

6 February 2018

To: All Authorized Persons
Registered Structural Engineers
Registered Geotechnical Engineers
Registered General Building Contractor
Registered Minor Works Contractors

Dear Sir/Madam,

Measures to Deter Misuse of Industrial Buildings for Residential Use

Having regard to the high risk posed to tenants living in illegal domestic premises in industrial buildings¹ and pursuant to Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-159, the Buildings Department (BD) will not approve alteration and addition proposals for subdivision of industrial premises into “small” industrial units² with en suite toilet facilities under the Buildings Ordinance (BO) as the sub-divided premises will not be accepted as for industrial use. By the same token, building works resulting in “small” industrial units with en suite toilet facilities should not be carried out under the Minor Works Control System.

2. Any minor works submission found not in conformance with the above requirement will be considered as **unacceptable**. Apart from taking appropriate enforcement action against the unacceptable minor works under the BO, BD will also consider initiating disciplinary action against the prescribed building professional and prescribed registered contractor involved.

Yours faithfully,



(PANG Mei-tuan, Pauline)
Assistant Director/New Buildings 1
for Building Authority

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- ¹ Units in an industrial building can be used for industrial activities or storage of dangerous and inflammable goods at any time.
- ² Units with usable floor area of less than 80 m²