

17 June 2016

To : All Authorized Persons  
Registered Structural Engineers  
Registered Geotechnical Engineers

Dear Sir/Madam,

### **Measures to Deter Misuse of Industrial Buildings for Residential Use**

Industrial Buildings (IBs) are not suitable for residential use. Units in an IB can be used for industrial activities or storage of dangerous and inflammable goods at any time. Unauthorised conversion of industrial premises for residential use could pose high risks to tenants living there. The unauthorised change in use also contravenes the Buildings Ordinance.

While the Buildings Department (BD) and the Lands Department are taking vigorous enforcement action against unauthorised use of existing IBs for habitation, there is an emerging trend of residential use in those newly completed IBs with small units provided with self-contained bathrooms.

In order to deter misuse of new IBs, BD has adopted the following measures in processing new proposals for IBs (including alteration and addition proposals):

- (a) Modification to permit the non-provision of natural lighting and ventilation to the toilets will not be granted generally except for toilets designed for communal use;
- (b) Consequent to (a) above, internal pipe ducts for toilets will not be exempted from gross floor area calculations except for communal toilets located in common parts of the IB;

- (c) Proposal for high headroom in small workshop units has to be fully justified; and
- (d) Justifications for designs and facilities not commonly found in an IB will be demanded, failing which the proposal may not be accepted as an IB development.

Yours faithfully,



(LEUNG Tung-choi, Thomas)  
Assistant Director/New Buildings 1  
for Building Authority