

CONTROLLING OFFICER'S REPLY

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(Question Serial No. 2587)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding the new round of revitalisation scheme for industrial buildings, will the Government inform this Committee of the following:

- (1) a detailed timetable of the scheme;
- (2) criteria for assessing applications; and
- (3) details of the previous round of the scheme, including (a) number of applications received, (b) number of applications approved, (c) addresses of industrial buildings undergone conversion, and (d) change of use within such buildings.

Asked by: Hon LUK Chung-hung (LegCo internal reference no.: 9)

Reply:

- (1) The new round of Industrial Buildings (IBs) Revitalisation Scheme includes the following six measures, namely
 - (i) Exemption of waiver fee for wholesale conversion of eligible IBs;
 - (ii) Increasing maximum permissible non-domestic plot ratio by up to 20% to incentivise redevelopment of IBs;
 - (iii) Provision of transitional housing in wholesale-converted IBs;
 - (iv) Relaxation of the waiver application policy to permit uses for arts and cultural sectors, creative industries and innovation and technology sectors in individual units of IBs;

- (v) Broadening the permissible uses of buffer floors; and
- (vi) Promulgating a broader definition for “Godown” use under lease provisions.

The timetable and details of the new revitalisation measures introduced under the Scheme are as follows:

Revitalisation measure	Timetable
(i) Wholesale conversion	Application should be submitted to the Lands Department (LandsD) on or before 31 March 2022. Conversion works should be completed within three years after execution of land document. Details are specified in LandsD LAO Practice Note No. 6/2019.
(ii) Redevelopment	Application should be submitted to the Town Planning Board on or before 9 October 2021. If approved, the land document should be executed within three years after planning approval. Redevelopment should be completed within five years after execution of land document. Details are specified in LandsD LAO Practice Note No. 2/2019.
(iii) Transitional housing in converted industrial buildings	No application deadline. Details will be specified in LandsD LAO Practice Note to be issued.
(iv) Relaxation of waiver application policy	Put into force from 1 February 2019 to 31 January 2024. The Government would review the policy and the need for extension towards the end of the five-year period. Details are specified in Development Bureau’s announcement on 1 February 2019.
(v) Broadening the permissible uses of buffer floors	No application deadline. Details are specified in LandsD LAO Practice Note No. 3/2019.
(vi) Broader definition for “Godown” use under lease provisions	Details are specified in LandsD LAO Practice Note No. 1/2019.

- (2) The basic criteria for assessing applications for the new revitalisation measures introduced under the Scheme are as follows:

Wholesale Conversion

- (i) The application shall relate to an eligible IB aged 15 years or above in “Commercial” (“C”), “Other Specified Uses (Business)” (“OU(B)”) or “Industrial” (“I”) zones for wholesale conversion into uses permitted under the relevant Outline Zoning Plans (OZPs). Upon approval, LandsD would impose an additional condition that 10% of the converted floor space should be designated for specific uses prescribed by the Government.

Redevelopment

- (ii) Subject to approval of the Town Planning Board on a case-by-case basis and the maximum non-domestic plot ratio allowed under the Buildings (Planning) Regulations, LandsD would process lease modification application for redevelopment of IBs constructed before 1987 (pre-1987 IBs) at sites located outside “Residential” (“R”) zones in Main Urban Areas and New Towns and allow increasing the maximum permissible non-domestic plot ratio by up to 20%.

Transitional Housing in Wholesale-converted IBs without Industrial Uses

- (iii) The not-for-profit transitional housing project has to be supported by the Task Force on Transitional Housing led by Transport and Housing Bureau, and shall take place in portions or entire blocks of IBs (without any age limit) which is located in “C”, “Comprehensive Development Area” (CDA), “OU(B)” or “R” zones and have already undergone or will pursue wholesale conversion into non-industrial uses.

Other Measures Permitting Non-industrial Uses in Existing IBs

- (iv) For relaxation of the waiver application policy to permit uses for arts and cultural sectors, creative industries and innovation and technology sectors, such uses shall not involve activities that would attract visiting members of the general public by providing direct services or goods. Also, the aforesaid non-industrial uses in question have to be permitted in the sites where the IBs are located under the planning regime in the first place.
- (v) With due regard to public safety and compliance with fire safety measures, an application may be made to LandsD for a temporary waiver for change of uses of a buffer floor to “telecommunications exchange centres” and “computer/data processing centres” upon conversion of a buffer floor and the floors below it en bloc into non-industrial uses.
- (vi) For a “godown” use under lease provisions, “cargo handling and forwarding operation” and “recyclable collection centre” uses are acceptable for the purpose of lease interpretation.

(3) The Government announced in October 2009 a set of measures to facilitate the wholesale conversion and redevelopment of old industrial buildings to provide more floor space that meets Hong Kong's changing social and economic needs. The measures came into effect on 1 April 2010 and ended on 31 March 2016. Throughout these six years, LandsD received 226 applications for wholesale conversion and 22 applications for redevelopment under the measures. As at end-December 2018, 158 applications for wholesale conversion and all the applications for redevelopment had been approved.

A summary of the major uses of the approved wholesale conversion and redevelopment applications is shown below.

(a) Wholesale Conversion

Uses	Applications approved
(a) Hotel use	24
(b) Office and other major uses ^{Note 1}	134

Note 1: Except for hotel use, applicants for wholesale conversion usually applied to LandsD for special waivers covering a combination of new uses permitted under the planning regime so as to allow more flexibility for their conversion projects. Such uses include, among others, office, shops and services, eating places, information technology and telecommunications, educational institutions and places of recreation, sports or culture; and they are often not mutually exclusive.

(b) Redevelopment

Uses ^{Note 2}	Applications approved
(a) Hotel use	6
(b) Office / Commercial use	10
(c) Residential use	6

Note 2: Applications for redevelopment may cover more than one category of uses, and only their respective primary proposed uses are stated.

Among the 158 approved special waiver applications, 96 applications had been executed (excluding 25 special waivers terminated after execution), 14 applications had been withdrawn and 23 applications were pending execution. A list of the executed special waivers is set out below:

No.	Execution Date	Lot No.	Location
1	20/10/2010	KTIL 532	11 Lai Yip Street, Kwun Tong, Kowloon
2	30/12/2010	KTIL 299	163 Hoi Bun Road, Kwun Tong, Kowloon
3	3/3/2011	KTIL 81	71 Hung To Road, Kwun Tong, Kowloon
4	28/10/2011	KTIL 545	332 Kwun Tong Road, Kwun Tong, Kowloon
5	30/11/2011	NKIL 5569	9 Cheung Yee Street, Cheung Sha Wan, Kowloon
6	2/12/2011	KTIL 2	71 Hoi Yuen Road, Kwun Tong, Kowloon
7	7/12/2011	KCTL 154	31-35 Lam Tin Street, Kwai Chung, N.T.
8	19/1/2012	Lot 750 R.P. & Ext. in DD 176	13 Au Pui Wan Street, Fo Tan, N.T.
9	2/2/2012	KIL 7319	135-137 Tung Chau Street, Tai Kok Tsui, Kowloon
10	18/7/2012	KTIL 178	64 Tsun Yip Street, Kwun Tong, Kowloon
11	18/7/2012	KTIL 660	21 Hung To Road, Kwun Tong, Kowloon
12	14/9/2012	KTIL 294	213 Wai Yip Street, Kwun Tong, Kowloon
13	19/9/2012	KTIL 62	6 Shing Yip Street, Kwun Tong, Kowloon
14	5/12/2012	KTIL 273	181 Wai Yip Street, Kwun Tong, Kowloon
15	10/12/2012	STTL 420	2 On Yiu Street, Shatin, N.T.
16	11/1/2013	Lot 295 s.A in DD444	15-19 Chun Pin Street, Kwai Chung, N.T.
17	1/2/2013	KTIL 202	88 Hung To Road, Kwun Tong, Kowloon
18	6/3/2013	AIL289	64 Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong
19	8/3/2013	DD444 Lot 277 s.E R.P. & EXT	57-61 Ta Chuen Ping Street, Kwai Chung, N.T.
20	23/5/2013	KCTL 134	100-110 Kwai Cheong Road, Kwai Chung, N.T.
21	30/5/2013	KCTL 167	119 Wo Yi Hop Road, Kwai Chung, N.T.
22	17/7/2013	FSSTL 117	21 Po Wan Road, Sheung Shui, N.T.
23	25/7/2013	KTIL 268	36 Hung To Road, Kwun Tong, Kowloon
24	13/8/2013	DD445 Lot 690 s.A	443-451 Castle Peak Road, Kwai Chung, N.T.
25	8/10/2013	KTIL 316	164 Wai Yip Street, Kwun Tong, Kowloon
26	26/11/2013	KTIL 315	166 Wai Yip Street, Kwun Tong, Kowloon
27	2/12/2013	FSSTL 62	3 On Chuen Street, Fanling, N.T.
28	2/12/2013	SIL 827	5 A Kung Ngam Village Road, Shau Kei Wan, Hong Kong

No.	Execution Date	Lot No.	Location
29	4/2/2014	KTIL 23	107 How Ming Street, Kwun Tong, Kowloon
30	11/2/2014	KCTL 155	132-134 Tai Lin Pai Road, Kwai Chung, N.T.
31	12/2/2014	KTIL 4	115 How Ming Street, Kwun Tong, Kowloon
32	17/2/2014	TMTL 145	6 Tsun Wen Road, Tuen Mun, N.T.
33	18/3/2014	KTIL 639	158 Wai Yip Street, Kwun Tong, Kowloon
34	27/3/2014	KTIL 737	2 Wing Yip Street, Kwun Tong, Kowloon
35	10/4/2014	KTIL 635	73-75 Hung To Road, Kwun Tong, Kowloon
36	14/4/2014	KTIL 417	133 Wai Yip Street, Kwun Tong, Kowloon
37	12/6/2014	KTIL 548	326 Kwun Tong Road, Kwun Tong, Kowloon
38	16/6/2014	NKIL 4489	9 Pat Tat Street, San Po Kong, Kowloon
39	23/6/2014	NKIL 2812 s.A, s.B & RP	79 Wing Hong Street, Cheung Sha Wan, Kowloon
40	23/7/2014	KTIL 418	135 Wai Yip Street, Kwun Tong, Kowloon
41	8/8/2014	KTIL 452	25 Hung To Road, Kwun Tong, Kowloon
42	10/10/2014	STTL 135	8-12 Wong Chuk Yeung Street, Fo Tan, N.T.
43	27/10/2014	KTIL 300	165 Hoi Bun Road, Kwun Tong, Kowloon
44	29/10/2014	KCTL 77 RP	12 Ka Hing Road, Kwai Chung, N.T.
45	6/1/2015	TMTL 155	4 Kin Fung Circuit, Tuen Mun, N.T.
46	18/3/2015	NKIL 5866	8 Wang Kwong Road, Kowloon Bay, Kowloon
47	19/3/2015	STTL 282	10-12 Yuen Shun Circuit, Shatin, N.T.
48	10/4/2015	NKIL 5560 & NKIL 5561	15 Cheung Shun Street, Cheung Sha Wan, Kowloon
49	13/5/2015	KTIL 177	58 Tsun Yip Street, Kwun Tong, Kowloon
50	8/6/2015	KCTL 136	30-34 Kwai Wing Road, Kwai Chung, N.T.
51	16/6/2015	AIL 155	33-35 Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong
52	16/6/2015	NKIL 5861	11 Sheung Yuet Road, Kowloon Bay, Kowloon
53	27/8/2015	DD 444 Lot 303 RP	26-38 Ta Chuen Ping Street, Kwai Cheung, N.T.
54	30/11/2015	KTIL 574	105 Wai Yip Street, Kwun Tong, Kowloon
55	1/12/2015	NKIL 5863	3 Wang Kee Street, Kowloon Bay, Kowloon
56	29/12/2015	NKIL 5567	838 Lai Chi Kok Road, Kowloon

No.	Execution Date	Lot No.	Location
57	21/1/2016	s.A of Lot 1221 in DD 453	328-392 Castle Peak Road, Tsuen Wan & 27-37 Mei Wan Street, Tsuen Wan, N.T.
58	10/3/2016	NKIL 5972	21 Sheung Yuet Road, Kowloon Bay, Kowloon
59	18/4/2016	KTIL 57	4 Hing Yip Street, Kwun Tong, Kowloon
60	11/4/2016	KTIL 577	101 Wai Yip Street, Kwun Tong, Kowloon
61	6/5/2016	KTIL 76	81 Hung To Road, Kwun Tong, Kowloon
62	29/6/2016	CWIL 12 & 43	14 & 16 Lee Chung Street, Hong Kong
63	2/9/2016	CWIL 36	26 Cheung Lee Street, Chai Wan, Hong Kong
64	14/9/2016	KCTL 338	1-11 Kwai Hei Street, Kwai Chung, N.T.
65	6/10/2016	KCTL 131	72/76 Kwai Cheong Road, Kwai Chung, N.T.
66	27/10/2016	AIL 399	23 Yip Kan Street, Wong Chuk Hang, Hong Kong
67	1/12/2016	KTIL 657	111 Wai Yip Street, Kwun Tong, Kowloon
68	14/12/2016	CWIL 18	34 Lee Chung Street, Chai Wan, Hong Kong
69	13/1/2017	KTIL 235	94 & 96 How Ming Street, Kwun Tong, Kowloon
70	23/1/2017	NKIL 5805 & NKIL 5806	1-3 Kai Hing Road, Kowloon Bay, Kowloon
71	26/1/2017	KTIL 419	137 Wai Yip Street, Kwun Tong, Kowloon
72	1/2/2017	NKIL 4867	9 Luk Hop Street, San Po Kong, Kowloon
73	1/3/2017	YLTL 374	22 Wang Yip Street South, Yuen Long, N.T.
74	23/3/2017	STTL 275	2 Yuen Shun Circuit, Sha Tin, N.T.
75	12/4/2017	KCTL 46	57-59 Kwok Shui Road, Kwai Chung, N.T.
76	5/5/2017	KCTL 363	38-42 Kwai Fung Crescent, Kwai Chung, N.T.
77	16/6/2017	FSSTL 91	35-37 On Lok Mun Street, Fanling, N.T.
78	6/9/2017	SIL 826	3 Tung Wong Road, Shau Kei Wan, Hong Kong
79	26/9/2017	KTIL 447	31 Chong Yip Street, Kwun Tong, Kowloon
80	13/10/2017	CWIL 49	3 Ning Foo Street, Chai Wan, Hong Kong
81	21/11/2017	KCTL 346	77-81 Container Port Road, Kwai Chung, N.T.
82	5/1/2018	CPTL 23	1 & 3 San Hop Lane, Tuen Mun, N.T.
83	10/1/2018	Lot 5366 in DD 51	17 Lok Yip Road, Fanling, N.T.

No.	Execution Date	Lot No.	Location
84	5/2/2018	NKIL 3873 RP	495 Castle Peak Road, Cheung Sha Wan, Kowloon
85	5/3/2018	TWTL 325	Tsuen Wan, N.T.
86	28/3/2018	Lot 693 s.B ss.3 in DD 445	Kwai Chung, N.T.
87	6/6/2018	KTIL 65	69/71 King Yip Street, Kwun Tong, Kowloon
88	20/6/2018	KCTL 146 and Lot 316 in DD 444	97-107 Wo Yi Hop Road, Kwai Chung, N.T.
89	26/6/2018	CPTL 24	Tuen Mun, N.T.
90	17/7/2018	YLTL 362	21-35 Wang Yip Street East, Yuen Long, N.T.
91	28/8/2018	STTL 273	13-15 Yuen Shun Circuit, Shatin, N.T.
92	4/9/2018	CWIL 98	8 Fung Yip Street, Chai Wan, Hong Kong
93	13/9/2018	TMTL 102	4 Kin Fat Lane, Tuen Mun, N.T.
94	24/9/2018	KTIL 618	86 Hung To Road, Kwun Tong, Kowloon
95	24/9/2018	FSSTL 70	19 On Kui Street, Fanling, N.T.
96	6/11/2018	FSSTL 148	2 Choi Fat Street, Sheung Shui, N.T.

LandsD is not in a position to provide the details of the applications which have not been executed.

Among the 22 approved redevelopment applications, 14 applications had been executed and eight applications were withdrawn. A list of the executed redevelopment applications is set out below:

No.	Execution Date	Lot No.	Location
1	26/9/2011	KTIL 526	Nos. 135-137 Hoi Bun Road, Kwun Tong, Kowloon
2	9/11/2011	KIL 9673	18 Chi Kiang Street, To Kwa Wan, Kowloon
3	20/12/2012	NKIL 4899	2 Ng Fong Street, San Po Kong, Kowloon
4	22/2/2013	NKIL 5559	No. 17 Cheung Shun Street, Cheung Sha Wan, Kowloon
5	16/5/2013	KCTL 193	No. 25 Kin Hong Street, Nos. 26-34 Kin Chuen Street and No. 659 Castle Peak Road Kwai Chung, Kwai Chung, N.T.
6	17/3/2014	KTIL 760	Nos. 15-17 Chong Yip Street, Kwun Tong, Kowloon
7	8/5/2014	AIL 461	No.8-10 Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong

No.	Execution Date	Lot No.	Location
8	24/6/2015	KTIL 680	No. 93 Wai Yip Street, Kwun Tong, Kowloon
9	25/10/2016	KTIL 240	No. 98 How Ming Street, Kwun Tong, Kowloon
10	4/1/2017	NKIL 4178	Nos. 340-342 Fuk Wing Street, Nos. 27-29 Tonkin Street and Nos. 249-263 Un Chau Street, Cheung Sha Wan, Kowloon
11	14/3/2017	NKIL 4854	210-212 Choi Hung Road & 15-17 Ng Fong Street, San Po Kong, Kowloon
12	16/8/2017	YTIL 41	Nos. 13 & 15 Sze Shan Street, Yau Tong, Kowloon
13	4/10/2017	LOT 303 sA DD 355	Nos. 11-15 Chai Wan Kok Street, Tsuen Wan, NT
14	16/1/2018	KIL 7778	Nos. 103-105 Tung Chau Street, Tai Kok Tsui, Kowloon

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