

# Legislative Council Panel on Development

## Measures to revitalise industrial buildings



# Problems

## IBs not optimally utilised



Rezoned surplus and suitable industrial land

## Infiltration of non-industrial uses



Some may not be compatible with planning regime and/or land lease conditions

## Pre-1987 IBs not meeting modern-day fire safety standards



Wholesale conversion, redevelopment, and Fire Safety (Industrial Buildings) Bill to upgrade fire safety standards of old IBs

# Previous revitalisation scheme

(April 2010 – March 2016)

2.1M m<sup>2</sup> Floor Area

172

Received

129

Approved

8% of total IB stock



# (A) Wholesale conversion

(starting from early 2019 for 3 years)

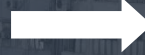
Previous  
condition

**15 years or older**  
on "C", "T" & "OU(B)" zones

New  
condition

**10% converted  
GFA designation**

- ✓ Waiver conditions against breach and idling of designated GFA
- ✓ Free negotiation on terms and conditions of tenancy (e.g. rent, tenancy duration)



- Exemption of waiver fee

- Designated GFA for specific uses to be decided by Government



Arts & cultural sectors



Creative industries



Innovation and technology industries



Social service facilities



Sports and recreational uses

# (B) Redevelopment

(starting from 10 October 2018 for 3 years)

2014 Policy Address  
IBs in “R” zones in Main  
Urban Areas and  
New Towns

2018 Policy Address  
Pre-1987 IBs  
outside “R” zones  
in Main Urban Areas  
and New Towns

## □ TPB approval

Subject to technical feasibility  
assessment:-

- ✓ Infrastructure capacity
- ✓ Technical constraints
- ✓ Planning principles and  
considerations

## □ Maximum non-domestic PR under Building (Planning) Regulations

## □ Full land premium

**maximum  
non-domestic PR**

**+ up to 20%**

(modified lease to be executed within  
3 years after TPB's approval)

# (C) Facilitate wholesale conversion for not-for-profit transitional housing

- Supported by THB-led Task Force

- "C", "CDA", "OU(B)" and "R" zones

- Wholesale converted × industrial use

- In portions or entire block

## Exercise flexibility

- **Planning:** Regarded a temporary use always permitted under OZP (for a period  $\leq 5$  years)
- **Building design:** Exempted from certain domestic building requirements
  - Proper management by NGOs or social enterprises
  - Compensatory measures
- **Lands:** Waiver fee exemption



IB Owners

NGOs

THB-led  
Task Force

Community

# (D) Relax waiver application policy

(starting from early 2019 for 5 years)

## Planning regime



Permitted as Column 1 uses



Arts studio

Office (Audio-visual recording studio)



Office (Design and media production)

Office (for specified creative industries only)



Research, design and development centre

## Land lease



Uses restricted to "industrial and/or godown" purposes only



Waiver application and fees



Deemed as permitted without the need for separate waiver applications and paying waiver fees

- \* Activities involving direction provision of customer services or sale of goods
- \* Non-compliant use outside scope
  - LandsD would act on complaints and seek advice from relevant bureaux

# (E) Broaden permissible uses of buffer floors

Industrial Floors

官塘工業中心

Buffer Floor

Non-industrial Floors

Relax uses allowed on buffer floor to cover:



Computer/ data processing centres



Telecommunications exchange centres

→ Improve the prospect of partial conversion

✓ Conversion of buffer floor and 3 floors immediately below *en bloc*

✓ Meeting conditions prescribed by FSD and other authorities



# (F) Promulgate a broader definition for “godown” use under lease

LandsD to issue a Practice Note for a **broader interpretation for “godown” use** under lease to cover -



**Cargo handling and forwarding facility**



**Recyclable collection centre**





~ End ~