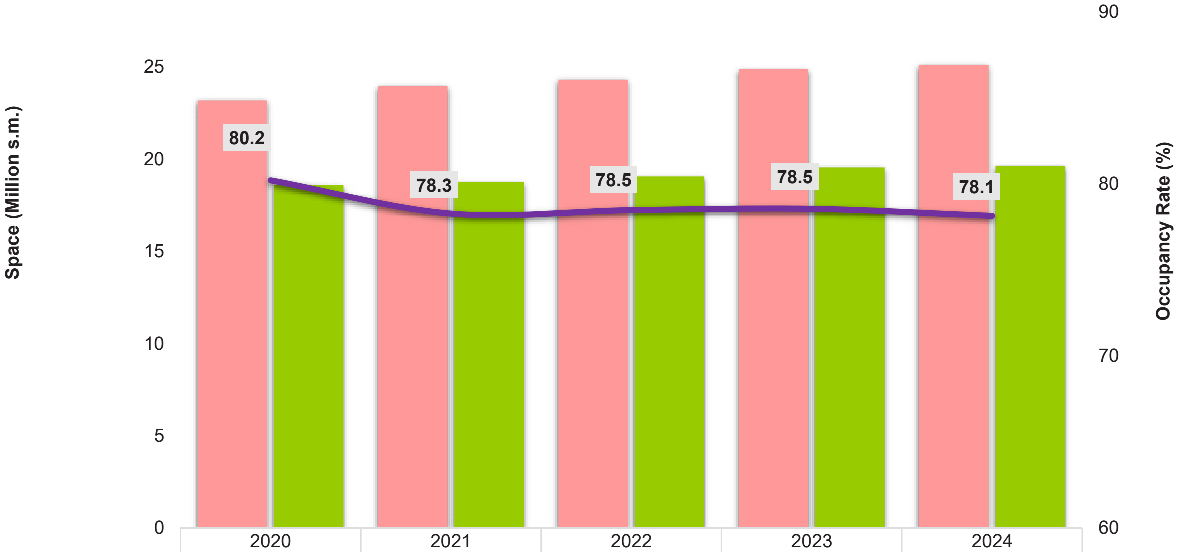
Overall, the office space of PBO has gradually increased from 23.18 million s.m. in 2020 to 25.12 million s.m. in 2024. The occupied office space has also seen a slight increase, although not as significant as the total space, rising from 18.59 million s.m. in 2020 to 19.63 million s.m. in 2024.

Meanwhile, the occupancy rate has experienced a slight decline over time, starting at 80.2% in 2020 and decreasing to 78.1% by 2024. This indicates that although the total office space has increased, the rate of occupied space has not risen at the same pace. Consequently, this results in a higher availability of space in 2024.

All states, with the exception of the WP Kuala Lumpur, Selangor, and Johor, have recorded an occupancy rate exceeding 80.0%.

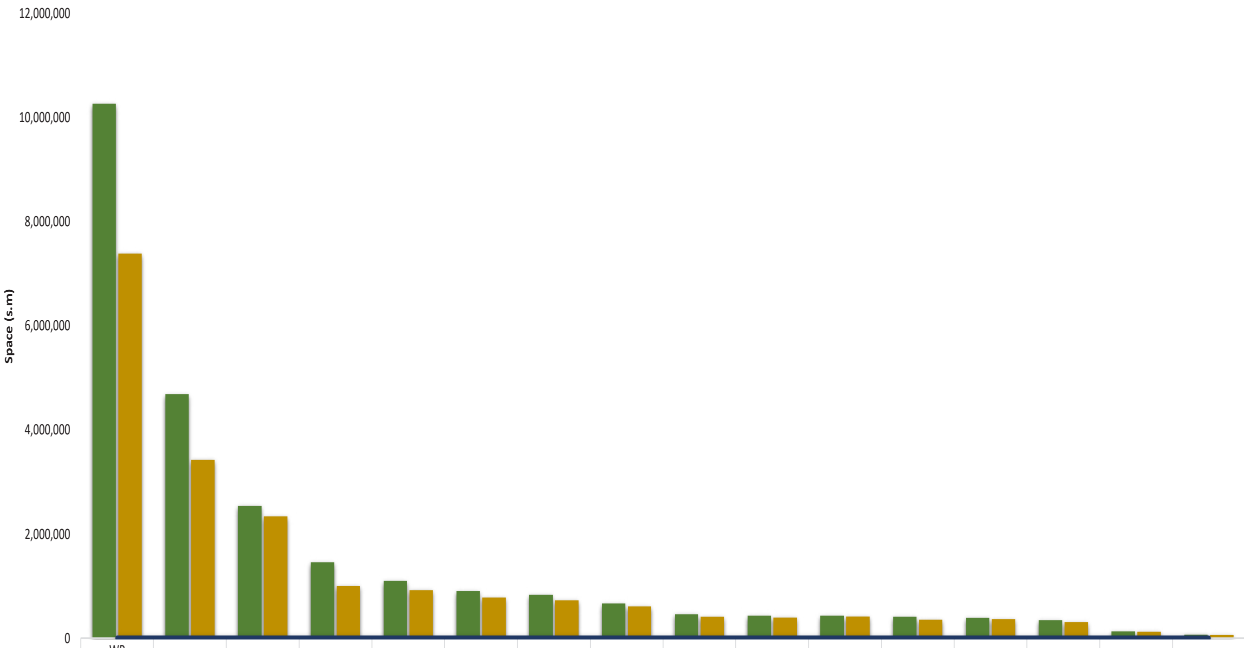
*The existing office space and the occupancy rates of purpose-built offices by state are illustrated in **Chart 2**.*

Chart 1: Total Existing Space and Occupancy Rate of Purpose-Built Office (Public & Private) 2020 - 2024



	2020	2021	2022	2023	2024
Total Office Space (Million s.m.)	23.18	23.97	24.30	24.88	25.12
Occupied Space (Million s.m.)	18.59	18.76	19.07	19.55	19.63
Occupancy Rate (%)	80.2	78.3	78.5	78.5	78.1

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



	WP Kuala Lumpur	Selangor	WP Putrajaya	Johor	Pulau Pinang	Sarawak	Sabah	Perak	Pahang	Kedah	Terengganu	Melaka	Kelantan	Negeri Sembilan	Perlis	WP Labuan
Total Space (s.m)	10,263,848	4,684,373	2,540,853	1,456,997	1,102,189	906,461	831,922	667,897	458,094	432,028	429,000	410,637	391,077	344,041	131,038	67,051
Occupied Space (s.m)	7,389,247	3,424,029	2,339,162	1,001,543	920,220	780,876	725,703	608,326	410,344	395,430	416,078	355,203	366,298	308,975	122,930	61,963
Occupancy Rate(%)	72.0	73.1	92.1	68.7	83.5	86.1	87.2	91.1	89.6	91.5	97.0	86.5	93.7	89.8	93.8	92.4

BANGUNAN PEJABAT BINAAN KHAS (MILIK SWASTA)

Pada tahun 2024, kadar penghunian pejabat binaan khas (PBO) milik swasta direkodkan 71.7% manakala kadar ketersediaan 28.3% dengan keluasan 5.34 juta m.p.

Dalam tempoh 2020 hingga 2024, dianggarkan kira-kira 8.8% pertambahan ruang PBO milik swasta direkodkan. Pertambahan ruang yang sedikit ini tidak memberi impak kepada kadar penghunian di mana kadar penghunian didapati masih kekal dan stabil dengan peratus perubahan yang kecil dalam lingkungan 0.4% hingga 3.1% sejak tahun 2020.

Selari dengan kadar penghunian, kadar ketersediaan ruang PBO milik swasta direkodkan pada kadar 26.1% hingga 28.3% dari tahun 2020 hingga 2024.

Tahun 2024 menyaksikan WP Kuala Lumpur mendahului jumlah ruang tersedia tertinggi sebanyak 2.87 juta m.p. diikuti oleh Selangor dengan 1.23 juta m.p.. Kadar ketersediaan ruang bagi kedua-dua negeri ini masing-masing 29.7% dan 28.3% daripada ruang yang ditawarkan.

Kira-kira 20.3% bangunan PBO milik swasta di WP Kuala Lumpur mempunyai ketersediaan ruang melebihi 50.0% manakala 27.9% bangunan mempunyai kadar penghunian 100.0%.

PURPOSE-BUILT OFFICE BUILDING (PRIVATELY-OWNED)

In the year 2024, the occupancy rate of privately owned purpose-built office buildings (PBO) was recorded at 71.7%, while the availability rate stood at 28.3%, encompassing a total area of 5.34 million s.m.

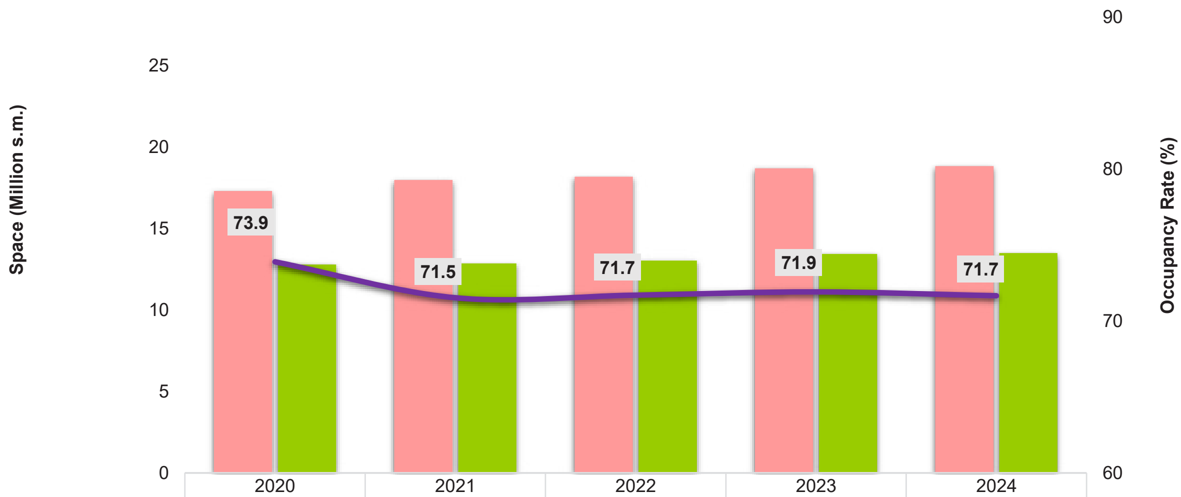
During the period from 2020 to 2024, it is estimated that approximately 8.8% growth in privately owned PBO space has been recorded. This modest increase in space has not significantly affected the occupancy rate, which has remained stable with only minor fluctuations ranging from 0.4% to 3.1% since 2020.

In alignment with the occupancy rate, the availability rate of privately owned PBO space has been recorded at a range of 26.1% to 28.3% from the year 2020 to 2024.

In the year 2024, WP Kuala Lumpur leads the highest available space totalling 2.87 million s.m., followed by Selangor with 1.23 million s.m.. The availability rates for these two states are 29.7% and 28.3%, respectively, of the total space offered.

Approximately 20.3% of privately-owned PBO buildings in the WP Kuala Lumpur have an availability rate exceeding 50.0%, while 27.9% of the buildings are fully occupied at a 100.0% occupancy rate.

Chart 3: Total Existing Space and Occupancy Rate of Purpose-Built Office (Private) 2020 - 2024



	2020	2021	2022	2023	2024
Total Office Space (Million s.m.)	17.32	17.99	18.20	18.71	18.84
Space Occupied (Million s.m.)	12.79	12.87	13.05	13.45	13.50
Occupancy Rate (%)	73.9	71.5	71.7	71.9	71.7

Table 1: Summary of Space Occupied in Purpose-Built Office (Private) 2020 to 2024

Type	2020	2021	2021	2023	2024
Total Office Space	17,316,462	17,988,030	18,196,049	18,705,320	18,838,827
Year-on-Year Change (%)	1.9	3.9	1.2	2.8	0.7
Space Occupied	12,794,816	12,865,836	13,046,974	13,451,233	13,498,719
Year-on-Year Change (%)	0.7	0.6	1.4	3.1	0.4

Chart 4: Space Availability in Purpose-Built Office (Private) 2020 - 2024

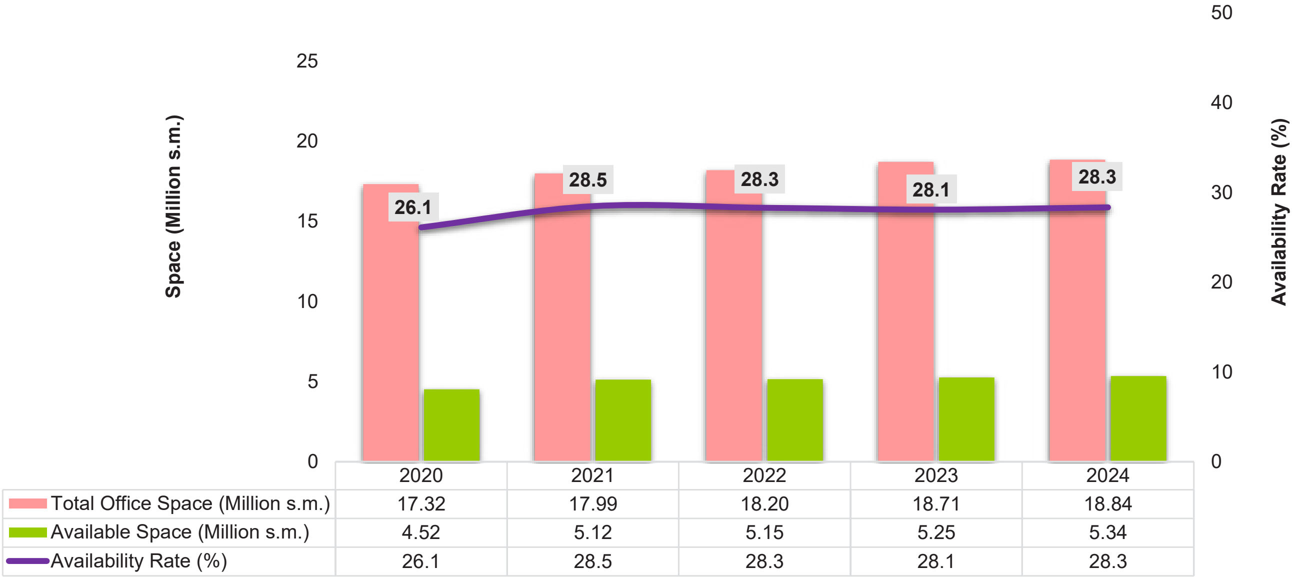


Table 2: Summary of Available Space in Purpose-Built Office (Private) 2020 to 2024

Type	2020	2021	2021	2023	2024
Total Office Space	17,316,462	17,988,030	18,196,049	18,705,320	18,838,827
Year-on-Year Change (%)	1.9	3.9	1.2	2.8	0.7
Available Space	4,521,646	5,122,194	5,149,075	5,254,087	5,340,108
Year-on-Year Change (%)	5.7	13.3	0.5	2.0	1.6

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

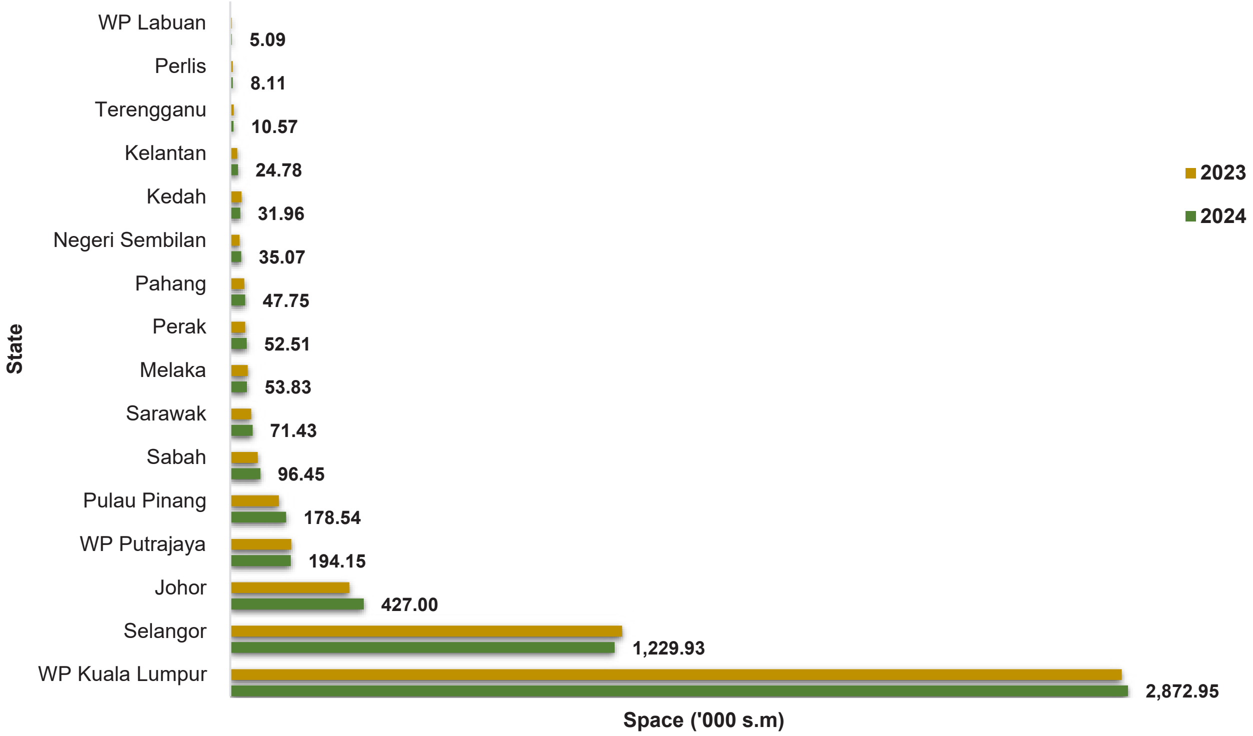


Table 3: Number of Purpose-Built Office Building (Private) With Available Space 2023 and 2024

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	2023	29.6	116	126	35	36	25	79	301
	2024	29.7	117	116	43	34	24	85	302
WP Putrajaya	2023	47.6	2	1	0	3	0	6	10
	2024	47.3	2	1	0	3	0	6	10
WP Labuan	2023	9.4	0	3	0	1	0	1	5
	2024	10.2	0	3	0	1	0	1	5
Selangor	2023	28.9	69	60	27	20	19	58	184
	2024	28.3	73	60	24	20	24	56	184
Johor	2023	39.7	59	14	7	7	3	36	67
	2024	42.5	58	10	11	8	5	36	70
Pulau Pinang	2023	19.7	77	26	4	6	7	28	71
	2024	22.0	76	24	4	8	6	31	73
Perak	2023	16.0	57	5	3	3	3	7	21
	2024	17.4	55	5	4	3	3	8	23
Negeri Sembilan	2023	19.8	27	7	3	1	2	4	17
	2024	23.5	28	3	4	3	2	4	16
Melaka	2023	23.1	29	2	3	2	2	10	19
	2024	22.3	30	2	2	2	2	10	18
Kedah	2023	16.2	31	5	2	2	1	11	21
	2024	14.5	34	5	2	2	1	8	18
Pahang	2023	23.2	52	5	1	2	3	8	19
	2024	24.7	52	2	2	3	1	11	19
Terengganu	2023	8.4	26	4	4	0	1	4	13
	2024	8.0	27	3	3	1	1	4	12
Kelantan	2023	12.9	113	3	0	2	4	1	10
	2024	14.3	114	3	0	1	2	3	9
Perlis	2023	19.6	19	0	0	0	0	1	1
	2024	19.6	19	0	0	0	0	1	1
Sabah	2023	16.2	30	18	5	3	2	14	42
	2024	17.7	32	15	6	2	5	12	40
Sarawak	2023	12.5	32	15	7	8	5	12	47
	2024	12.9	33	17	7	6	2	15	47
MALAYSIA	**2023**	**28.1**	**739**	**294**	**101**	**96**	**77**	**280**	**848**
	2024	**28.3**	**750**	**269**	**112**	**97**	**78**	**291**	**847**

KOMPLEKS PERNIAGAAN

Pada tahun 2024, kadar penghunian kompleks perniagaan direkodkan pada kadar 78.8%. Peratus ini merupakan yang tertinggi dalam tempoh lima tahun yang lepas.

Sejajar dengan itu, keluasan ruang tersedia pada tahun 2024 direkodkan 21.2% dengan ketersediaan ruang 3.82 juta m.p. di seluruh negara. Peratus ketersediaan ruang ini juga yang terendah direkodkan sejak 2020.

Selangor merekodkan jumlah ketersediaan ruang tertinggi dalam negara dengan dominasi sebanyak 20.4% (780,410 m.p.) daripada jumlah keluasan keseluruhan. Johor berada di kedudukan kedua dengan syer 17.5% (666,870 m.p.) dan diikuti oleh Pulau Pinang dengan 14.1% (538,380 m.p.).

Sebanyak 18.5% bangunan kompleks perniagaan di Selangor mempunyai ketersediaan ruang melebihi 50.0% manakala hanya 7.6% bangunan mempunyai kadar penghunian 100.0%.

SHOPPING COMPLEX

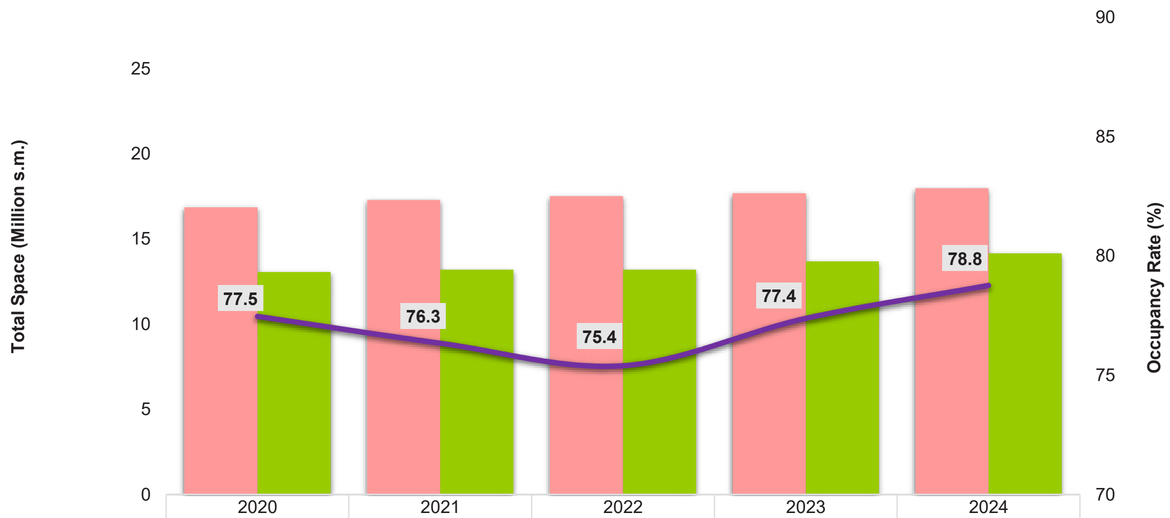
In the year 2024, the occupancy rate of the shopping complex was recorded at 78.8%. This percentage represents the highest level observed in the past five years.

In alignment with this, the total available space in 2024 was recorded at 21.2%, with a space availability of 3.82 million s.m. nationwide. This percentage of space availability is also the lowest recorded since 2020.

Selangor has the largest share of available space in the country, comprising 20.4% (780,410 s.m.) of the total. Johor follows in second place with 17.5% (666,870 m.p.), while Pulau Pinang comes in third with 14.1% (538,380 m.p.).

In total, 18.5% of shopping complex in Selangor have available space exceeding 50.0%, while only 7.6% of the buildings achieve a 100.0% occupancy rate.

Chart 6: Total Existing Space and Occupancy Rate of Shopping Complex 2020 - 2024

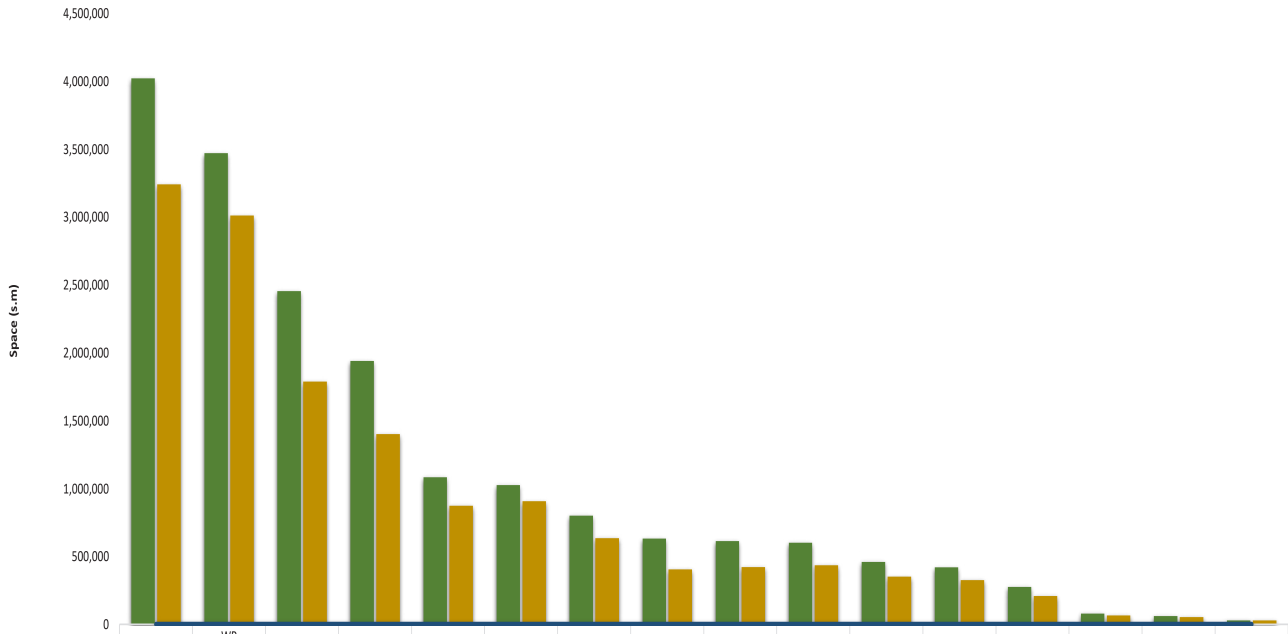


	2020	2021	2022	2023	2024
Total Retail Space (Million s.m.)	16.85	17.28	17.51	17.69	17.97
Space Occupied (Million s.m.)	13.06	13.19	13.20	13.69	14.16
Occupancy Rate (%)	77.5	76.3	75.4	77.4	78.8

Table 4: Summary of Space Occupied in Shopping Complex 2020 to 2024

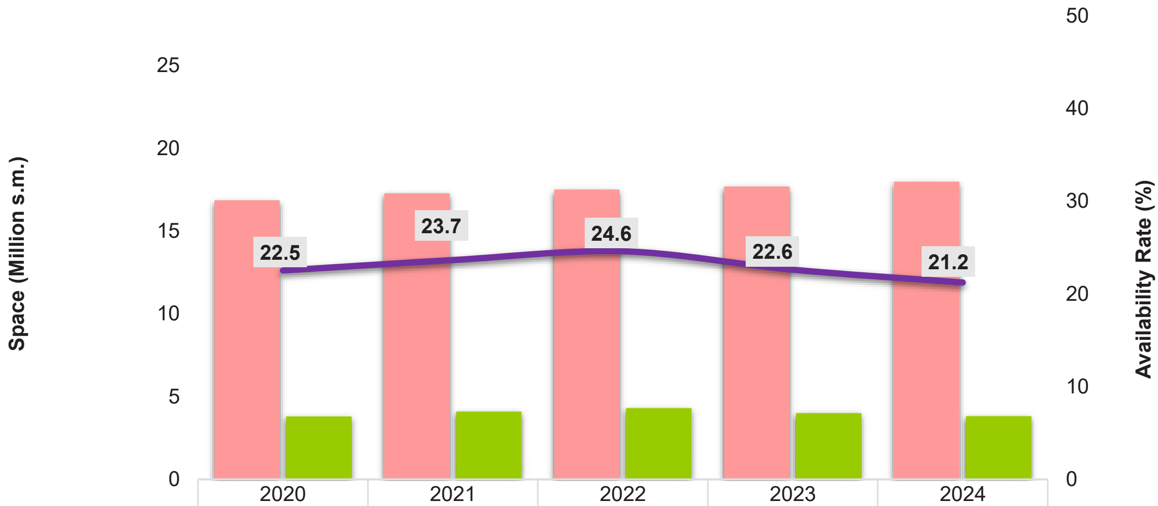
Type	2020	2021	2022	2023	2024
Total Retail Space	16,853,682	17,281,735	17,508,399	17,688,404	17,974,783
Year-on-Year Change (%)	2.1	2.5	1.3	1.0	1.6
Space Occupied	13,056,446	13,193,458	13,201,184	13,688,185	14,157,858
Year-on-Year Change (%)	-0.2	1.0	0.1	3.7	3.4

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



	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)	4,022,466	3,471,216	2,455,302	1,940,911	1,084,230	1,026,504	801,027	632,354	613,463	601,899	459,105	420,078	276,156	79,744	61,714	28,614
Occupied Space (s.m)	3,242,056	3,012,917	1,788,433	1,402,534	873,861	907,917	634,116	404,682	421,526	435,257	351,454	325,380	208,970	66,331	54,003	28,421
Occupancy Rate(%)	80.6	86.8	72.8	72.3	80.6	88.4	79.2	64.0	68.7	72.3	76.6	77.5	75.7	83.2	87.5	99.3

Chart 8: Space Availability and Availability Rate in Shopping Complex 2020 to 2024



	2020	2021	2022	2023	2024
Total Retail Space (Million s.m.)	16.85	17.28	17.51	17.69	17.97
Available Space (Million s.m.)	3.80	4.09	4.31	4.00	3.82
Availability Rate (%)	22.5	23.7	24.6	22.6	21.2

Table 5: Summary of Available Space in Shopping Complex 2020 to 2024

Type	2020	2021	2022	2023	2024
Total Retail Space	16,853,682	17,281,735	17,508,399	17,688,404	17,974,783
Year-on-Year Change (%)	2.1	2.5	1.3	1.0	1.6
Available Space	3,797,236	4,088,277	4,307,215	4,000,219	3,816,925
Year-on-Year Change (%)	10.8	7.7	5.3	-7.1	-4.6

Chart 9: Available Space in Shopping Complex by State

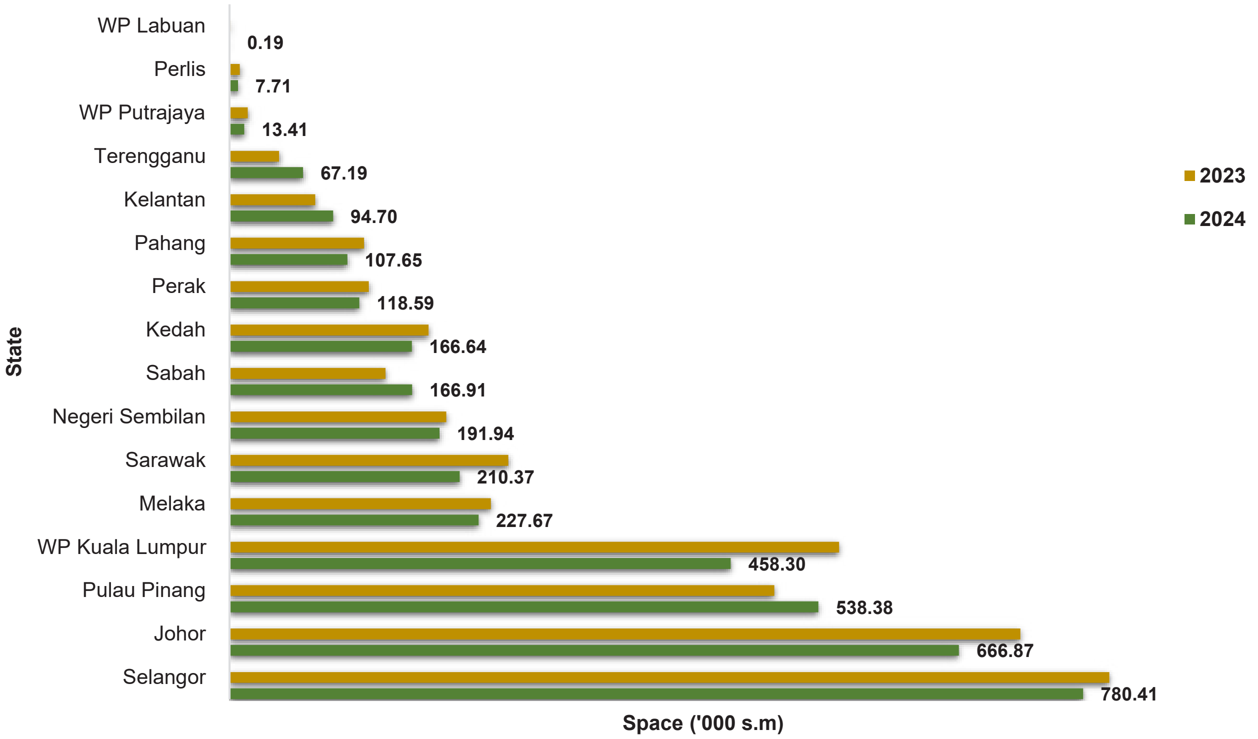


Table 6: Number of Shopping Complex With Available Space 2023 and 2024

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	2023	16.2	14	58	13	7	4	17	99
	2024	13.2	13	66	10	6	5	14	101
WP Putrajaya	2023	20.8	1	0	1	0	0	1	2
	2024	16.8	1	0	1	0	0	1	2
WP Labuan	2023	3.4	0	2	0	0	0	0	2
	2024	0.7	1	1	0	0	0	0	1
Selangor	2023	20.3	10	83	16	9	9	28	145
	2024	19.4	12	82	18	11	5	29	145
Johor	2023	29.4	24	73	12	8	7	32	132
	2024	27.2	24	78	9	7	6	32	132
Pulau Pinang	2023	26.7	34	32	6	6	9	19	72
	2024	27.7	29	33	10	5	9	21	78
Perak	2023	12.4	24	45	3	1	1	8	58
	2024	11.6	24	46	2	0	3	8	59
Negeri Sembilan	2023	32.3	44	25	6	2	4	14	51
	2024	31.3	44	24	7	3	3	14	51
Melaka	2023	37.6	10	8	0	0	2	11	21
	2024	36.0	12	8	0	1	1	9	19
Kedah	2023	30.3	16	19	3	2	3	17	44
	2024	27.7	17	20	3	2	2	16	43
Pahang	2023	26.8	13	16	2	1	1	11	31
	2024	23.4	14	16	1	2	1	10	30
Terengganu	2023	22.2	17	13	3	0	3	4	23
	2024	24.3	14	14	5	2	2	5	28
Kelantan	2023	18.1	12	8	1	2	3	4	18
	2024	22.5	12	9	2	3	1	4	19
Perlis	2023	15.3	16	2	2	0	1	2	7
	2024	12.5	13	6	1	1	1	2	11
Sabah	2023	18.4	17	21	2	4	3	6	36
	2024	20.8	16	19	7	5	1	7	39
Sarawak	2023	23.5	4	34	10	9	8	16	77
	2024	19.4	3	36	11	8	8	15	78
MALAYSIA	**2023**	**22.6**	**256**	**439**	**80**	**51**	**58**	**190**	**818**
	2024	**21.2**	**249**	**458**	**87**	**56**	**48**	**187**	**836**

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.*