

政府總部
發展局
發展機遇辦事處



Development Opportunities Office
Development Bureau
Government Secretariat

香港花園道美利大廈
14樓 1411室

Room 1411, 14/F,
Murray Building, Garden Road,
Hong Kong

本局檔號 Our Ref. DEVB(DOO) 7-03

電話 Tel.: 2186 8911

來函檔號 Your Ref.

傳真 Fax: 2186 8919

21 October 2009

Miss Lin Ming,
Senior Executive Officer,
Southern District Council,
Ground floor & 1st floor,
Ocean Court, 3 Aberdeen Praya Road,
Aberdeen, Hong Kong.

Dear Miss Lin,

I refer to Mr Ronald Chan's enquiries on the policy proposals to revitalise industrial buildings (20 October 2009). Our response is as follow:

The Chief Executive announced in his 2009-10 Policy Address new measures to revitalise old industrial buildings through encouraging redevelopment and wholesale conversion of industrial buildings. The objective is to provide readily available and suitable land and premises to meet Hong Kong's economic and social needs, including the development of higher value-added economic activities such as the six economic areas identified by the Task Force on Economic Challenges.

In formulating the policy proposals, we have considered whether to confine the policy incentives to uses supporting the six economic areas. However, we decided that such a restriction would unnecessarily complicate our time-limited schemes. We believe that building owners would be best positioned to work out the most suitable uses, as well as the utilisation of the redeveloped or converted building. This is in line with the principle of "big market, small government", which lets the market respond to the needs of economic development.

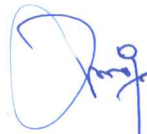
It is worth noting that most uses related to the six economic areas are always permitted in "Other Specified Uses" annotated "Business" ("OU(B)") and/or "Commercial" zones, where the majority (58%) of industrial buildings are situated. No planning permission is required if building owners decide to redevelop or convert their buildings for such uses. There are over 60 industrial buildings in Aberdeen and Ap Lei Chau. Subject to the eligibility criteria on building age and planning permission, many of those industrial buildings would be able to benefit from our proposed package of measures to revitalise

existing industrial buildings and provide suitable premises to meet the changing economic and social needs of the community.

For further information on the policy proposals to revitalise industrial buildings, please visit the following link:

http://www.devb-plb.gov.hk/eng/issues/revitalising_industrial_buildings.htm.

Yours sincerely,



(Laurie Lo)
for Secretary for Development

政府總部
發展局
發展機遇辦事處



Development Opportunities Office
Development Bureau
Government Secretariat

香港花園道美利大廈
14樓 1411室

Room 1411, 14/F,
Murray Building, Garden Road,
Hong Kong

本局檔號 Our Ref. DEVB(DOO) 7-03

電話 Tel.: 2186 8911

來函檔號 Your Ref.

傳真 Fax: 2186 8919

香港仔海傍道3號
逸港居地下及1字樓
南區區議會秘書處
高級行政主任
林敏女士

林女士：

就徐遠華議員查詢有關活化工業大廈政策的事宜(二〇〇九年十月十九日電郵查詢)，本局及規劃署綜合回覆如下：

行政長官在二〇〇九至一〇年的施政報告，宣布一籃子方案，以鼓勵舊工業大廈的重建及整幢改裝。根據新措施，重建或整幢改裝後的大廈，其新用途必須符合相關地盤或地帶的規劃意向。

現時黃竹坑區內的工業樓宇，在《香港仔及鴨脷洲分區計劃大綱核准圖編號 S/H15/24》上，是劃為「其他指定用途」註明「商貿」地帶。根據有關圖則的規定，在這地帶內發展酒店，須先向城規會申請規劃許可。該地帶並不容許住宅發展。任何住宅發展須先得到城規會同意修改分區計劃大綱圖，而有關圖則修訂亦須按照《城市規劃條例》公開展示，公眾可作出書面申述。

如欲進一步了解相關政策措施的詳情，請瀏覽以下網站：
http://www.devb-plb.gov.hk/chi/issues/revitalising_industrial_buildings.htm。

發展局局長

(羅志康  代行)

二〇〇九年十月二十一日