

**Revitalisation of Industrial Buildings –
from the Perspective of Buildings Department**

K M MO
Buildings Department

**Optimising the Use of Private Industrial Buildings
to Meet Hong Kong's Changing Economic
and Social Needs**



Development Bureau
October 2009

Wholesale Conversion



Major Criteria (1)

- Building situated in “Industrial”, “Commercial” or “OU(B)” zones
- Building age > 15 years old
- Proposed uses comply with OZP or planning permission has been granted
- Application submitted by all existing owners
- Retain original building frame, no increase in height & bulk, no vertical extension, horizontal extension or additional floor which is GFA accountable



Major Criteria (2)

- Planning, design and alteration comply with current provisions of the BO
- Conversion works - completed within 3 years



Building Control System (1)

- The BO controls private buildings and building works in Hong Kong.
- Other than exempted works, no person shall commence or carry out any building works or street works without having first obtained from BA the approval and consent for commencement of the works shown in the approved plan.

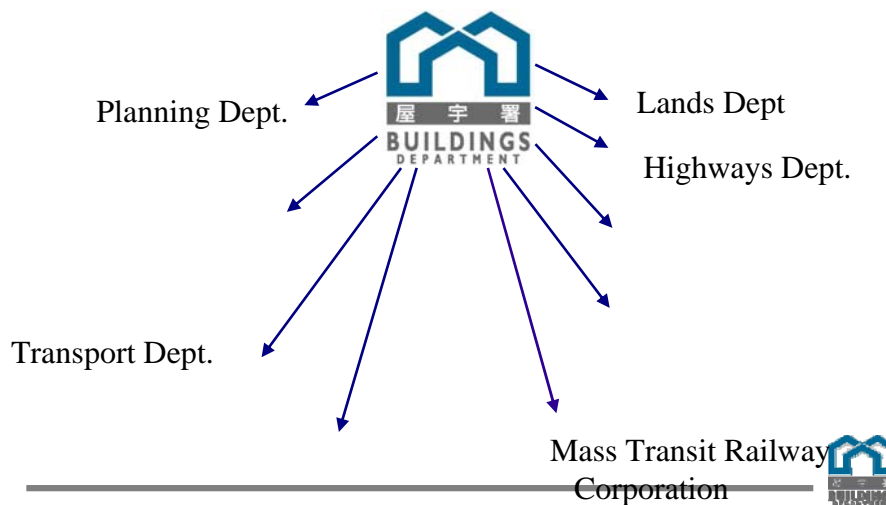


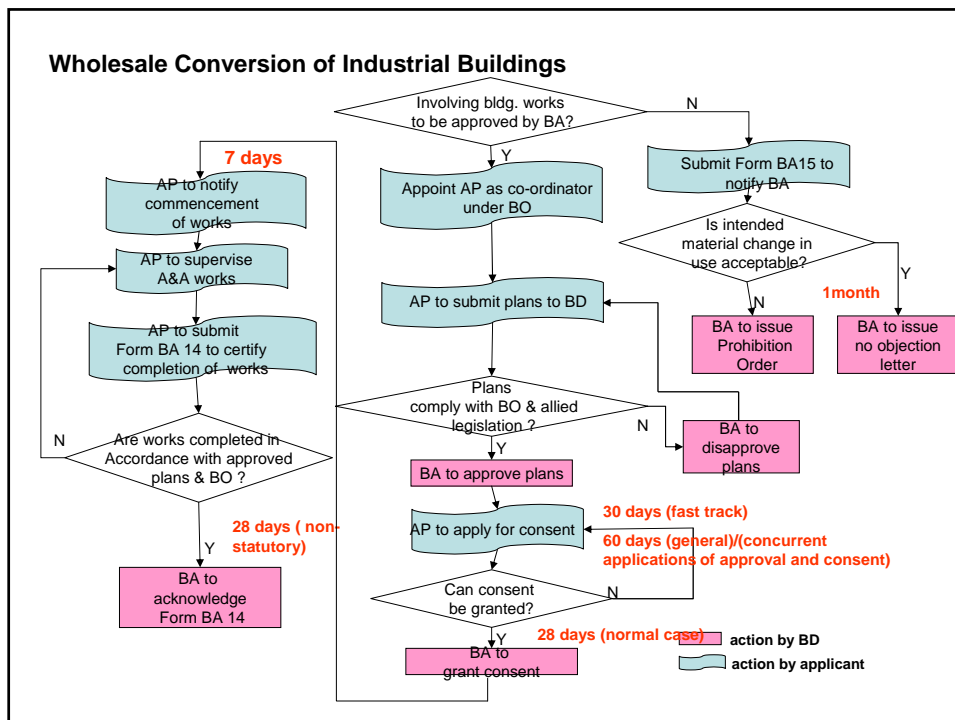
Building Control System (2)

- For conversion works requiring approval and consent from BA, owners have to engage AP, RSE and RC.
- For works not involving any building works requiring approval and consent, owner should submit s25 notice for the proposed material change in use



Centralized Processing





Building Regulations - Major Considerations (1)

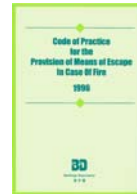
Barrier Free Access and Facilities :

B(P)R 72 and Design Manual: Barrier Free Access 2008



Building Regulations - Major Considerations (2)

- Fire Safety Provision
- The current major requirements on fire safety aspects are laid down in:-
 - MOE code 1996
 - FRC code 1996
 - MOA code 2004.
- Upgrading of the existing provision to comply with current fire safety requirements may be required.



Building Regulations - Major Considerations (3)

Upgrading of other facilities to comply with current legislation/requirement

- Refuse storage and material recovery room, TBE rooms, etc.

OTTV control

- Depending on the proposed new uses and design, upgrading of the building envelop regarding OTTV control may be necessary.



Building Regulations - Major Considerations (4)

Structural Adequacy

- Industrial buildings generally have a design imposed floor loads from 5 kPa to 10kPa
- Conversion works involving A &A to existing building and structural frame should be checked in accordance with PNAP APP-177



Building Regulations - Major Considerations (5)

Natural Lighting and Ventilation

- For office use check provision of lighting and ventilation

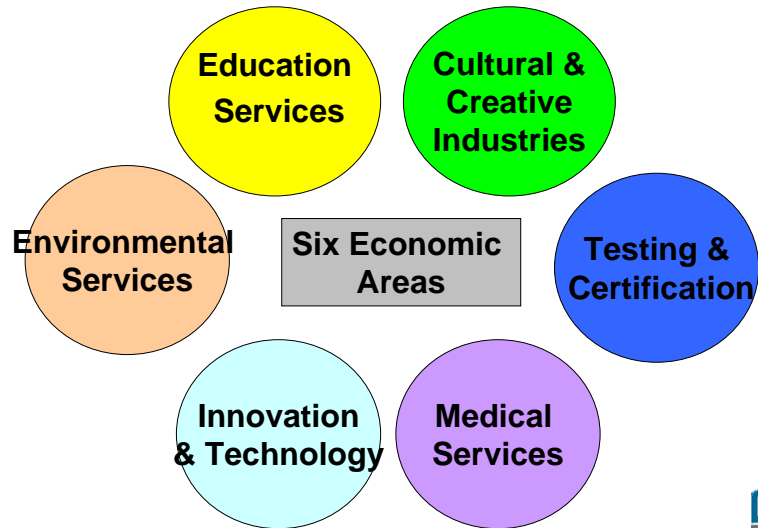


Provision of Sanitary Fitment

- Depending on the population of the intended new uses, additional sanitary fitments may be required.



Support of 6 Economic Areas



Cultural Uses

The PPE Ordinance has provided the definition of PPE, which include:-

- An exhibition of pictures, photographs, or the like,
- Stage performance or other musical, dramatic, theatrical entertainment,
- Lecture or story-telling, etc



PPE Premises

More stringent requirements:

- Siting
- Escape routes
- Staircases
(incl. size of tread
and riser)



Facilitation Measures

- Fire Engineering Study
- Pragmatic Approach
 - Expand application of
PNAP APP-14



MOE Code for PPE Premises

The building should abut upon and have frontages to 2 or more thoroughfares:-

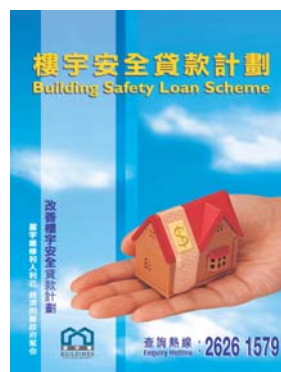
No of Person	Width of thoroughfare
<500 or >5,000	To be determined by BA
500 - 2,000	At least 1 with 12m wide
2,001 – 3,000	At least 1 with 12m wide; the other should be 9m wide if it is a carriageway or 6m if it is a footpath.
3,001 - 5,000	At least 1 with 15m wide and the other of 9m wide.



Building Safety Loan Scheme

Loans to individual owners for carrying out:-

- Maintenance and repair works
- Reinstate or improve the safety conditions of the building/slope



Implementation

- Development Opportunity Office
- Pre-submission Enquiry Service/Conference
- Enquiry Service



Example In Hong Kong







