

**CONTROLLING OFFICER'S REPLY**

<b>DEVB(PL)193</b>
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**(Question Serial No. 2707)**

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 matters related to the revitalisation scheme of industrial buildings under the Programme, please advise this Committee of the following:

- 1) details of the 124 applications for wholesale conversion and redevelopment of aged industrial buildings approved since the implementation of the scheme, including i) lot number, ii) address, iii) amount of waiver fees, iv) use of building after redevelopment/conversion works, v) floor area before redevelopment/conversion works, and vi) floor area after redevelopment/conversion works of each project, to be listed in the table below;

i	ii	iii	iv	v	vi

- 2) the number of applications under processing, set out by 18 districts; and
- 3) as proposed in the Policy Address that a new condition, under which applicants should designate 10% of the floor area for specific uses as prescribed by the Government upon completion of such redevelopment/conversion works, will be incorporated into the scheme – whether such uses will include provision of social welfare facilities (e.g. day care centres) or district medical facilities (e.g. elderly health centres).

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 15)

Reply:

- 1) 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, the Lands Department (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. The approved applications would provide a total of about 2.17 million square metres<sup>Note 1</sup> of converted or new gross floor area (GFA) after completion of works.

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 <sup>Note 2</sup>	134

(b) Redevelopment

Uses <sup>Note 3</sup>	Applications approved
(a) Hotel use	6
(b) Office / Commercial use	10
(c) Residential use	6

Note 1: Exclude subsequently withdrawn / terminated cases.

Note 2: 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.

Note 3: 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
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.

No.	Execution Date	Lot No.	Location
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
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

No.	Execution Date	Lot No.	Location
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.
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.

No.	Execution Date	Lot No.	Location
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.

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
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

No.	Execution Date	Lot No.	Location
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

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

2) As at end-December 2018, the processing of all redevelopment applications under the previous scheme was completed. The breakdown by district of 33 special waiver applications that were still under processing is set out in the following table:

District (by District Lands Office)	No. of applications
Kowloon East	20
Kowloon West	5
Hong Kong East	1
Hong Kong West & South	1
Tsuen Wan & Kwai Tsing	3
Shatin	1
Tuen Mun	1
Yuen Long	1

3) The Government would assess the “designated uses” proposed by applicants for wholesale conversion of their industrial buildings in the new scheme. The Government would assess the use(s) proposed by an applicant in respect of the designated 10% of the converted GFA, co-ordinate the overall use priorities indicated by bureaux/departments, and decide on the exact parameters about “designated uses” as a condition to be imposed by LandsD on an approved application. In so doing, the Government would have regard to the positioning, permissible planning uses, location and neighbouring environment, building configuration, zoning, market demand, and relevant policy considerations.

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