

(Translation)

Subcommittee on Issues Relating to Policy on Industrial Buildings

**Motion passed under agenda item II at the meeting on 6 June 2020
on "Receiving public views on policy issues related to industrial buildings"**

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.

Moved by: Hon SHIU Ka-chun

The Administration's response to the motion is as follows:

As stipulated in the Notes of the Outline Zoning Plans (OZPs) in urban and new town areas, temporary uses (expected to be five years or less) of any land or building are always permitted as long as they comply with other relevant legislation, the conditions of the lease, and any other Government requirements. There is no need for these temporary uses to conform to the zoned use or the Notes of the OZPs.

The Town Planning Board agreed in November 2018 that a transitional housing project co-ordinated by the task force under the Transport and Housing Bureau in permanent buildings, including wholesale-converted industrial buildings in the "Commercial", "Comprehensive Development Area" and "Other Specified Uses" annotated "Business" and "Residential" zones in urban and new town areas, can be regarded as a temporary use, which is always permitted under the OZP if it is for a period of five years or less. This decision helps streamline the vetting procedures involved in transitional housing projects.

In this regard, a temporary waiver approved by Lands Department (LandsD) to permit a transitional housing use is also limited to a fixed term of five years. If IB owners are willing to continue a transitional housing project which is being implemented satisfactorily, the task force will actively assist the owners in applying to LandsD for an extension of the temporary waiver upon the end of the fixed term.