

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)188**

**(Question Serial No. 1456)**

Head: (118) Planning Department  
Subhead (No. & title): (-) Not Specified  
Programme: (2) District Planning  
Controlling Officer: Director of Planning (YIP Chi Kwai, Tom)  
Director of Bureau: Secretary for Development

Question:

The Government has mentioned conducting the Study on Utilisation of Existing Industrial Stock to put forward recommendations including the way forward for the Revitalisation Scheme for Industrial Buildings. Will the Government please inform this Committee of:

1. the establishment and the estimates of expenditure for conducting the Study on Utilisation of Existing Industrial Stock and proposing the way forward for the Revitalisation Scheme in 2026-27; and
2. whether the study scope will cover the assessments of the cost-effectiveness and technical feasibility of relaxing the conversion of industrial buildings for non-industrial uses (such as innovative scientific research, transitional housing or art studio)?

Asked by: Hon KWOK Fu-yung (LegCo internal reference no.: 8)

Reply:

The main objectives of the Study on Utilisation of Existing Industrial Stock (the Study) conducted by the Planning Department (PlanD) include:

- (a) reviewing the effectiveness of the Revitalisation Scheme for Industrial Buildings, and exploring the incentives to further encourage market participation in redevelopment or wholesale conversion of industrial buildings;
- (b) exploring the rezoning of certain sites in industrial areas for non-industrial uses in order to unleash the development potential of industrial land in urban areas and accelerate the transformation of old industrial areas; and
- (c) understanding the emerging industries or uses (such as innovative scientific research and art studio) in private industrial buildings, and exploring the feasibility (including the technical feasibility) of further widening the scope of permissible non-industrial uses in industrial buildings, so as to further optimise the use of industrial building floor space on the premise of safeguarding public safety.

While part of the Study is conducted in-house, PlanD has engaged a consultant to collect views from the market on the Revitalisation Scheme for Industrial Buildings through organising focus group discussion, and the consultancy fee is estimated to be about \$1.3 million. As the in-house study and supervision of the consultant are part of PlanD's overall duties, we are unable to provide a breakdown on the manpower and expenditure involved solely for these tasks.

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