

### **Wholesale Conversion of Industrial Buildings**

The Government has implemented a package of measures to encourage the revitalisation of existing industrial buildings through wholesale conversion of vacant or under-utilised industrial buildings. Details of the measures are promulgated in the Practice Note Issue No.1/2010 issued by the Lands Administration Office of the Lands Department. The measures are only valid for three years from 1 April 2010, and the conversion works related to revitalisation are to be completed within three years after issue of the waivers by the Lands Department.

#### **Green Building Designs in Wholesale Conversion of Industrial Buildings**

2. Compared with building redevelopment, wholesale conversion of vacant or under-utilised industrial buildings is in itself a sustainable way to reduce waste and conserve natural resources. Greater environmental benefits can be obtained if the owners adopt green building designs and practices when carrying out the conversion works.

3. In handling alteration and addition (A&A) proposals for the wholesale conversion of existing industrial buildings, the Building Authority would adopt a pragmatic approach when considering applications for modification of or exemption from various building regulations in view of the constraints posed by the original design of the existing building. To encourage green building designs and practices, provision of green and/or energy efficient features to revitalised industrial buildings will be a relevant factor in support of the granting of modification of or exemption from certain specific regulations. Examples relating to applications for such modification / exemption are as follows:

- (i) If a refuge floor is required to be provided in accordance with the Code of Practice for the Provision of Means of Escape in Case of Fire (MOE Code) for the proposed conversion but there is difficulty or site constraint to comply with the technical requirements of the MOE Code, proposal for the provision of a refuge floor with greenery design and enhanced fire service installations will be favourably considered subject to no adverse comments from the Director of Fire Services. PNAP APP-122 is relevant.
- (ii) In the case of conversion to office use, if there are difficulties in providing the required natural lighting and ventilation due to constraints posed by the original design as industrial building, application for modification of Regulations 30 and 31 of the Building (Planning) Regulations will be favourably considered if adequate artificial lighting and mechanical ventilation and energy efficient design that could achieve 40% in the categories of Energy Use (EU) and Indoor Environmental Quality (IEQ) under the BEAM Plus certification with provisional assessment

reports conferred by the Hong Kong Green Building Council are incorporated in the proposal. PNAP APP-130 is relevant.

- (iii) For individual air-conditioning boxes/platforms attached to the external walls with projection larger than the usually accepted size and/or projection over street, application for modification / exemption will be favourably considered if the proposal is incorporated with the use of energy efficient/environmentally friendly air-conditioning units. PNAP APP-19 is relevant.
- (iv) For the provision of curtain walls to existing building facades, exemption from section 31(1) of the Buildings Ordinance to allow the curtain walls to project over streets will be favourably considered if low-energy absorbent type glazing/energy efficient materials with energy efficient design of the curtain walls that could achieve 40% in the categories of EU and IEQ under the BEAM Plus certification with provisional assessment reports conferred by the Hong Kong Green Building Council are incorporated in the proposal. PNAP APP-2 is relevant.

#### **Other Measures to Facilitate the Wholesale Conversion of Industrial Buildings**

4. To dovetail with the new policy measures, the Buildings Department has reviewed the relevant requirements under the Building (Planning) Regulations for setting up places of public entertainment (PPE) in non-domestic buildings, and PNAP APP-14 has been revised as follows:-

- (i) Provided that the safety requirements are met, each wholly converted building can accommodate PPE with a total capacity of not more than 500 persons, and the site of such PPE premises may be permitted to abut on one thoroughfare only, if the said thoroughfare is an acceptable Emergency Vehicular Access and the Director of Fire Services does not have any adverse comment on the arrangement.
- (ii) If the total capacity for all PPE premises in each wholly converted building does not exceed 150 persons with each premises having a capacity not exceeding 50 persons, the requirements stipulated in PNAP APP-14 and Part III of the MOE code would not be applicable to such premises, provided that the conditions stipulated in paragraph 18 of the said PNAP are complied with.



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