

香港特別行政區政府

發展局局長辦公室



**SECRETARY FOR
DEVELOPMENT'S OFFICE**

Government of the Hong Kong Special
Administrative Region

本局檔號 Our Ref. DEVB(DOO) 7/03 Pt 2
來函檔號 Your Ref.

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4 May 2010

Mr Nelson Ho
President
Hong Kong Institute of Facility Management
c/o Suite 2101-2
21/F, Connaught Commercial Building
185 Wanchai Road
Hong Kong

Dear Mr Ho,

Optimising the Use of Existing Industrial Buildings

I am pleased to let you know that the new initiatives to facilitate redevelopment and wholesale conversion of existing industrial buildings were launched on 1 April 2010.

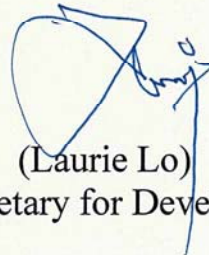
When I wrote to you in February this year, I attached a draft Practice Note prepared by the Lands Department on the implementation of the new initiatives for your reference. You may wish to note that after consulting the relevant stakeholders, the Lands Department has issued the Practice Note, which, together with a sample application letter and a checklist on the documents to be submitted for the application, can be downloaded from the website of the Lands Department at <http://www.landsd.gov.hk/en/images/doc/2010-1.pdf>.

In my February letter, I told you that the Transport Department had agreed to exercise flexibility in considering the requirements for loading/unloading and car parking facilities relating to applications for wholesale conversion of industrial buildings under our new initiative, and that

we were discussing further with them how to develop objective criteria to guide the assessments in this regard. I am pleased to let you know that we have worked out some practical arrangements with the Transport Department with regard to industrial buildings which, due to site constraints, are unable to meet the standard requirements for provision of loading/unloading and car parking facilities in the converted buildings. We believe this will facilitate owners in assessing the feasibility of converting their industrial buildings for other uses.

You can find the note explaining the above arrangements at our website on industrial buildings at <http://www.devb.gov.hk/industrialbuildings/>, where you will also find other useful information about our initiatives to optimise the use of industrial buildings. A copy of the note is attached for your easy reference.

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'Laurie Lo', written over a faint circular stamp or watermark.

(Laurie Lo)
for Secretary for Development

Encl.

Provision of Car Parking Spaces and Loading/Unloading Facilities in Wholly Converted Industrial Buildings

Under the Hong Kong Planning Standards and Guidelines (HKPSG), the requirement for car parking spaces in office and commercial buildings is higher than that for industrial buildings:

- Industrial buildings – 1 car parking space per 600-1200m² GFA
- Commercial buildings – 1 car parking space per 150-300m² GFA

2. This higher requirement for car parking spaces might be difficult for some existing industrial buildings to achieve through wholesale conversion. Nevertheless the HKPSG also provides that the transport authority may exercise discretion to accept lower provisions for loading/unloading facilities and car parking spaces to meet individual circumstances. Where the buildings concerned in wholesale conversion cases have practical difficulties in meeting the prescribed standards, the Transport Department (TD) will exercise flexibility in considering the loading/unloading and car parking space requirements, provided that by doing so it would not create serious traffic problems such as illegal parking near the site or obstruction to traffic caused by on-street loading/unloading activities.

3. TD will follow the below procedures in considering applications for wholesale conversion of industrial buildings under the new policy measures starting 1 April 2010 for a period of three years –

- (a) The subject building should meet the lower end of the number of loading/unloading bays specified in the HKPSG for the intended uses; applications which cannot provide the required number of loading/unloading bays will be rejected. The dimensions of the loading/unloading bays should not be smaller than those stipulated at the time the building was built;

- (b) Where the subject building cannot meet the lower end of the HKPSG requirements on the number of car parking spaces for the intended uses due to site constraints, the applicant will have to prove that they have made the best use of all existing spaces (e.g. use of decked mechanised parking) in the industrial buildings originally designated for car parking and loading/unloading facilities, but still cannot meet the HKPSG requirements for car parking spaces;
- (c) If the subject building cannot meet the requirement for car parking spaces under (b) above, TD is prepared to accept a lower than standard provision of car parking spaces, provided that the following criteria external to the subject building are met:
- (i) The subject site is located within 500m of public transport services;
 - (ii) The subject site is not located in an area where there is significant illegal parking problem; and
 - (iii) There are surplus parking spaces near the subject site.

4. TD will consider applications not meeting the requirements in paragraph 3 above on a case-by-case basis. If the application for wholesale conversion is approved by Lands Department, the car parking spaces and loading/unloading requirement may be incorporated in the special waiver.

5. TD will review the arrangements after formal implementation of the scheme for 12-18 months.

6. Applicants are encouraged to approach and present their initial conversion plans to TD at an early stage for preliminary advice on the car parking spaces and loading/unloading requirement for the converted building before they submit formal applications to Lands Department. Details of contact person in each of the TD Regional Offices are as follows:

- Hong Kong Region – Mr CHUI Tat-fun, SE/E&G [Address: TE(HK) Division, 37/F, Immigration Tower, 7 Gloucester Road, Wan Chai, Hong Kong] Fax: 2824 0399

- Kowloon Region – Mr Luk Wing-cheong, SEK/E [Address: TE(K) Division, 8/F, Mongkok Government Offices, 30 Luen Wan Street, Mong Kok, Kowloon] Fax: 2397 8046
- New Territories East Region – Mr CHEUNG Yat-wah, SE/ST [Address: TE(NTE) Division, 9/F, Mongkok Government Offices, 30 Luen Wan Street, Mong Kok, Kowloon] Fax: 2381 3799
- New Territories West Region - Mr CHOI Tak-ki, CTE/NTW [Address: TE(NTW) Division, 7/F, Mongkok Government Offices, 30 Luen Wan Street, Mong Kok, Kowloon] Fax: 2381 3799

Development Bureau
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