



Submission to the

Subcommittee on Issues Relating to Policy
on Industrial Buildings

Legislative Council
of
The HKSAR

**A Submission to
the Subcommittee on Issues Relating to Policy on Industrial Buildings
at the Legislative Council of the Hong Kong Special Administrative Region**

Attention:

Chairman: Mr Jeremy Tam Man-Ho
Clerk: Mr Daniel Sin
Legal Advisor: Ms Vanessa Cheng

and the Honourable Members of the Committee.

From: Self Storage Association Asia

as represented by: Andrew Work
Executive Director

Wherein, the self storage industry, often referred to as the 'mini storage' industry in Hong Kong:

- is a contributor to Hong Kong citizens in providing valuable storage space to alleviate the stress of keeping goods in more expensive residential real estate;
- provides a solution for those dealing with family dislocation, death in the family or other temporary needs;
- is helping small businesses, NGOs and charities start and survive by providing affordable storage options for goods, documents and products; and
- is a new and modern business sector catching up to advances made in other developed economies in Asia and around the world

the Self Storage Association Asia (SSAA), headquartered and having the largest number of its members in Hong Kong, welcomes the opportunity to address issues as raised in the LC Paper No. CB(1)337/19-20(02).

Specifically, section 17 as it reads:

[Reviewing the definition and coverage of "industrial" and "godown" uses in land leases](#)

17. Some Panel members called on the Administration to consider including mini-storages and modern logistics under the definition and coverage of "industrial" and "godown" uses in land leases, with a view to promoting the development of modern logistics facilities. The Administration advised that it would consider whether

and the extent to which the coverage of "industrial" and "godown" uses should be expanded, bearing in mind previous cases of breach of land lease conditions.

The SSAA for and on behalf of its members is in full support of a redefinition of this nature to expand the range and type of buildings that can support mini-storage and self storage use (currently restricted to godown use only).

Such a change would also bring clarity to landlords supporting their tenants who are offering self storage to the people of Hong Kong. Clarity in regulation and business provides a stable operating environment that promotes investment that leads to successful enterprise, stable employment and peace of mind.

Hong Kong can benefit from all these factors and from more self storage with an update to the legislation to allow modern logistics and consumer options fit for our city in the 21st century.

Sincerely and on behalf of Self Storage Association Asia,

A handwritten signature in blue ink, appearing to read 'Andrew Work', with a long, sweeping underline.

Andrew Work
Executive Director