

CONTROLLING OFFICER'S REPLY

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(Question Serial No. 1502)

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:

In 2019-20, the Government will continue to facilitate the revitalisation of industrial buildings. In this connection, would the Government please inform this Committee of the details about the revitalisation scheme of industrial buildings in the past three years:

1. How many buildings have been approved for revitalisation? What will be the floor area available on completion of revitalisation works? What will be the uses of the buildings after conversion?
2. How many buildings have been approved for demolition and redevelopment? What will be the floor area available on completion of revitalisation works? What will be the uses of the buildings after conversion?

Asked by: Hon YIU Si-wing (LegCo internal reference no.: 3)

Reply:

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 application for redevelopment had been approved. The approved applications would provide a total of about 2.17 million square metres^{Note 1} of converted or new gross floor area 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 ^{Note 2}	134

(b) Redevelopment

Uses ^{Note 3}	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Note 1: Exclude subsequently withdrawn / terminated cases.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, offices, 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.

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