

**立法會**  
**Legislative Council**

LC Paper No. CB(1)921/19-20  
(These minutes have been seen  
by the Administration)

Ref : CB1/HS/1/19

**Subcommittee on Issues Relating to Policy on Industrial Buildings**

**Minutes of the fourth meeting held on  
Saturday, 6 June 2020, at 9:00 am  
in Conference Room 1 of the Legislative Council Complex**

- Members present** : Hon Jeremy TAM Man-ho (Chairman)  
Hon WONG Ting-kwong, GBS, JP  
Hon Frankie YICK Chi-ming, SBS, JP  
Hon YIU Si-wing, BBS  
Hon Charles Peter MOK, JP  
Hon CHAN Chi-chuen  
Hon Andrew WAN Siu-kin  
Hon SHIU Ka-chun  
Hon KWONG Chun-yu  
Hon Tony TSE Wai-chuen, BBS
- Members absent** : Hon Paul TSE Wai-chun, JP  
Hon CHU Hoi-dick  
Hon Jimmy NG Wing-ka, BBS, JP  
Hon LAU Kwok-fan, MH
- Member attending** : Hon MA Fung-kwok, SBS, JP
- Public Officers attending** : Agenda item I  
Ms Bernadette LINN, JP  
Permanent Secretary for Development (Planning  
& Lands)  
Development Bureau

Mr Jackie LIU  
Principal Assistant Secretary (Planning & Lands)7  
Development Bureau

Mr Mike NG  
Assistant Secretary (Planning)4  
Development Bureau

Mr Frederick YU  
Principal Assistant Secretary (Culture)1  
Home Affairs Bureau

Mr Kingsley WONG  
Assistant Government Chief Information Officer  
(Industry Development)  
Innovation and Technology Bureau

Miss Drew LAI  
Principal Assistant Secretary (Communications  
and Creative Industries)B  
Commerce and Economic Development Bureau

Mr Kevin NG  
Chief Town Planner/Town Planning Board  
(Specialist)  
Planning Department

Ms Rosanna TSE  
Chief Estate Surveyor/Development Control  
Lands Department

Ms Winsome CHOW  
Chief Executive  
Hong Kong Arts Development Council

Agenda item II

Ms Bernadette LINN, JP  
Permanent Secretary for Development (Planning  
& Lands)  
Development Bureau

Mr Jackie LIU  
Principal Assistant Secretary (Planning & Lands)7  
Development Bureau

Mr Mike NG  
Assistant Secretary (Planning)4  
Development Bureau

Mr Frederick YU  
Principal Assistant Secretary (Culture)1  
Home Affairs Bureau

Miss Drew LAI  
Principal Assistant Secretary (Communications  
and Creative Industries)B  
Commerce and Economic Development Bureau

Mr Kevin NG  
Chief Town Planner/Town Planning Board  
(Specialist)  
Planning Department

Ms Rosanna TSE  
Chief Estate Surveyor/Development Control  
Lands Department

Ms Stella CHAN  
Chief Building Surveyor/D  
Buildings Department

Mr CHUI Man-leung  
Assistant Director (Fire Safety)  
Fire Services Department

Mr Gabriel TSANG  
Assistant Director (Operations)1  
Food and Environmental Hygiene Department

Ms Winsome CHOW  
Chief Executive  
Hong Kong Arts Development Council

**Attendance by  
invitation**

**: Session One**

The Lion Rock Institute  
Mr NG Kin-wah  
Event Officer

Mr WAN Chi-chung

Hong Kong Take the Lead Institute

Mr CHAN Ka-kin

Principal

Tuen Mun Community Network

Mr POON Chi-kin

Chairman

DTPL (HK) Company Limited

Mr TSANG Yiu-wah

Director

Mr CHOW Hiu-laam

自由黨

李鎮強先生

副主席

Public Transportation Think Tank of Hong Kong

Mr CHAN Tik-yiu

民建聯

林智洋先生

政策副發言人

Our Hong Kong Foundation

Miss POON Ho-yee

Researcher

Civic Party

Mr LEE Yue-shun

Eastern District Councillor

Hong Kong Professionals and Senior Executives  
Association

Mr Kyran SZE

Vice Chairman of the Economic Affairs Committee

Miss WONG Tsz-yan

**Session Two**

Office of Leslie Chan Ka-long, Yau Tsim Mong District

Mr Leslie CHAN Ka-long  
District Councillor

Kwai Chung Industrial Building Subdivided Flat Concern Group

Mr LIU Yiu-huen  
Neighbourhood Representative

東區區議會

Mr TSANG Kin-shing  
區議員

Kwai Chung Industrial Building Displaced Household Concern Group

Miss LAM Tsz-ching  
Member

Kwai Chung Subdivided Housing Household Alliance

Mr NG Kwan-lim  
Member

Kwai Chung Subdivided Flats Neighbourhood Alliance

Mr LEUNG Wai-Lam  
Neighbourhood representative

Mr YUEN Ho-lun

Wong Tai Sin District Council

Mr CHAN Kai-shun  
Member of Wong Tai Sin District Council

Hong Kong Institute of Surveyors

Sr Francis LAM Ka-fai

Mr SO Ho-yat

香港社區組織協會工廈居民關注組

Mr TENANT Living-in Industrial Building  
Representative

Society for Community Organization  
Miss WU Ka-yi  
Community Organizer

**Clerk in attendance** : Mr Daniel SIN  
Chief Council Secretary (1)6

**Staff in attendance** : Ms Mandy LI  
Senior Council Secretary (1)6

Mr Patrick CHOI  
Council Secretary (1)6

Miss Yolanda CHEUK  
Legislative Assistant (1)6

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Action

**I. Operating space for the arts and cultural sectors, creative industries, and innovation and technology sectors in industrial buildings**

(LC Paper No. CB(1)702/19-20(01) -- Paper provided by the Administration)

Declaration of interest

Mr SHIU Ka-chun declared to be a director of an arts group operating in an industrial building ("IB").

Discussion

2. The Subcommittee deliberated (index of proceedings in the **Appendix**).

Follow-up actions

3. The Administration was requested to provide written response to the questions raised by members on the following issues:

- (a) the number of applications submitted by owners in relation to partial conversion of IBs for IB tenants, such as arts, cultural, recreational and sports sectors, and the number of applications approved;

- (b) statistics on institutions/companies from various trades operated in IBs, the use of which were subject to restrictions in the context of land leases; and
- (c) the forecast of supply of revitalized IBs and wholesale converted IBs.

*(Post-meeting note: Administration's response to the questions above was issued to members vide LC Paper No. CB(1)894/19-20(02) by email on 20 July 2020 and 22 July 2020 respectively.)*

## **II. Receiving public views on policy issues related to industrial buildings**

### Submissions from deputations/individuals not attending the meeting

- (LC Paper No. CB(1)702/19-20(10) -- Federation of Hong Kong Industries  
(Chinese version only)
- LC Paper No. CB(1)702/19-20(11) -- Self Storage Association Asia  
(English version only)
- LC Paper No. CB(1)702/19-20(12) -- 梁伯豪先生  
(Chinese version only)
- LC Paper No. CB(1)724/19-20(03) -- 香港派對場地協會  
(Chinese version only)
- LC Paper No. CB(1)728/19-20(01) 關注安置政策連線  
(Chinese version only)

### Follow-up to the meeting on 19 May 2020

- (LC Paper No. CB(1)722/19-20(01) -- List of follow-up actions arising from the meeting on 19 May 2020
- LC Paper No. CB(1)722/19-20(02) Administration's response to the issues raised at the meeting on 19 May 2020

4. Members noted a submission from a member of the public tabled at the meeting.

*(Post-meeting note: The submission was issued to members vide LC Paper No. CB(1)733/19-20(01) on 8 June 2020.)*

Discussion

5. The Subcommittee deliberated (index of proceedings in the **Appendix**).
6. At 12:39pm, the Chairman extended the meeting for 15 minutes.

Presentation of views by deputations/individuals

7. The Subcommittee received views on related issues from 25 attending deputations/individuals and written submissions from five other deputations/individuals. Some deputations remarked that the IB policy had not moved with the times to cater for modern uses of IBs. Regulations imposed on the arts and cultural sectors and factory canteens, for example, had restricted the progress of revitalization. The Administration was requested to assume a leading role in the revitalization process, enhance the incentives to encourage IB revitalization (particularly for transitional housing use, and in terms of the charging of premium for redevelopment proposals), provide suitable ancillary facilities and infrastructure in revitalized industrial areas, and strike a balance between industrial and non-industrial needs in land-use planning. There were also comments that the regulation on and enforcement actions against non-conforming (e.g. domestic) uses in IBs should be more lenient, and the support for occupiers affected by enforcement actions should be strengthened.

8. The Administration explained that, while the definition of "industrial use" under the planning regime had been expanded, the uses of most existing IBs were restricted by their land leases which specified them for "industrial and/or godown" purpose. The focus of the IB revitalization policy was to encourage private owners to pursue redevelopment or wholesale conversion to effectively address the issue of fire safety and non-compliant uses. On top of this, as one of the new measures announced in the 2018 Policy Address, the waiver application policy was relaxed to permit certain non-industrial uses in existing IBs. Government would examine the feasibility of expanding the scope of this relaxation measure to cover other compatible non-industrial uses according to prevailing circumstances without prejudice to public safety. Meanwhile, the Task Force on Transitional Housing under the Transport and Housing Bureau would continue to facilitate community-led transitional



housing proposals through an array of measures.

9. In response to some concerns about the infrastructural capacity of industrial areas, the Administration added that, for those IB revitalization proposals requiring planning permission, the Town Planning Board would scrutinize the planning application to make sure that the proposal was feasible and compatible in terms of, inter alia, the traffic impact and infrastructure provision.

10. Regarding some views about the rehousing needs of occupants affected by enforcement actions concerning illegal domestic premises in IBs, the Administration explained that it would be cautious not to convey a wrong message to the public that residing in illegal subdivided units in IBs could be a shortcut for allocation of interim housing or public housing units. That said, relevant bureaux/departments would examine the specific procedures and see if there would be room to improve the arrangement as appropriate.

### Motion

11. Mr SHIU Ka-chun proposed three motions under the agenda item. The Chairman ruled that all the motions were related to the item under discussion. The Subcommittee agreed and the Chairman put the following motions to vote separately:

*First motion proposed by Mr SHIU Ka-chun:*

鑒於現時工廈改建成過渡性房屋只有5年限期，對工廈業主吸引力不足。本小組委員會促請政府盡快放寬短期豁免書的年期至10年，以加強業主參與的動機。

(Translation)

Existing industrial buildings ("IBs") can be converted for use as transitional housing for a period of five-year only. This is not attractive enough for owners. This Subcommittee urges the Government to expedite the relaxation of temporary waivers and extend the duration to a ten-year term to motivate owners for greater engagement.

*Second motion proposed by Mr SHIU Ka-chun:*

鑒於現時屋宇署取締工廈劏房政策無助打壓工廈業主違規分間情況，但對基層住戶影響卻極大，本小組委員會促請政府在未有完善安置政策前，應暫緩一切針對沒有即時危險而牽涉居住用途的工廈劏房的執法行動，以避免受執法行動影響的居民被迫遷至另一個違法居所。

(Translation)

The policy of the Buildings Department against subdivided flats ("SDUs") in industrial buildings ("IBs") is ineffective in suppressing IBs owners to undertake unauthorized sub-division of their premises, but such policy has significant impact on grassroots households. Given the above, this Subcommittee urges that, pending the introduction of a comprehensive resettlement policy, the Government should suspend enforcement actions against SDUs in IBs involving domestic use which does not pose any immediate risks in order not to force tenants affected by such enforcement actions to seek abode in other illegal premises.

*Third motion proposed by Mr SHIU Ka-chun:*

本小組委員會要求政府研究容許受政府或法定組織所監管或特定以月費之行業，以會員制方式放寬工廈作非工業用途。相關公司或團體需要定期向會員提供逃生路線演習。

(Translation)

This Subcommittee requests the Government to conduct a study on relaxing non-industrial uses in industrial buildings and permitting the operation of trades that are subject to the regulation by the Government or statutory bodies or specific trades, operating on a membership basis with monthly subscription fees. The relevant companies or organizations will have to conduct emergency evacuation drills for their members on a regular basis.

12. All members present voted in favour of each of the motions. The Chairman declared that the motions were carried and requested the Administration to respond to the concerns raised by the Subcommittee.

*(Post-meeting note: The motions were issued to members vide LC Paper Nos. CB(1)734/19-20(01) to (03) on 9 June 2020. The Administration's response to the motions was issued to members vide LC Paper Nos. CB(1)894/19-20(03) to (05) on 20 July 2020 and 22 July 2020 respectively.)*

Follow-up actions

13. The Administration was requested to provide a written response to:
  - (a) the major views and concerns expressed by deputations at the meeting (including those issues addressed during the meeting in the Administration's verbal response);
  - (b) a member's concerns about the latest progress of the study conducted by the Hong Kong Housing Authority ("HA") regarding the feasibility of redeveloping its six flatted factory estates for public housing use, including (i) the estimated numbers of public rental housing units that might be provided upon redevelopment of the various flatted factory estates; (ii) what incentives were available or what measures the Administration would take to encourage or assist the affected tenants in vacating the premises; (iii) whether the Administration would in parallel take into account the implications arising from redevelopment of HA's factory estates, such as the traffic and transport impact on the district, the environmental impact and the provision of social welfare facilities; and (iv) whether the Administration would consult the relevant stakeholders including the District Councils as appropriate;
  - (c) a member's concern about the quality of drinking water in IBs, including how the Administration would safeguard the quality of drinking water in IBs; and
  - (d) elaborate the Administration's measures to facilitate the market to accommodate non-industrial uses in existing IBs, including:
    - (i) whether the Administration would consider relaxing non-industrial uses in IBs and permitting the operation of trades that are subject to the regulation by the Government or statutory bodies or specific trades, operating on a membership basis;

- (ii) whether and how the Home Affairs Bureau would take the initiative to explore strategies to optimize the use of IBs in the territory, including HA's flatted factory estates and IBs owned by private owners, with a view to addressing the current demand for space from relevant sectors, such as arts, culture and sports sectors, creative industries;
- (iii) the utilization of Shek Kip Mei Jockey Club Creative Arts Centre, including whether some floors of the centre had been occupied for storage purpose;
- (iv) how the Administration would assist the affected tenants in applying for the "Relocation Allowance for Residents of Illegal Domestic Premises in Industrial Buildings Who Have to Move out as a Result of the Buildings Department's Enforcement Action" under the Community Care Fund, and the reasons for rejecting such applications, if any; and
- (v) the Administration's policy to rehouse residents who were rendered homeless due to Government actions and needed temporary accommodation.

14. Furthermore, the Subcommittee requested the Administration to provide more detailed written response to explain:

- (a) whether it had developed a long term plan to promote initiatives involving the arts and cultural sectors, creative industries and indoor sports which were now infeasible due to the lack of space; and
- (b) the possible reasons why so many applicants had not been successful in receiving support from the Arts and Culture Sector Subsidy Scheme under the Anti-epidemic Fund, as well as the "Relocation Allowance for Residents of Illegal Domestic Premises in Industrial Buildings Who Have to Move out as a Result of the Buildings Department's Enforcement Action" under the Community Care Fund.

*(Post-meeting note: Administration's response to the above was issued to members vide LC Paper No. CB(1)894/19-20(02) by email on 20 July 2020 and 22 July 2020 respectively.)*

**III. Any other business**

15. There being no other business, the meeting ended at 12:55 pm.

Council Business Division 1  
Legislative Council Secretariat  
3 August 2020

**Subcommittee on Issues Relating to Policy on Industrial Buildings**

**Proceedings of the fourth meeting held on  
Saturday, 6 June 2020, at 9:00 am  
in Conference Room 1 of the Legislative Council Complex**

Time marker	Speaker	Subject(s)	Action required
<b>Agenda item I — Operating space for the arts and cultural sectors, creative industries, and innovation and technology sectors in industrial buildings</b>			
000932 – 001056	Chairman	Opening remarks	
001057 – 001858	Chairman Administration	Briefing by the Administration [LC Paper No. CB(1)702/19-20(01)]	
001859 – 002333	Chairman Mr Charles Peter MOK Administration	<p>Noting that a number of concessionary measures had been introduced since 2012 to facilitate the development of data centres in Hong Kong, Mr Charles Peter MOK enquired whether the number of applications for converting parts of existing industrial buildings ("IBs") for data centre use had risen in recent years. The Administration responded that the number of applications received in recent years had remained steady.</p> <p>Mr Charles MOK asked how the Administration would address the fire safety concerns so that venues for e-sports training and competition could be covered by the waiver relaxation policy. The Administration responded that it was pertinent not to compromise public safety when considering any suggestion of relaxing the current restrictions imposed on industrial premises involving direct provision of services or goods or any uses attracting visiting members of the general public.</p> <p>Mr Charles MOK also requested the Administration to give a forecast on the supply of IBs ready and suitable for revitalization. The Administration advised that there was a considerable number of IBs under single ownership suitable for redevelopment, and that a majority of IBs suitable for wholesale conversion had already been covered in the previous round of revitalization measures.</p>	

<b>Time marker</b>	<b>Speaker</b>	<b>Subject(s)</b>	<b>Action required</b>
002334 – 002841	Chairman Mr CHAN Chi-chuen Administration	<p>Mr CHAN Chi-chuen suggested that the Administration should allow arts exhibition, education and performance to take place in some existing IBs which, as indicated by the results of the Area Assessments of Industrial Land in the Territory, were capable of holding a certain level of footfall.</p> <p>The Administration advised that the waiver application policy had been relaxed to accommodate five permitted non-industrial uses in IBs. The scope of relaxation might be expanded in future to other non-industrial uses supported by relevant policy bureaux, provided that the public safety would not be compromised. The survey findings of the above-mentioned Assessments would facilitate the Administration to formulate rezoning proposals, if any, to transform suitable industrial land to non-industrial uses as appropriate.</p> <p>Mr CHAN had also expressed concerns about the market response to the new round of revitalization scheme, and requested the details of the relaxation of waiver application policy for five permitted non-industrial uses in existing IBs.</p>	
002842 – 003405	Chairman Mr YIU Si-wing Administration	<p>Referring to some established arts and cultural hubs in the Mainland, Mr YIU Si-wing asked whether the Administration would approve revitalization proposals under which an entire IB, or certain floors of it, might be used for various purposes such as dining or arts and cultural activities. He stressed the importance of holistic planning and flexibility in the Administration's current IB revitalization policy.</p> <p>The Administration replied that the exemption of waiver fees for wholesale conversion had provided a strong incentive for owners. It would be more appropriate for the market to decide how a wholesale-converted IB should be used. In addition, the Administration had broadened the permissible use of buffer floors to cover "telecommunications exchange centres" and "computer/data processing centres".</p> <p>In response to Mr YIU's concern about the market response to wholesale conversion of IBs, the Administration clarified that the overall response to</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>the revitalization scheme was positive. Following over a hundred of wholesale conversion applications already approved under the previous round of the revitalization scheme, the current round focused on incentivizing redevelopment of IBs.</p>	
003406 – 003957	<p>Chairman Mr Frankie YICK Chi-ming Administration</p>	<p>Mr Frankie YICK suggested that certain operations supporting courier services not attracting visiting members of the general public should be allowed above the ground floor of existing IBs where the rental cost would be lower. The Administration undertook to examine if such logistics operation might be covered in the current "godown" use under lease.</p> <p>Mr Frankie YICK asked whether the Administration would consider devising a district-based IB revitalization policy, so that clusters of several IB blocks with shared purposes could be transformed into arts villages fostering the creation, exhibition and trade of local arts products. The Administration replied that it might review whether supporting certain industries in privately-owned IBs at a district level was appropriate or feasible.</p>	
003958 – 004557	<p>Chairman Mr MA Fung-kwok Administration</p>	<p>Mr MA Fung-kwok enquired about the proportion of floor areas which was used by the arts, cultural, recreational and sports sectors after the redevelopment of existing IBs, and the number of applications submitted by owners in relation to partial conversion of IBs for IB tenants of these sectors and the number of applications approved.</p> <p>The Administration advised that it had not kept statistics on various current uses in existing IBs. It added that the Planning Department's latest round of on-site survey for the 2019 Area Assessments of Industrial Land in the Territory, which started in late 2019 to collect information about the business nature and existing uses of private IB units for a comprehensive analysis, might shed light on the statistics on different uses in revitalized IBs later.</p> <p>Noting that the Jockey Club Creative Arts Centre ("JCCAC") was converted from a flatted factory of the Hong Kong Housing Authority ("HA") for use by the arts and cultural sectors more than a decade</p>	<p>The Administration to take action as per paragraph 3 of the minutes.</p>



Time marker	Speaker	Subject(s)	Action required
		<p>ago, Mr MA asked if there was other similar conversion for arts and cultural uses, and if other existing flatted factory estate buildings would also be converted into arts space.</p> <p>The Administration mentioned that dozens of arts studios had been/would be made available by the Hong Kong Arts Development Council under the Space Sharing Scheme for Youth and the development project at ex-Aberdeen Fire Station site to be launched in 2022. Regarding the suggestion of using existing flatted factory estates under HA as arts space, the Administration explained that these premises might have been planned for public housing or other uses.</p>	
004558 – 005235	Chairman Mr SHIU Ka-chun Administration	<p>Noting that the relaxation on the waiver application policy had not covered any premises involving direct provision of services or goods, Mr SHIU Ka-chun queried how the Administration would address the fire safety concerns so that premises such as arts exhibition space and education centres could be covered by the waiver relaxation policy.</p> <p>The Administration replied that it had introduced the Fire Safety (Industrial Buildings) Bill into the Legislative Council ("LegCo") in 2018 to mandate owners and occupiers of IBs constructed on or before 1 March 1987 to upgrade the fire service installations and equipment and fire safety construction of their buildings up to the required standards.</p> <p><i>(Post-meeting note: The Bill was passed by LegCo on 11 June 2020.)</i></p> <p>Mr SHIU observed that many artists based in IBs were ineligible for the \$150 million Arts and Culture Sector Subsidy Scheme under the Anti-epidemic Fund nor the \$50 million Support Scheme for Arts and Cultural Sector implemented under the Subsidy Scheme. He enquired whether rental subsidies could be provided to them.</p> <p>The Administration responded that the rent waiver/discount were given to tenants of JCCAC and arts space operated by the Hong Kong Arts Development Council ("HKADC"). In addition, a direct subsidy of \$80,000 had been given to, among others, each HKADC year grantee. The arts</p>	

<b>Time marker</b>	<b>Speaker</b>	<b>Subject(s)</b>	<b>Action required</b>
		<p>organizations concerned might use the subsidy to settle their rents.</p> <p>Mr SHIU also brought up that certain units in JCCAC were being used for storage rather than for arts-related purposes.</p>	
005236 – 005737	Chairman Mr WONG Ting-kwong Administration	<p>Mr WONG Ting-kwong noted that waiver fees were exempted for wholesale conversion of IBs aged 15 years or above in certain zones, with the condition that 10% of the converted floor space was designated for specific uses prescribed by Government. He queried what such "specified uses" were, by what criteria the Administration would prescribe the specific use(s) for each application, and whether the IB owners could participate in the decision-making process.</p> <p>The Administration explained that the specified uses might include those uses in relation to the arts and cultural sectors, creative industries, innovation and technology industries, social service facilities, or sports and recreational uses which would bring about wider community benefits. Applications for wholesale conversion of IBs would be considered on a case-by-case basis taking into account the locations of the IBs concerned and the relevant district needs. In liaison with relevant bureaux/departments ("B/Ds"), the Development Bureau would evaluate the IB owner's proposal about the intended specific uses and the preliminary parameters of the relevant designated floor space, etc.</p> <p>Upon Mr WONG Ting-kwong's request for the written reference of the above elaboration, the Administration pointed out that details were set out at Lands Department ("LandsD")'s Lands Administration Office Practice Note No. 6/2019 which was available at LandsD's website.</p>	
005738 – 010359	Chairman Administration	<p>Acknowledging that temporary visitors of IBs might not know the exit routes nor understand the potential risks involved in the IBs they were visiting, the Chairman suggested relaxing non-industrial uses in IBs to frequent visitors instead. The Chairman commented that certain non-industrial activities such as training courses organized by sports clubs, adult education centres, etc. should be allowed if the activities were</p>	<p>The Administration to take action as per paragraph 13 of the minutes.</p>

<b>Time marker</b>	<b>Speaker</b>	<b>Subject(s)</b>	<b>Action required</b>
		<p>provided strictly for registered members of these occupiers, and that these members had been given details of the safety risks and exit routes of the relevant IBs to the satisfaction of the Government.</p> <p>The Administration expressed concerns over potential abuse of the suggested "membership" system which would in turn lead to difficulties in enforcement and failure in safeguarding public safety. The Administration added that such a suggestion might be further considered if the non-industrial activities concerned were open only to well-regulated organizations such as statutory bodies. The Development Bureau would examine this issue with other B/Ds as per the recommendations in the Subcommittee's report to House Committee.</p>	
010400 – 010529	Chairman Mr Charles Peter MOK Administration	Mr Charles Peter MOK enquired whether the Administration had compiled statistics on institutions/companies from various trades operated in IBs, the use of which were subject to restrictions in the context of land leases, and the forecast of supply of revitalized IBs and wholesale converted IBs. The Administration undertook to provide the requested data after the meeting.	The Administration to take action as per paragraph 3 of the minutes.
010530 – 010740	Chairman Mr Frankie YICK Chi-ming Administration	<p>Mr Frankie YICK Chi-ming asked whether more financial incentives could be provided to IB owners to incentivize their participation in the revitalization scheme.</p> <p>The Administration responded that the exemption of waiver fees had already been a strong incentive for wholesale conversion of IBs. It would explore whether the mechanism of land premium assessment for IB redevelopment projects could be enhanced.</p>	
<b>Agenda item II — Receiving public views on policy issues related to industrial buildings</b>			
010741 – 011000	Chairman	Opening remarks	
<b>Session One</b>			
011001 – 011320	Chairman The Lion Rock Institute	Presentation of views	
011321 – 011630	Chairman Mr WAN Chi-chung	Presentation of views	

<b>Time marker</b>	<b>Speaker</b>	<b>Subject(s)</b>	<b>Action required</b>
011631 – 011940	Chairman Hong Kong Take the Lead Institute	Presentation of views	
011941 – 012247	Chairman Tuen Mu Community Network	Presentation of views	
012248 – 012528	Chairman DTPL (HK) Company Limited	Presentation of views	
012529 – 012835	Chairman Mr CHOW Hiu-laam	Presentation of views	
012836 – 013147	Chairman 自由黨	Presentation of views	
013148 – 013455	Chairman Public Transportation Think Tank of Hong Kong	Presentation of views [LC Paper No. CB(1)724/19-20(01) (Chinese version only)]	
013456 – 013815	Chairman 民建聯	Presentation of views	
013816 – 014120	Chairman Our Hong Kong Foundation	Presentation of views [LC Paper No. CB(1)702/19-20(05) (Chinese version only)]	
014121 – 014440	Chairman Civic Party	Presentation of views [LC Paper No. CB(1)724/19-20(02) (Chinese version only)]	
014441 – 014740	Chairman Hong Kong Professionals and Senior Executives Association	Presentation of views [LC Paper No. CB(1)720/19-20(01) (Chinese version only)]	
014741 – 015053	Chairman Miss WONG Tsz-yan	Presentation of views [LC Paper No. CB(1)702/19-20(02) (Chinese version only)]	
015054 – 020156	Chairman Administration	The Administration's response to deputations' views	

<b>Time marker</b>	<b>Speaker</b>	<b>Subject(s)</b>	<b>Action required</b>
020157 – 020606	Chairman Mr WONG Ting-kwong Administration	<p>Mr WONG Ting-kwong expressed concerns as to whether the Administration's policies on IB revitalization and re-industrialization might contradict each other.</p> <p>The Administration explained that the process of re-industrialization was taking place in revitalized IBs. Research and development activities and data centres were examples of new uses of redeveloped IBs. The Administration had been facilitating the redevelopment of IBs under the new round of revitalization scheme through relaxation of the maximum permissible non-domestic plot ratio by up to 20%.</p>	
020607 – 021027	Chairman Mr SHIU Ka-chun Administration	<p>Mr SHIU Ka-chun enquired about the latest progress of the study conducted by HA regarding the feasibility of redeveloping its six flatted factory estates for public housing use, including (i) the estimated numbers of public rental housing units that might be provided upon redevelopment of the various flatted factory estates; (ii) what incentives were available or what measures the Administration would take to encourage or assist the affected tenants in vacating the premises; (iii) whether the Administration would in parallel take into account the implications arising from redevelopment of HA's factory estates, such as the traffic and transport impact on the district, the environmental impact and the provision of social welfare facilities; and (iv) whether the Administration would consult the relevant stakeholders including the District Councils.</p> <p>The Administration responded that the District Councils concerned would be consulted regarding plans for revitalization or re-planning of land uses in a certain district. It undertook to provide other requested information after the meeting.</p>	The Administration to take action as per paragraph 13 of the minutes.
021028 – 021531	Chairman Mr KWONG Chun-yu Administration	<p>Mr KWONG Chun-yu held the view that many artists wanted to base in IBs because they could not afford the rents elsewhere. He suggested that the Administration should review its IB policy, so as to allow the arts and cultural sectors to sustain in existing IBs free from enforcement actions against non-industrial uses in IBs.</p> <p>The Administration considered that the incentives in exchange of the private owner designating</p>	

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		<p>certain floor areas to support specified sectors under the current wholesale conversion measure could to a certain extent address the space demand of the specific sectors. Market response had to be observed to see whether additional measures would be necessary to give greater impetus to incentivize IB redevelopment.</p>	
021532 – 021917	Chairman	<p>The Chairman recapitulated his earlier suggestion that certain non-industrial uses in IBs should be permitted if participants of such activities were admitted on a "membership" basis. In addition to activities held by statutory bodies, and private sports clubs or national sports associations which were already registered with the Administration, the Chairman further suggested that activities hosted by other organizations which usually required regular and long-term practice, such as education courses and gymnasiums, should also be allowed to operate in existing IBs. The Chairman stressed that according to his proposal, the "membership" system should exclude temporary visitors to an IB.</p>	<p>The Administration to take action as per paragraph 13 of the minutes.</p>
021918 – 022430	<p>Chairman Mr Andrew WAN Siu-kin Administration</p>	<p>Mr Andrew WAN Siu-kin enquired whether the Administration would: (a) provide additional incentives to encourage the provision of transitional housing units in wholesale-converted IBs; (b) regularize illegal domestic use in existing IBs; and (c) acquire IBs near residential areas to facilitate district-wide redevelopment.</p> <p>The Administration advised that:</p> <p>(a) the Funding Scheme to Support Transitional Housing Projects by Non-government Organizations was expected to lead to some successful cases in the future;</p> <p>(b) it would not permit or regularize illegal domestic use in existing IBs without wholesale conversion on public safety ground. It would encourage the market to meet the community's housing needs through redevelopment or wholesale conversion of IBs; and</p> <p>(c) while it had the power to resume land for public purpose, it would not exercise such power on individual IBs before the attempt to incentivize owners to redevelop the lots.</p>	

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022431 – 022740	Chairman Mr CHAN Chi-chuen Administration	<p>Noting that there were only two applications for wholesale conversion of IBs as at end of 2019, Mr CHAN Chi-chuen expressed concerns about the market response to the new round of revitalization scheme. Mr CHAN also asked whether special conditions, such as rent control or designation of lower floors for prescribed uses, would be applied to wholesale conversion projects.</p> <p>The Administration informed members that following more than a hundred of wholesale conversion applications already approved under the previous round of the revitalization scheme, the current round focused on incentivizing redevelopment of IBs. The Administration reiterated that applications for wholesale conversion of IBs would be considered on a case-by-case basis taking into account the locations of the IBs concerned and the relevant district needs.</p>	
022741 – 023829	Chairman Mr Andrew WAN Siu-kin Mr SHIU Ka-chun Mr KWONG Chun-yu	Voting on the motions proposed by Mr SHIU Ka-chun	The Administration to take action as per paragraph 12 of the minutes.
023830 – 024456	Break		
<b>Session Two</b>			
024457 – 024600	Chairman	Opening remarks	
024601 – 024910	Chairman Office of Leslie Chan Ka-long, Yau Tsim Mong District	Presentation of views	
024911 – 025055	Chairman Kwai Chung Industrial Building Subdivided Flat Concern Group	Presentation of views	
025056 – 025416	Chairman 東區區議會	Presentation of views	

<b>Time marker</b>	<b>Speaker</b>	<b>Subject(s)</b>	<b>Action required</b>
025417 – 025728	Chairman Kwai Chung Industrial Building Displaced Household Concern Group	Presentation of views	
025729 – 030044	Chairman Kwai Chung Subdivided Housing Household Alliance	Presentation of views	
030045 – 030318	Chairman Kwai Chung Subdivided Flats Neighbourhood Alliance	Presentation of views [LC Paper No. CB(1)730/19-20(01) (Chinese version only)]	
030319 – 030631	Chairman Mr YUEN Ho-lun	Presentation of views	
030632 – 030944	Chairman Wong Tai Sin District Council	Presentation of views [LC Paper No. CB(1)702/19-20(08) (Chinese version only)]	
030945 – 031223	Chairman Hong Kong Institute of Surveyors	Presentation of views	
031224 – 031545	Chairman Mr SO Ho-yat	Presentation of views [LC Paper No. CB(1)702/19-20(09) (Chinese version only)]	
031546 – 031905	Chairman 香港社區組織協會工廈 居民關注組	Presentation of views [LC Paper No. CB(1)702/19-20(07) (Chinese version only)]	
031906 – 032230	Chairman Society for Community Organization	Presentation of views [LC Paper No. CB(1)702/19-20(04) (Chinese version only)]	
032231 – 033200	Chairman Administration	The Administration's response to deputations' views	
033201 – 033823	Chairman Mr SHIU Ka-chun Kwai Chung Subdivided Housing Household Alliance Administration	Mr SHIU Ka-chun expressed concerns over the situation of residents of illegal domestic premises in IBs during and after enforcement actions, and invited the deputation to elucidate their situation. Members noted from a member of the deputation that, in the event that the occupiers were evicted by landlords when statutory removal orders were	



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		<p>issued by the Buildings Department ("BD"), they would not be entitled to HA's rehousing offers because they were not regarded as having been rendered homeless as a result of a closure order or a writ of possession, which would not be issued until a later stage.</p> <p>The Administration explained that BD's in-house social services teams had been taking a "people-focused" approach in providing social welfare assistance and counselling services for owners and occupiers affected by BD's enforcement actions. To address the concerns over the services provided by the social services teams, the Administration would review its work to ensure that people with pressing housing needs would receive appropriate support from the Social Welfare Department as early as possible.</p> <p>In response to Mr SHIU Ka-chun's enquiry, the Administration explained that the Census and Statistics Department ("C&amp;SD") had conducted regular surveys to understand the profile of the population, including those living in IBs. Nonetheless, surveys by C&amp;SD should be differentiated from freezing surveys aiming to determine eligibility of affected persons for re-housing or other assistance.</p>	
033824 – 034507	Chairman Administration	<p>The Chairman enquired whether the Home Affairs Bureau ("HAB") would take the initiative to explore strategies to optimize the use of IBs in the territory, including HA's flatted factory estates and IBs owned by private owners, with a view to addressing the current demand for space from relevant sectors, such as arts, culture and sports sectors, creative industries. He requested the Administration to consider providing a base, such as one or two blocks of redeveloped flatted factory estate buildings under HA, for them to operate collectively and build their capacities.</p> <p>The Administration explained that it was open to any plans to develop venues for use by the arts and culture groups, but such plans should be formulated in accordance with actual situation and subject to the availability of suitable premises. The Tai Po Arts Centre, retrofitted from the former Tai Po Government Secondary School and launched in 2019, was a recent example of conversion of a</p>	The Administration to take action as per paragraph 13 of the minutes.

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		<p>school premises into arts space.</p> <p>The Chairman expressed concern about the quality of drinking water in an IB, including how the Administration would safeguard the quality of drinking water in IBs. He requested the Administration to follow up on the problem of discoloured water in an IB raised by one member of the deputation.</p>	
034508 – 034900	Chairman Mr YUEN Ho-lun Administration	<p>Upon the invitation of the Chairman, a member of the deputation, Mr YUEN Ho-lun, raised his concerns about the lack of suitable venues in the market for practice or rehearsal for band performance.</p> <p>The Administration advised that venues for practice or rehearsal for art performance and film studios might fall within the scope of the relaxed waiver application policy (subject to relevant prerequisites being satisfied) for art studio and office (audio-visual recording studio) in IBs, so long as they did not involve direct provision of services or goods.</p>	
<b>Agenda item III — Any other business</b>			
034901 – 035900	Chairman Mr SHIU Ka-chun Administration	<p>The Chairman invited views from the Subcommittee on the need for an additional meeting. Mr SHIU Ka-chun suggested discussing in a future meeting how to utilize IBs to facilitate the development of the arts and cultural sectors.</p> <p>The Chairman pointed out that the Administration could have been more proactive in making use of IBs to promote the development of the arts and cultural sectors, creative industries and indoor sports.</p> <p>The Chairman considered that the Administration should develop strategic plans that would facilitate the implementation of certain initiatives involving the arts and cultural sectors, creative industries and indoor sports. He suggested, for example, that the Administration might consider giving incentives, perhaps under a new round of revitalization scheme, allowing IB owners to make available floor space in a revitalized IB to HAB, which would then lease the premises to eligible organizations for implementing the said initiatives. Alternatively, subsidies could be provided for these</p>	The Administration to take action as per paragraphs 13 and 14 of the minutes.

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		<p>organizations to lease the premises for such purposes.</p> <p>The Administration responded that it might be impractical to schedule another meeting within weeks to discuss the above topics which would involve changes in policy directions of various B/Ds.</p> <p>In response, the Chairman concluded that an additional meeting might not be necessary if the Administration could provide more detailed written response to explain: (i) whether it had developed a long term plan to promote initiatives involving the arts and cultural sectors, creative industries and indoor sports which were now infeasible due to the lack of space; (ii) its views on the suggested relaxation of IBs for non-industrial uses by regular visitors on a membership basis; (iii) the utilization of JCCAC; and (iv) the possible reasons why so many applicants had not been successful in receiving support from the Arts and Culture Sector Subsidy Scheme under the Anti-epidemic Fund, as well as the "Relocation Allowance for Residents of Illegal Domestic Premises in Industrial Buildings Who Have to Move out as a Result of the BD's Enforcement Action" under the Community Care Fund.</p> <p>The Administration undertook to provide the requested information as far as possible.</p>	
035901 – 035946	Chairman	End of meeting	