

Snapshot of the Existing Industrial Stock

The Existing Industrial Stock

1. As at June 2021, there are 1,342 private IBs¹ occupying some 480 hectares (ha) of land with a total gross floor area (GFA) of about 27.24 million (M) m².
2. When compared with the 2014 Area Assessments, the number of IBs has reduced by 106² (from 1,448) whilst the total GFA has dropped by 0.61M m² (from 27.85M m²) (**Figure 1**). Most of the existing IBs (1,167 or about 87%) are situated in “Industrial” (“I”) and “Other Specified Uses” annotated “Business” (“OU(B)”) zones, and the remaining 175 IBs are within “Residential (Group A)” (“R(A)”), “Residential (Group E)” (“R(E)”) and “Comprehensive Development Area” (“CDA”) zones not intended for industrial purposes (**Plans 1a and 1b**).
3. The existing stock of 1,342 IBs has the following characteristics:
 - (a) **Spatial Distribution** - the largest number of IBs totaling 323 are located in Eastern Kowloon providing about 5.43M m² floorspace, followed by Kwai Chung and Tsuen Wan which together have 311 IBs and provide about 8.87M m² floorspace (**Figure 2**).
 - (b) **Building Condition** – through site inspection, most of the IBs are considered to be in fair (about 89%) or good condition (about 7%)³.
 - (c) **Building Age** – 880 (about 65.6%) IBs were built before 1987 (pre-1987), and most of them (734) are located in Metro areas (such as Eastern Kowloon, Cheung Sha Wan, Tsuen Wan/Kwai Chung).
 - (d) **Ownership**⁴ – 436 (about 33%) IBs are under single ownership and among them, 254 are pre-1987 IBs (**Plans 2a and 2b**). Many of these pre-1987 IBs under single ownership are situated in Eastern Kowloon (55 IBs) and Tsuen Wan/Kwai Chung (71 IBs).

¹ Similar to the 2014 Area Assessments, IBs in “Commercial” (“C”) zones and those mainly located in areas zoned “Other Specified Uses” (“OU”) annotated “Industrial Estate”, “OU(Airport Service Area)”, “OU(Boatyards and Marine-oriented Industrial Uses)” and “Government, Institution or Community” are not covered in this assessment.

² The net reduction of 106 IBs is resulted from the **deletion of 140 IBs** including 72 IBs in “OU(B)” zone and 56 IBs in “I” zone (mainly due to their wholesale conversion/redevelopment to non-industrial uses, or being demolished /rezoned for other proposed developments, etc.), and from an **addition of 34 IBs** including 11 IBs in “OU(B)” zone and 20 IBs in “I” zone (mainly included newly completed IBs after 2014, etc.).

³ In determining the building condition of each IB, the presence and degree of seriousness of structural defects (e.g. cracks in outer walls) and signs of wear or tear (e.g. rusted/defective exposed drain pipes) based on visual inspection were taken into account.

⁴ Source: Land Registry (data as at June 2020).

- (e) **Vacancy** - according to the RVD, the overall vacancy rates of private flatted factories, private I/O buildings and private storage buildings in 2020 were 6.4%, 10.2% and 5.4% respectively⁵.

*Questionnaire Survey*⁶

4. The survey was carried out from December 2019 to December 2020 to collect information on usage and type of business, years of occupancy, relocation intention, and number of employees, among others. The major findings are summarised below (**Attachment 1 and Plan 3**):

Uses

- (a) **Predominant Uses** – Whilst industrial uses (mainly for warehouse/storage) occupied more than half (58.0%) of the floorspace in IBs, a significant portion (about 33.9%) was used for non-industrial purposes (mainly for office and uses like shop and services, data centre, research and design centre). Based on the survey, the operations in IBs had engaged about 489,000 employees. In comparison with 2014, there is no significant change in the amount of floorspace occupied by warehouse/storage and manufacturing/workshop, but office floorspace in IBs has decreased (from 28.0% to 25.1%) and that of other non-industrial uses increased (from 6.0% to 8.8%).

Predominant Uses	2014		2020	
	GFA (about M m ²)	%	GFA (about M m ²)	%
Industrial Uses (Total)	16.16	58.0	15.79	58.0
• Warehouse/Storage	13.61	48.9	13.29	48.8
• Manufacturing/Workshop	2.55	9.2	2.49	9.2
Non-Industrial Uses (Total)	9.47	34.0	9.25	33.9
• Office	7.80	28.0	6.84	25.1
• Other Non-Industrial Uses	1.67	6.0	2.41	8.8
Vacant or Under Renovation	2.22	8.0	2.20	8.1
Total	27.85	100	27.24	100

- (b) **Industrial Uses** – among warehouse/storage uses, about 82.2% of the floorspace

⁵ According to Hong Kong Property Review 2014 to 2021 issued by RVD, the overall vacancy rates from 2015 to 2020 are as follows:

	2015	2016	2017	2018	2019	2020
Private flatted factories	5.0%	5.8%	6.1%	6.3%	5.9%	6.4%
Private I/O buildings	6.8%	8.9%	7.4%	9.3%	9.0%	10.2%
Private storage buildings	4.2%	4.3%	6.8%	4.8%	6.4%	5.4%

⁶ Due to the pandemic (COVID-19), respondents were provided with options of answering the questionnaire by telephone or post in addition to face-to-face interview.

were occupied by general storage⁷ associated with “import/export, wholesale and retail trade” business, and they were mainly located in Tsuen Wan/Kwai Chung and Eastern Kowloon. For manufacturing/workshop uses, food products and beverages factories occupied the largest share of floorspace (about 35.9%)⁸, and they were also mainly located in Tsuen Wan/Kwai Chung and Eastern Kowloon.

- (c) **Non-industrial Uses** – a significant portion of the 6.84M m² office use in IBs was located in Eastern Kowloon (about 31.9%) and mainly associated with “import/export, wholesale and retail trades” (about 45.0%)⁹. Among other non-industrial uses, shop and services held a major share (about 35.8%)¹⁰, and they were mainly located in Tsuen Wan/Kwai Chung, Eastern Kowloon and Cheung Sha Wan.
- (d) **Other Emerging Uses** - floorspace occupied by data centre, and research and design centre had increased notably by about 85.7% and 25% respectively from about 0.21M m² and 0.16M m² in 2014 to 0.39M m² and 0.20M m² in 2020. There were 11 IBs in Tsuen Wan/Kwai Chung, Eastern Kowloon, Wong Chuk Hang, Sha Tin and On Lok Tsuen wholly used as data centre.

Occupancy and Intention to Relocate

- (e) About 35.1% of the respondents indicated that their business had operated in the IB units for over 10 years. Among these long time occupiers, business related to retail had the largest share (about 47%), followed by those related to manufacturing (about 25%) and other non-manufacturing activities (about 18%).
- (f) The majority of the respondents (about 68.2%) are tenants in IBs built after 1987. Office use was more often found in newer IBs whilst warehouse/storage and manufacturing/workshop in older buildings¹¹.
- (g) About 91.6% of the respondents from IBs in “I” and “OU(B)” zones had no intention or plan to relocate to other areas. The reasons are that the rental cost of IB units was affordable, that they were owner-occupiers¹², that the area was easily accessible, or that finding alternative premises was difficult.

⁷ The remaining warehouse/storage floorspace was mainly occupied by logistics warehouse (about 13.6%) and mini-storage (about 3.9%).

⁸ The remaining manufacturing/workshop floorspace was mainly occupied by workshops/factories (goods not specified)(about 18.2%), printing factories (about 14.0%), and vehicle repairing & washing workshop (about 6.1%).

⁹ The remaining office floorspace was mainly occupied by other non-manufacturing business (including technical testing and analysis, construction, architecture and engineer activities, information technology service activities and real estate)(about 27.7%), and manufacturing business (including wearing apparel, textile, electrical equipment/machinery & equipment, basic metals/fabricated metal products)(about 15.0%).

¹⁰ The remaining floorspace for other non-industrial uses was mainly occupied by data centre (about 16.0%), showroom (about 10.6%), research and design centre (about 8.4%) and eating place (about 7.0%).

¹¹ The percentage of occupied floorspace in IBs built before and after 1987 for: (a) office were 22.7% and 29.9% respectively; (b) warehouse/storage were 50.5% and 45.4% respectively; and (c) manufacturing/workshop were 10.1% and 7.3% respectively.

¹² Based on the survey, about 33.1% of the respondents had indicated that they were owner-occupiers.

Progress of transformation of IBs through rezoning and policy initiatives

Rezoning

5. To optimise utilisation of the existing industrial stock and make better use of valuable land resources, a total of about 331.2 ha of land have been rezoned from “T” to “OU(B)” or other uses¹³ since 2001 mainly in the Metro areas such as Eastern Kowloon, Cheung Sha Wan and Tsuen Wan/Kwai Chung. For waiver/modification applications executed since 2014, a total of 29 IBs in “OU(B)” zones had been redeveloped or converted in a wholesale manner or undergoing redevelopment / wholesale conversion¹⁴ to office and/or other commercial uses, and 47 IBs to mixed commercial with telecommunication industries (I&T)¹⁵ use. For those 184 IBs already zoned residential or “CDA” in 2014, a total of 11 sites (involving 11 IBs) in “R(A)” (3), “R(E)” (6) and “CDA” (2) zones had been redeveloped or are undergoing redevelopment into residential and/or commercial/retail uses, altogether providing about 3,720 flats and about 0.33M m² commercial GFA. Another 11 sites (involving 16 IBs) have obtained planning approvals for redevelopment.

6. Questionnaires were sent to owners of the pre-1987 single-owned IBs in non-industrial zonings (namely “R(A)”, “R(E)” and “CDA”) which had no redevelopment progress¹⁶. A total of 18 owners had been successfully surveyed¹⁷. Their views are summarised below.

- (a) **General considerations in favour of redevelopment** mainly include satisfactory financial return; and/or poor conditions of the IBs.
- (b) **General considerations not in favour of redevelopment** are mainly attributed to unattractive financial return and disruption to business operation. Some owners of IBs in “CDA” zone indicated difficulty to redevelop jointly with other IB owners within the same zoning. Some would like to redevelop IB but the intended uses are not permissible under the zoning (e.g. data centre in “CDA” zone intended for

¹³ Among the 331.2 ha of land previously zoned “T”, as at June 2021, about 213.5 ha have been rezoned to “OU(B)” and about 117.7 ha to other uses, mainly “CDA”, “Other Specified Uses” (including petrol filling station, columbarium, cemetery, commercial, leisure & tourism related uses, and mixed uses), “R(E)” and “R(A)”. The zoning amendments recommended under the 2014 Area Assessments in respect of the industrial areas in Ap Lei Chau West and Chai Wan Kok (about 3.7 ha and 10.9 ha respectively rezoned to “OU(B)”) were completed in 2016. Since then, there is no rezoning of “T” to other uses.

¹⁴ With reference to the data in LandsD’s progress reports on IB Revitalisation Scheme 1.0.

¹⁵ With reference to the data in LandsD’s progress reports on IB Revitalisation Scheme 1.0, from 2001 onwards, a total of 66 IBs in “OU(B)” zones with completion of works had previously obtained approval/execution of special waiver for redevelopment or wholesale conversion to office or commercial uses (37) and mixed commercial with I&T (29). Most of these projects were completed since 2014 except four IBs for office or commercial uses and three IBs for mixed commercial with I&T uses which were completed before 2014.

¹⁶ Questionnaires were sent to 30 owners of the IBs located in non-industrial zones (namely “R(A)”, “R(E)” and “CDA”) with no redevelopment progress. Face-to-face interviews were conducted if accepted.

¹⁷ The 18 successfully surveyed cases were located in Yau Tong, Hung Hom, Ma Tau Kok, Tai Kok Tsui, Tsuen Wan, Tuen Mun and Yuen Long. Among them, 4 located in Tsuen Wan and Ma Tau Kok had been enumerated by face-to-face interviews in addition to questionnaire survey.

residential use or residential development in “CDA” zone intended for commercial uses).

Revitalization Schemes

7. Two rounds of revitalization scheme for IBs were launched in 2009 and 2018 aiming to encourage owners to undertake wholesale conversion or redevelopment (**Attachment 2**). A total of 209 IB sites (150 in Scheme 1.0 and 59 in Scheme 2.0¹⁸) have waiver proposals approved or planning permissions obtained. The sites going for wholesale conversion (136) were much more than those for redevelopment (14) in Scheme 1.0. In contrast, there were more approvals for redevelopment (53) than wholesale conversion (6) in Scheme 2.0. Eastern Kowloon took up the largest share in both Schemes whilst other popular districts are Cheung Sha Wan (Scheme 1.0) and Tsuen Wan/Kwai Chung (Scheme 2.0). These areas are where more single-owned pre-1987 IBs are located (**Plans 2a to 2b**). With the incentive measures of relaxation of maximum permissible non-domestic plot ratio by 20% under Scheme 2.0, additional floorspace for industrial (0.24M m²) and non-industrial (0.23M m²) will be generated from the approved redevelopment proposals (as at September 2021)¹⁹.

	Scheme 1.0 (LandsD)	Scheme 2.0 (PlanD)
No. of sites with executed/approved proposals	150	59
Total GFA upon redevelopment/wholesale conversion ²⁰	2.45M m^{2†}	1.21M m^{2†}
• Non-industrial uses	2.41M m ²	0.65M m ²
• Industrial uses	0.04M m ²	0.56M m ²

[†]Individual items may not add up to total due to rounding

Concessionary Measures for Data Centre Development

8. Private IBs have been provided with a set of concessionary measures since 2012 for partial conversion or redevelopment of industrial buildings / lots for data centre use to meet the demand and promote Hong Kong as a business and communications hub (**Attachment 3**). According to the 2020 Area Assessments, data centre in IBs, including those converted / redeveloped under concessionary measures, accounted for 52% (about 0.385M m²) of the total floorspace supply for data centre in Hong Kong²¹. Compared with 2014, the GFA occupied by data centre in surveyed IBs had increased by around 0.179M m².

¹⁸ Scheme 1.0 based on data of LandsD and Scheme 2.0 based on data of PlanD (both as at 30 September 2021).

¹⁹ The estimation is made under the assumption that the IB redevelopment proposals will conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.

²⁰ For those wholesale converted IBs which still contain industrial elements (such as information technology and telecommunications industries), they are included in the 2020 Area Assessments. However, for those which are solely for commercial uses, they are excluded from the subject study.

²¹ The total supply of floorspace for data centre in Hong Kong is about 0.743M m² (including high-tier data centre developments in Tseung Kwan O Industrial Estate (IE) and Tai Po IE) according to the LC Paper No. CB(1)644/19-20(01) “Update on Data Centre Development in Hong Kong” in May 2020.

Attachments

Attachment 1	Highlight of the Survey Findings
Attachment 2	IB Revitalisation Schemes 1.0 and 2.0
Attachment 3	Concessionary Measures for Data Centre Development
Plans 1a-1b to Annex 1	Area Assessments of Industrial Land in “T”, “OU(B)”, “R(A)”, “R(E)” and “CDA” Zones (Metro and Non-Metro Areas)
Plans 2a-2b to Annex 1	Spatial Distribution of Single-owned Pre-1987 IBs (Metro and Non-Metro Areas)
Plan 3 to Annex 1	Usage of Major Industrial Areas (by GFA)
Figure 1	Changes in Land Area and GFA
Figure 2	Major Industrial Areas

Planning Department
November 2021

**Highlight of the Questionnaire Survey Findings under
2020 Area Assessments of Industrial Land in the Territory**

1. Usage of IBs

1.1 Predominant Use

Predominant Use^{Note (a)} of IBs	2014 [about M m²] (%) (a)	2020 [about M m²] (%) (b)	Difference [about M m²] (%) (b) – (a)
• Storage/Warehouse	13.61 (48.9%)	13.29 (48.8%)	-0.32 (-2.4%)
• Office	7.80 (28.0%)	6.84 (25.1%)	-0.96 (-12.3%)
• Manufacturing/Workshop	2.55 (9.2%)	2.49 (9.2%)	-0.04 (-1.6%)
• Other Uses	1.67 (6.0%)	2.41 (8.8%)	+0.74 (+44.3%)
• Vacant/under renovation	2.22 (8.0%)	2.20 (8.1%)	-0.1 (-0.9%)
Total	27.85 (100%)	27.24 (100%)	-0.61 (-2.2%)

Note (a): In terms of GFA and in descending order

1.2 Industrial Uses – Storage/Warehouse

Storage/Warehouse	GFA [about M m²]	% [about]	Top 3^{Note (a)} Districts of Provision [about %]	Main^{Note (a)} Associated Businesses [about %]
• General storage	10.9	82.2%	1. Kwai Tsing (24%) 2. Tsuen Wan (15%) 3. Kwun Tong (14%)	1. Import/export, wholesale and retail trades (46.7%) 2. Transportation, storage, postal and courier services (32.9%)
• Warehouses used by logistics companies	1.8	13.6%	1. Kwai Tsing (27%) 2. Tuen Mun (17%) 3. Tsuen Wan (14%)	
• Mini-storage	0.52	3.9%	1. Eastern (17%) 2. Kwai Tsing (14%) 3. Kwun Tong (12%)	
• Dangerous goods store	0.02	0.1%	1. Kwai Tsing (50%) 2. Tuen Mun (16%) 3. Kwun Tong (13%)	

Storage/Warehouse	GFA [about M m²]	% [about]	Top 3^{Note (a)} Districts of Provision [about %]	Main^{Note (a)} Associated Businesses [about %]
• Others	0.06	0.47%	1. Southern (31%) 2. Kwai Tsing (23%) 3. Sham Shui Po (12%)	
Total	13.29	100		

Note (a): In terms of GFA and in descending order

1.3 Industrial Uses – Manufacturing/Workshop

Top 3^{Note (a)} Manufacturing/ Workshop Uses	GFA [about M m²]	% [about]	Top 3^{Note (a)} Districts of Provision [about %]	Main Associated Business [about %]
• Food products and beverages factories	0.90	35.9%	1. Kwai Tsing (20.0%) 2. Tsuen Wan (17.4%) 3. Kwun Tong (12.5%)	Manufacturing business (66.6%)
• Printing factories	0.35	14.0%		
• Workshop/factory (goods not specified)	0.45	1.3%		

Note (a): In terms of GFA and in descending order

1.4 Non-industrial Uses - Office

Office	GFA [about M m²]	% [about]	Top 3^{Note (a)} Districts of Provision [about %]	Main^{Note (a)} Associated Businesses [about %]
• Office as predominant use of a unit	4.79	70.1%	1. Kwun Tong (26.0%) 2. Kwai Tsing (16.1%) 3. Tsuen Wan (10.9%)	1. Import/export, wholesale and retail trades (43.3%) 2. Other non-manufacturing business (29.7%) 3. Manufacturing business (14.3%)
• Office with other uses in a unit	2.05	29.9%	1. Kwun Tong (24.1%) 2. Kwai Tsing (18.7%) 3. Sham Shui Po (10.7%)	1. Import/export, wholesale and retail trades (48.8%) 2. Other non-manufacturing (23.1%)

Office	GFA [about M m ²]	% [about]	Top 3 ^{Note (a)} Districts of Provision [about %]	Main ^{Note (a)} Associated Businesses [about %]
				3. Manufacturing (16.5%)

Note (a): In terms of GFA and in descending order

1.5 Non-industrial Uses – Other Uses

Top 3 ^{Note (a)} Other Uses	GFA [about M m ²]	% [about]	Top 3 ^{Note (a)} Districts of Provision [about %]	Main ^{Note (a)} Associated Businesses [about %]
<ul style="list-style-type: none"> Shop and Services Data Centre Showroom 	0.86 0.39 0.26	35.8% 16.0% 10.6%	1. Kwun Tong (21.0%) 2. Kwai Tsing (16.8%) 3. Sham Shui Po (14.7%)	1. Other non-manufacturing business (54.9%) 2. Import/export, wholesale and retail trades (27.2%)

Note (a): In terms of GFA and in descending order

2. Emerging Uses – Data Centre, and Research and Design Centre

Emerging Uses	2014 [about M m ²] (a)	2020 [about M m ²] (b)	Difference [about M m ²](%) (b) – (a)	Top 3 ^{Note (a)} Districts of Provision [about %]
• Data Centre	0.21	0.39	+0.18 (+85.7%)	1. Kwai Tsing (28.3%) 2. Tsuen Wan (24.6%) 3. Sha Tin (21.3%)
• Research and Design Centre	0.16	0.20	+0.04 (+25%)	1. Kwau Tsing (22.8%) 2. Tsuen Wan (20.3%) 3. Sham Shui Po (13.6%)

Note (a): In terms of GFA and in descending order

3. Selected Uses – Art Studio, Place of Entertainment, Recreation, Sports or Culture, and Pet Hospice

Selected Uses	GFA [about M m ²]	% [about]	Top 3 ^{Note (a)} Districts of Provision [about %]
<ul style="list-style-type: none"> Art Studio (including working place for creation of objects and venue for rehearsal of art performance, etc.) 	0.06	2.5	1. Kwun Tong (30.6%) 2. Kwai Tsing (15.1%) 3. Wong Tai Sin (12.3%)
<ul style="list-style-type: none"> Place of Entertainment, Recreation, Sports or Culture (including e-sports venue, multi-purposes party venue, indoor war game venue, and other indoor sports venue, etc.) 	0.08	3.3	1. Kwun Tong (48.2%) 2. Sham Shui Po (12.1%) 3. Kwai Tsing (8.2%)
<ul style="list-style-type: none"> Pet Hospice (including pet cremation service and pet columbaria, etc.) 	0.01	0.3	1. Kwai Tsing (38.8%) 2. Wong Tai Sin (19.4%) 3. Yuen Long (13.9%)

Note (a): In terms of GFA and in descending order

4. Ground Floor (G/F) Uses

Zoning	Manufacturing/ Workshop [about %]	Storage/ Warehouse [about %]	Office [about %]	Other Uses [about %]	Vacant/Under Renovation [about %]	No Record ^{Note (a)} [about %]
“I”	13.5	36.2	4.6	9.2	5.0	31.5
“OU(B)”	14.1	20.2 ^{Note (b)}	4.0	18.5	7.1	36.2
“R(A)”, R(E)”, “CDA”	13.8	40.3	3.0	21.8	7.7	13.3
Overall	13.9	27.4	4.1	15.9	6.5	32.3

Note (a): “No Record” - the concerned units were not covered by the on-site questionnaire survey

Note (b): Only one subdivided unit (about 563m² GFA) on the G/F of an IB in Kwun Tong was found operating as dangerous goods store in the survey

Measures under the
Industrial Buildings (IB) Revitalisation Schemes 1.0 and 2.0

IB Revitalisation Scheme 1.0 (announced in 2009)

Include, to:

- (a) lower the threshold for compulsory sale for redevelopment for IBs from 90% to 80% of ownership for IBs aged 30 years or above in non-industrial zones;
- (b) allow tailor-made lease modifications in terms of development intensity (provided that it is not less than 60% of that permissible under the relevant statutory town plan) at “pay for what you build” premium based on the optimal use and proposed development intensity of the redevelopment (*1 April 2010 to 31 March 2016*);
- (c) allow owners to opt for payment of 80% of the land premium for lease modification for redevelopment by annual instalments over five years at a fixed interest rate if the premium exceeds \$20 million (*1 April 2010 to 31 March 2016*); and
- (d) allow owners to apply for conversion of the existing IBs for uses permitted under the relevant statutory town plan for the lifetime of the building or until expiry or termination of the current lease, whichever is the earlier, provided that the IB should be at least 15 years old and located in “Industrial” (“I”), “Commercial” (“C”) or “Other Specified Uses” annotated “Business” (“OU(B)”) zones (*1 April 2010 to 31 March 2016*).

(Source: LC Paper No. CB(1)1529/12-13(01))

IB Revitalisation Scheme 2.0 (announced in 2018 and extended to 31 October 2024)

Include, among others, to:

- (a) exempt waiver fees for applications made to the Lands Department for wholesale conversion of existing IBs aged 15 years or above in “C”, “OU(B)” and “I” zones for uses permitted under the relevant Outline Zoning Plans, with a condition that 10% of the converted floorspace should be designated for specific uses prescribed by Government; and
- (b) relax the maximum permissible non-domestic plot ratio up to 20% to incentive the redevelopment of IBs constructed before 1987 for sites located outside residential zones in Main Urban Areas and New Towns, subject to the approval of the Town Planning Board on a case-by-case basis.

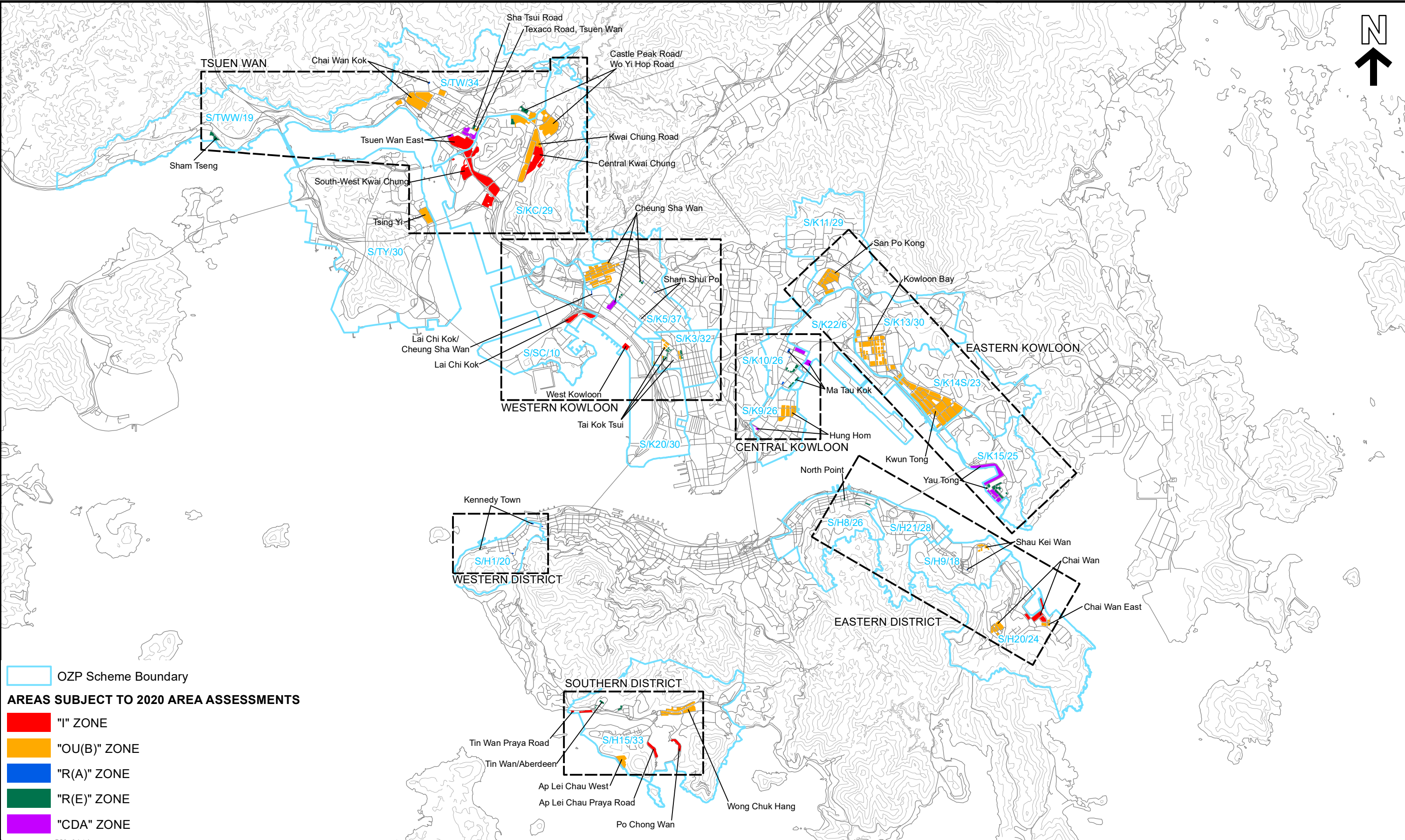
(Source: LC Paper No. CB(1)323/18-19(03))

Concessionary Measures for Data Centre Development

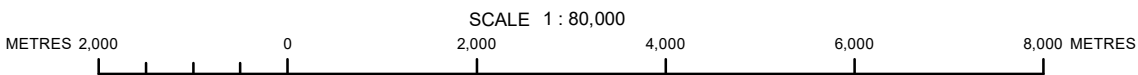
Since 25 June 2012, a set of time-limited concessionary measures have been provided for partial conversion of existing industrial buildings (IBs) or redevelopment of industrial lots for data centre use to meet the demand and promote Hong Kong as a regional data centre hub. Following a review in 2016, these measures were extended until further notice and include, among others, to:

- (a) exempt the waiver fees for issuing waivers for applications made to the Lands Department for data centre use in parts of IBs aged 15 years or above in “Industrial”, or “Other Specified Uses” annotated “Business” or “Commercial” zones to data centres of all tiers for the life-time of the existing building or until expiry or determination of the current lease, whichever is the earlier; and
- (b) accept tailor-made lease modification (including land exchange) for development of high-tier data centres, wholly or in conjunction with other uses, on existing industrial lots for the part of the development proposed for data centre use, instead of requiring modification up to the optimal uses and intensity that could possibly be allowed for the site where accordingly the premium chargeable for that part of the land to be used as data centre would also be based on the specific high-tier data centre use instead of an optimal development.

(Source: LC Paper No. CB(1)644/19-20(01))



AREA ASSESSMENTS OF INDUSTRIAL LAND IN "I", "OU(B)", "R(A)", "R(E)", AND "CDA" ZONES
(METRO AREA)



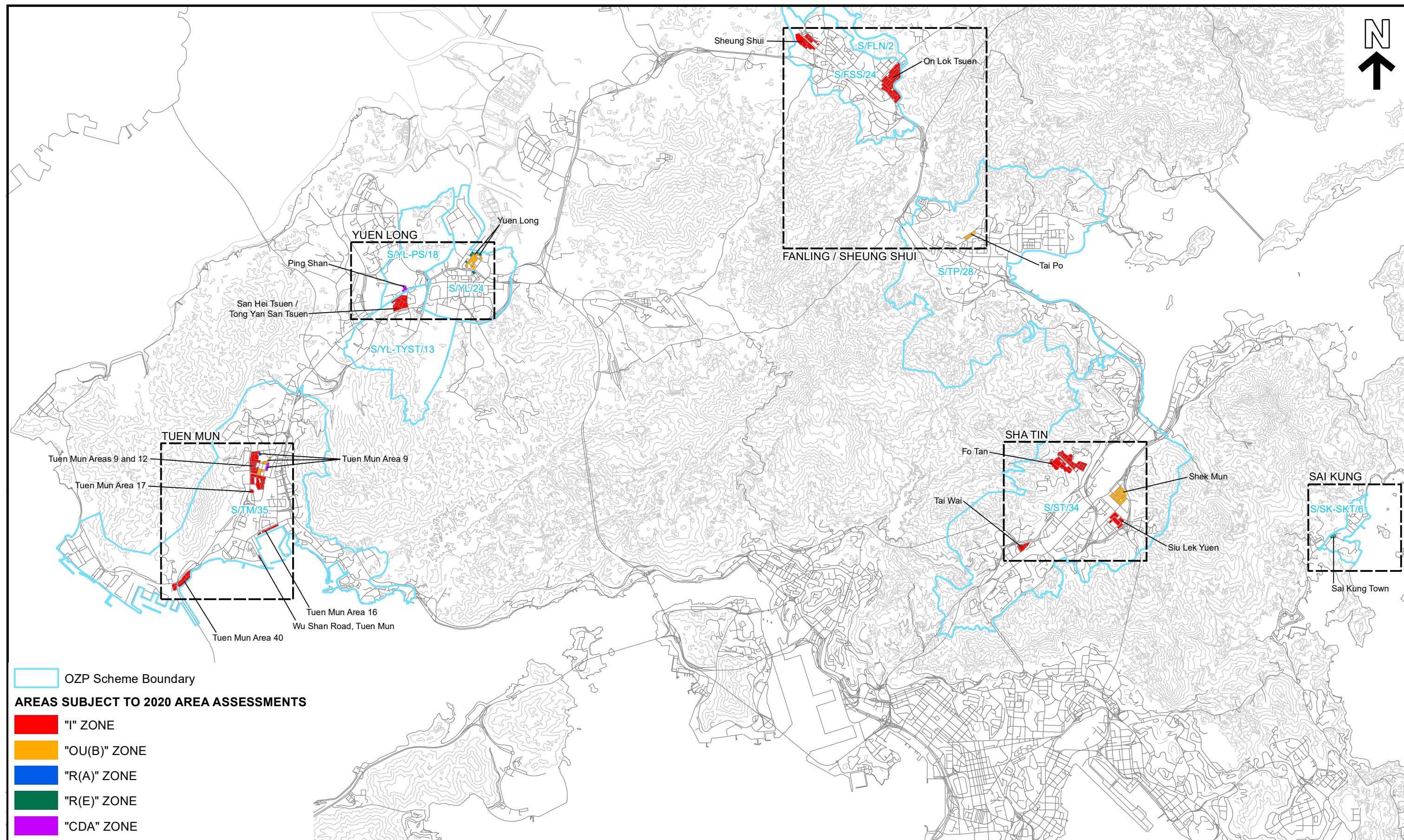
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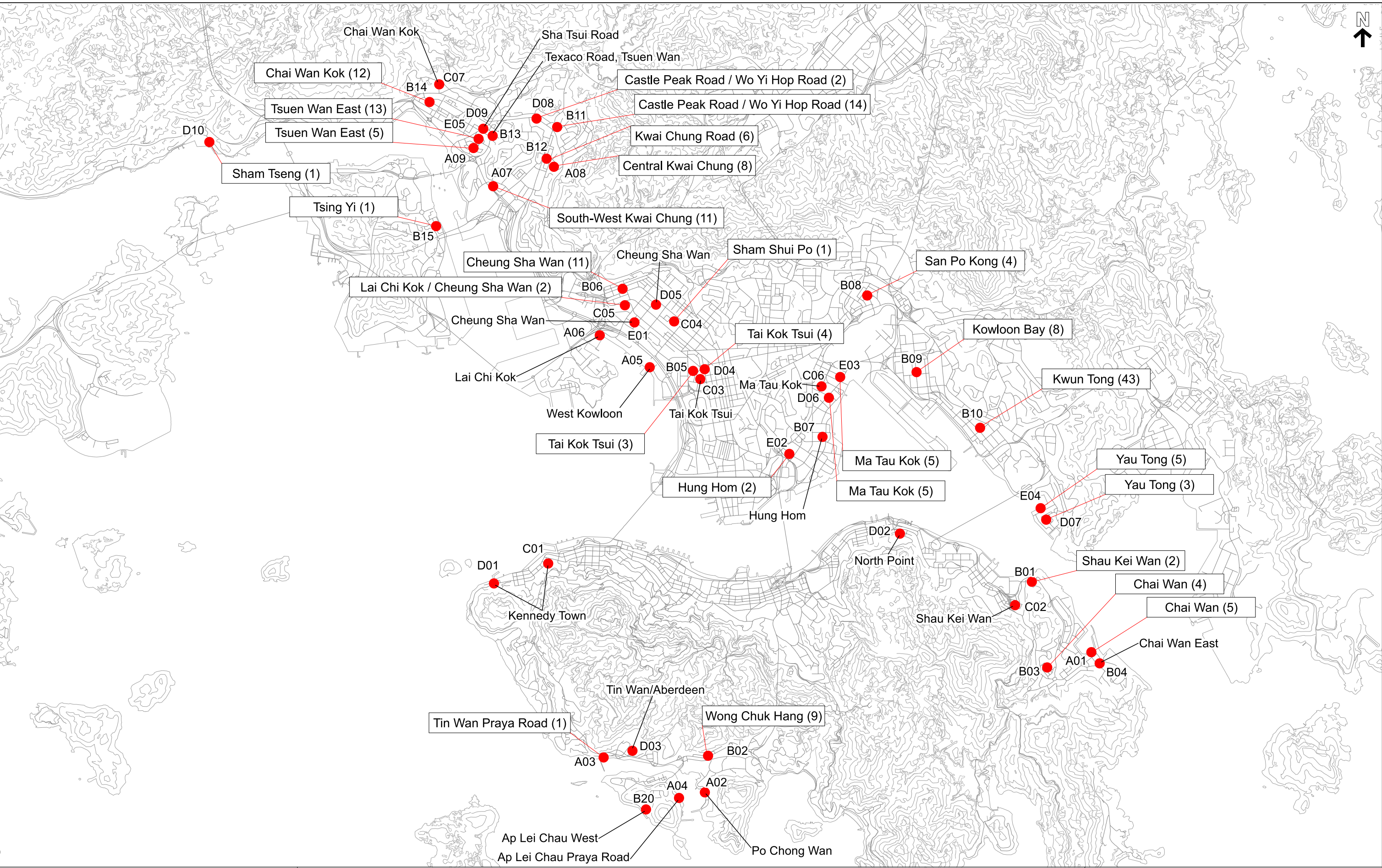


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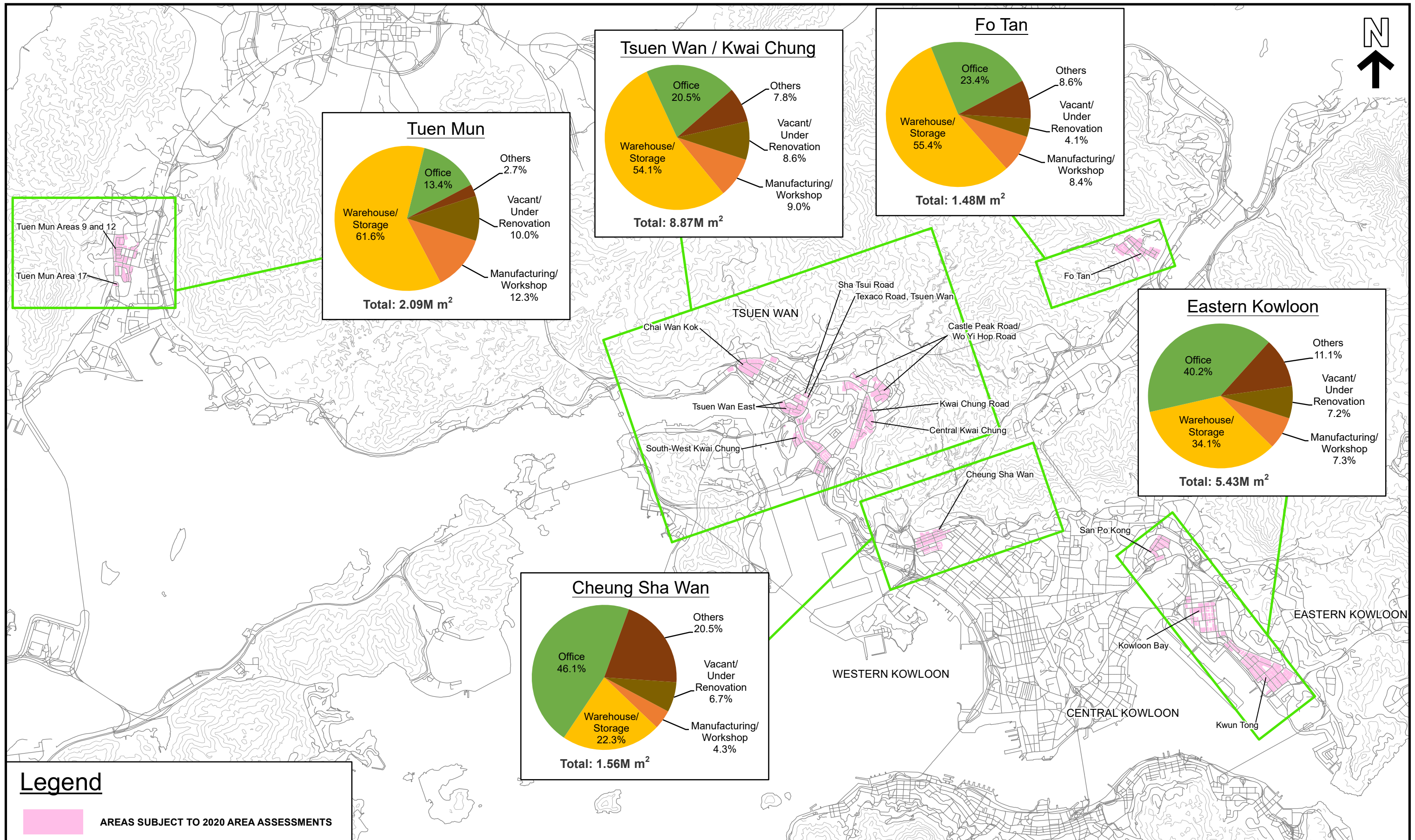
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Annex 1 -
Plan 1a

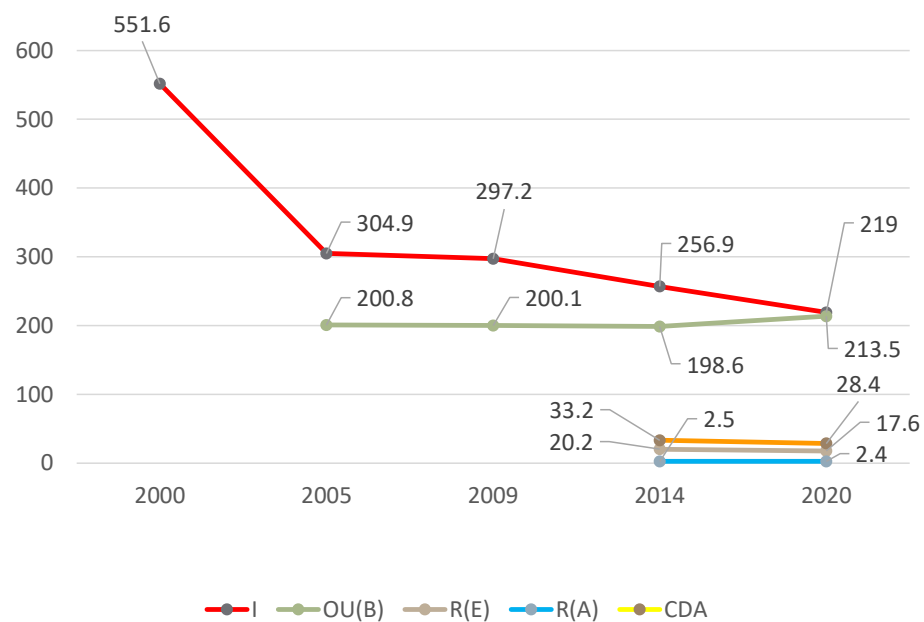




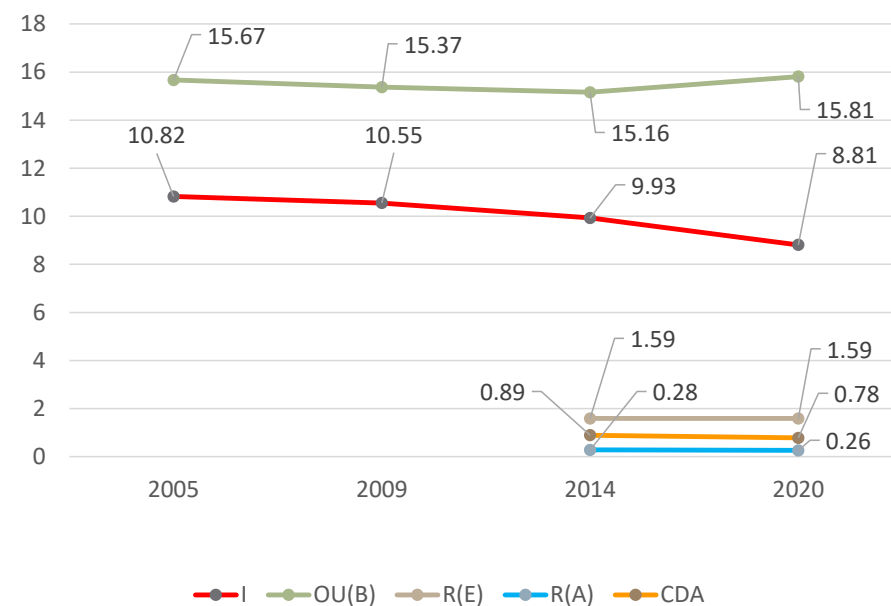




**Total industrial land area (ha)
(480.9 ha in total)**



**Total GFA (sq. m.)
(27.24 M sq. m. in total)**



2000 No Information

There may be slight discrepancy between the sum of individual items and the total owing to rounding

Changes in Land Area and GFA

PLANNING DEPARTMENT



Plan No. M/HOLS/21/30

Date : 1.9.2021

Figure 1



Major Industrial Areas

PLANNING DEPARTMENT



Plan No. M/HOLS/21/30

Date : 1.9.2021

Figure 2

Distribution of “I” Land

District	Land Area (in ha.)	Location
Eastern	6.19	Chai Wan (6.19 ha)
Southern	5.91	Po Chong Wan (1.88 ha)
		Tin Wan Praya Road (1.64 ha)
		Ap Lei Chau Praya Road (2.38 ha)
Yau Tsim Mong	1.85	West Kowloon (1.85 ha)
Sham Shui Po	4.44	Lai Chi Kok (4.44 ha)
Kwai Tsing	41.33	Southwest Kwai Chung (29.31 ha)
		Central Kwai Chung (12.02 ha)
Tsuen Wan	11.87	Tsuen Wan East (11.87 ha)
Sha Tin	42.69	Tai Wai (4.70 ha)
		Fo Tan (30.51 ha)
		Siu Lek Yuen (7.48 ha)
North	47.84	On Lok Tsuen (32.62 ha)
		Sheung Shui (15.21 ha)
Tuen Mun	42.11	Tuen Mun Areas 9, 12 and 17 (27.07 ha)
		Tuen Mun Area 16 (3.42 ha)
		Wu Shan Road, Tuen Mun (0.84 ha)
		Tuen Mun Area 40 (10.78 ha)
Yuen Long	14.80	San Hei Tsuen / Tong Yan San Tsuen (14.80 ha)
Total	219.02	

[May not add up to total due to rounding of figures]