

**Survey on the Current Status of Industrial Buildings
for Arts Activities and Future Demand**

Report

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December 2010

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Executive Summary

Background

1. The Hong Kong Arts Development Council (ADC) was concerned about the impact of the recently introduced industrial building revitalising policy on the arts and cultural sector, and aware of the worries of arts groups/practitioners. Hence, ADC launched the project “*Survey on the Current Status of Industrial Buildings for Arts Activities and Future Demand*” to examine the status and difficulties of the occupants housing in industrial buildings.

2. This survey examined the status of arts practitioners/groups currently housing in industrial buildings, and the potential demand and considerations on using industrial building space. The survey also looked into the difficulties and constraints faced by arts practitioners.

Target respondents

3. Arts practitioners and groups in the arts and cultural sector (i.e. dance, drama, music, xiqu, film and media art (including animation), visual art, literary art and others) that owned/ solely rented/ co-rented a unit in industrial buildings and non-industrial buildings for purposes of arts creation, rehearsal/ training, and exhibition/ performance were included in this study.

Enumeration results

4. The telephone survey was conducted during the period from 1st to 26th November 2010. For arts practitioners and groups currently housed in industrial buildings, full enumeration was adopted and a total of 434 interviews out of 587 eligible cases were successfully enumerated, representing a response rate of 73.9%. For arts practitioners and groups currently housed in non-industrial buildings, a stratified sampling design was adopted and a total of 369 interviews out of 546 eligible cases were successfully enumerated, representing a response rate of 67.6%.

Profile of arts practitioners and groups

Users of industrial buildings

5. Music (37.3%) and visual arts (37.8%) were the major types of arts and cultural activities undertaken. The arts practitioners were mainly full-time staff and freelancers. About 47.0% of them were aged 25-39 and a higher proportion of them were male (66.8%). About 60.2% of them had less than 10 years of experience involved in the arts and cultural work. It implied that most of the users of industrial buildings were younger generation.

6. The distribution for those under personal name and the name of organizations/ groups was fairly even. For those who used the units under the names of organizations/ groups, about 70.1% were from small organizations/groups which employed 1-9 full-time/part-time employees and about 34.5% of their income was contributed to the rental expenses. The mean of maximum affordable amount was \$7,267.

7. For the users under personal name, the percentages of rental expenses of the income were slightly lower at 24.7%. The mean of maximum affordable amount was \$4,072.

Users of non-industrial buildings

8. The proportion of visual arts (28.2%) was higher. The distribution of other types of arts and cultural activities undertaken were fairly even. The arts practitioners were mainly full-time staff and freelancers and only about 24.4% of them were aged 25-39 and about 69.4% of them were aged 40 or above. The gender distribution was fairly even. About 49.4% had more than 20 years of experience involved in the arts and cultural work.

9. The proportion of those using the units under the names of organizations/ groups was higher at 55.8%. For those who used the units under the name of organizations/ groups, about 39.8% and 16.0% were from small organizations/groups which employed 1-9 full-time/part-time employees and large organizations/groups which employed 50 or more respectively. About 34.4% of their income was contributed to the rental expenses and the mean of maximum affordable amount was \$30,940.

10. For the users under personal name, the percentages of rental expenses of the income were slightly lower at 30.0%. The mean of maximum affordable amount was \$12,152.

Situation of current usage

Users of industrial buildings

11. Most of them were tenants (80.6%) and the average number of years using the current unit was about 2.5 years which was relatively a short period of time. The average size of units for owners (2,015 square feet) was relatively larger than that for tenants (1,250 square feet). They mainly located in Fo Tan (20.5%), Kwun Tong (19.6%), Ngau Tau Kok (12.7%) and San Po Kong (10.6%).

12. The units were mainly used for the purposes of workshops/studio/production room (69.6%), rehearsal (44.2%) and storage (30.9%). About one-third (35.9%) opened their units to public.

Users of non-industrial buildings

13. 35.0% of them were using commercial units while 21.1% indicated that they worked from home. About 58.3% were tenants and 25.2% were owners. The average numbers of years using the current unit were 6.5 years for tenants and 14.6 years for owners. The average size of units ranged from 1,400 to 1,800 square feet. They mainly located in commercial districts such as Central & Western district (16.5%), Yau Tsim Mong (13.8%) and Wan Chai (13.8%).

14. The units were mainly used for the purposes of workshops/studio/production room (45.5%), administration / office (32.5%) and rehearsal (32.2%). About one-third (33.1%) opened their units to public.

Tenants

Users of industrial buildings

15. About half of them (53.7%) were co-tenants / sub-tenants. The average monthly rental of the unit was \$5,521 for co-tenants/ sub-tenants and \$8,728 for sole-occupants. The average monthly rental that a co-tenant / sub-tenant paid was about \$2,076.

16. For those tenants who completed a whole period of lease from October 2009, 61.5% indicated that the rent increased and amongst them, 42.6% indicated that the increase was about 6-10% and the average increase in rental was 14%. Analyzed the users of industrial buildings by the four major districts where the users mainly located, the proportions of increase in rental of industrial buildings were more than half (81.3% in Kwun Tong, 66.7% in San Po Kong, 56.3% in Fo Tan and 54.5% in Ngau Tau Kok). Among the above mentioned districts, the proportion of the rental increase in Kwun Tong was the highest.

Users of non-industrial buildings

17. Most of them were sole-occupants and the monthly rental was much higher than that of industrial buildings. The average monthly rental of the non-industrial units was \$13,200 for co-tenants/ sub-tenants and \$28,363 for sole-occupants. The average monthly rental that a co-tenant / sub-tenant paid was about \$4,548.

18. For those tenants who completed a whole period of lease from October 2009, about 46.8% and 48.9% indicated that the rent increased and the rent remain unchanged respectively. Amongst those who said the rent had increased, about 26.3% and 21.1% indicated that the increase was about 11-15% and 6-10% respectively. The average increase in rental was 17%. Analyzed the users of non-industrial buildings by the three major districts where the users mainly located, the proportions of increase in rental of non-industrial buildings were 88.9% in Yau Tsim Mong, 50.0% in Central & Western district and 46.2% in Wan Chai. Among the above mentioned districts, the proportion of the increase in rental of non-industrial building units in Yau Tsim Mong was the highest

The key issues and concerns for using an industrial building unit

Users of industrial buildings

19. Most of them (71.7%) indicated that there were no restrictions in using or renting the current industrial building units. But the major restrictions were “insufficient sound isolation” (7.1%) and “Building facilities are not ideal” (5.8%). The average of the minimum ceiling height required to fulfill the needs was 10.9 feet.

20. The majority (89.6%) would consider using or renting the industrial buildings in the next 12 months while only 9.2% would not consider. Rental or selling price, accessibility and synergistic effect were their major considerations.

21. About 81.6% heard of “the Policy of Revitalizing Industrial Buildings” and among them, 57.6% considered there were negative impacts. The major reasons of considering negative impacts were “rental increase / heavy burden” (82.4%) and “forced to move away” (4.4%). Furthermore, most of them concerned about the rental increase would be beyond an affordable level (86.9%) and the discontinuity of current tenancy agreement (76.0%).

Users of non-industrial buildings

22. For users of non-industrial buildings, most of them (76.4%) indicated that there were no restrictions in using or renting the current industrial building units. But the major restrictions were “insufficient area” (10.8%), “management problems” (4.1%) and “building facilities are not ideal” (4.1%). The average of the minimum ceiling height required to fulfill the needs was 11.5 feet.

23. About 33.3% would consider using or renting the industrial buildings in the next 12 months. The percentage could be used to project the potential demand of industrial building usage in future. Rental or selling price, accessibility and size of the units were their major considerations. It implied that they would actively explore other types of building so as to fulfill their needs. By estimating 33.3% out of 2000 non-industrial users, about 700 arts practitioners / groups would be the potential industrial building users in the next 12 months.

24. About 74.8% heard of “the Policy of Revitalizing Industrial Buildings” program and among them, 67.4% considered there was no impact and 16.7% considered there were negative impacts. The major reasons of considering negative impacts were “increasing rental fee” (80.4%) and “forced to move away” (4.3%).

The views considered for using an industrial building unit

25. The majority of users of industrial buildings and non-industrial buildings agreed that industrial buildings could be used for arts development and it confirmed that industrial building could be an alternative for arts space. Moreover, about 77.2% of users of industrial buildings worried that “the Policy of Revitalizing Industrial Buildings” would replace the occupancy of industrial building with high value-added industries and reduce the choices of industrial buildings for arts activities. These concerns explained that a certain proportion of users of industrial buildings and non-industrial buildings considered the program had negative impacts.

26. Analyzed by the impacts of “Revitalizing the Policy of Revitalizing Industrial Buildings”, the great majority of users of industrial and non-industrial buildings who considered a positive impact of “Revitalizing the Policy of Revitalizing Industrial Buildings” agreed that “the Policy of Revitalizing Industrial Buildings will increase available space for cultural and creative organizations”. On the other hand, about 68.6% users of industrial buildings and 49.9% users of non-industrial buildings who considered a negative impact disagreed to the statement.

27. Analyzed by the impacts of “Revitalizing the Policy of Revitalizing Industrial Buildings”, about 85.3% users of industrial and 65.2% users of non-industrial buildings who considered a negative impact of “Revitalizing the Policy of Revitalizing Industrial Buildings” agreed that “the Policy of Revitalizing Industrial Buildings” would replace the occupancy of industrial building with high value-added industries and reduce the choices of industrial building for arts activities.

| | Users of industrial buildings | Users of non-industrial buildings |
|--|--------------------------------------|--|
| Industrial building can be used for arts development | 94.0% agreed | 85.9% agreed |
| “The Policy of Revitalizing Industrial Buildings” will increase available space for cultural and creative organizations | 43.8% agreed 52.5% disagreed | 75.1% agreed 16.5% disagreed |
| Analyzed by the impact of “Revitalizing the Policy of Revitalizing Industrial Buildings” | | |
| Positive impact | 91.7% agreed | 90.9% agreed |
| Negative impact | 68.6% disagreed | 49.9% disagreed |
| Mixture of industrial and non-industrial units within the same industrial building is dangerous | 65.7% agreed 31.6% disagreed | 53.4% agreed 38.2% disagreed |
| The sector worries that “the Policy of Revitalizing Industrial Buildings” will change the occupancy of industrial building by high value-added industries and reduce the choices of industrial building | 77.2% agreed 19.1% disagreed | 51.8% agreed 33.3% disagreed |
| Analyzed by the impact of “Revitalizing the Policy of Revitalizing Industrial Buildings” | | |
| Positive impact | 33.3% disagreed | 50.0% disagreed |
| Negative impact | 85.3% agreed | 65.2% agreed |

Proposed suggestions

28. For users of industrial buildings, the majority of them suggested that the government should set up a special funding to directly subsidize cultural and creative organizations for rental of industrial building units (77.6%) and the government had to retain a certain proportion of areas for cultural and creative groups under “the Policy of Revitalizing Industrial Buildings” (77.4%).

29. For users of non-industrial buildings, the majority of them suggested that the government should renovate vacant premises and develop them into creative centre / arts village (84.0%) and the government had to retain a certain proportion of areas for cultural and creative groups under “the Policy of Revitalizing Industrial Buildings ” (77.4%).

| Suggestions from trade | Users of industrial buildings | Users of non-industrial buildings |
|---|--------------------------------------|--|
| The government should purchase the industrial building and lease it to arts groups | 57.4% agreed 38.9% disagreed | 72.6% agreed 17.1% disagreed |
| The government should renovate vacant premises and develop them into creative center/ arts village | 72.4% agreed 25.3% disagreed | 84.0% agreed 9.5% disagreed |
| The Government must retain a certain proportion of areas for cultural and creative groups under “the Policy of Revitalizing Industrial Buildings” | 77.4% agreed 17.5% disagreed | 78.3% agreed 12.2% disagreed |
| The Government should set up a special funding to directly subsidize cultural and creative organizations for rental of industrial building units | 77.6% agreed 18.7% disagreed | 70.7% agreed 18.4% disagreed |

1. Introduction

Background

1.1 The Hong Kong Arts Development Council (ADC) was concerned about the impact of the recently introduced industrial building revitalising policy on the arts and cultural sector, and aware of the worries of arts groups/practitioners. Hence, ADC launched the project “*Survey on the Current Status of Industrial Buildings for Arts Activities and Future Demand*” to examine the status and difficulties of the occupants housing in industrial buildings.

1.2 This survey examined the status of arts practitioners/groups currently housing in industrial buildings, and the potential demand and considerations on using industrial building space. The survey also looked into the difficulties and constraints faced by arts practitioners.

1.3 The project was divided into two phases. The first phase was started in June 2010 to collect basic information of the arts practitioners/groups housing in industrial buildings through postal circular, advertisements, emails and direct appeals to the arts and cultural sectors. In order to collect the factual information and views from the arts practitioners/groups, a questionnaire survey was conducted in the second phase.

Survey objectives

1.4 The objectives of the survey were to examine the current status of arts practitioners/groups currently housing in industrial buildings, more specifically, the purposes of the survey as follows:

- (a) Current status of target groups in using the space (industrial or non-industrial buildings) for arts and cultural activities;
- (b) Information of the current unit/location of target groups;
- (c) Difficulties, considerations/demand and concerns of target groups on using the space;
- (d) Considerations/demand and concerns of target groups on housing/not-housing in industrial buildings currently or in the coming year; and
- (e) Background of target groups.

2. Survey Methodology

Target respondents

Arts practitioners and groups currently housed in industrial buildings

2.1 Arts practitioners and groups in the arts and cultural sector (i.e. dance, drama, music, xiqu, film and media art (including animation), visual art, literary art and others) that owned/ solely rented/ co-rented a unit in **industrial buildings** for purposes of arts creation, rehearsal/ training, and exhibition/ performance were included in this study. However, arts support services such as film developing and processing/ printing, typesetting, distribution, transportation, advertising/ promotion, consultation services and storage were not covered in this study.

Arts practitioners and groups currently housed in non-industrial buildings

2.2 Arts practitioners and groups in the arts and cultural sector (i.e. dance, drama, music, xiqu, film and media art (including animation), visual art, literary art and others) that owned/ solely rented/ co-rented a unit in **non-industrial buildings** for purposes of arts creation, rehearsal/ training, and exhibition/ performance were included in this study. However, arts support services such as film developing and processing/ printing, typesetting, distribution, transportation, advertising/ promotion, consultation services and storage were not covered in this study.

Sample design

Arts practitioners and groups currently housed in industrial buildings

2.3 428 arts practitioners and groups replied in the first phase. After combination of the records of HKADC, an updated frame with 654 records was compiled. The district distribution is appended below.

| Districts | No. | Districts | No. |
|---------------|-----|-------------------------|------------|
| Fotan/Shatin | 130 | Southern | 19 |
| Kwun Tong | 127 | Sham Shui Po | 21 |
| Ngau Tau Kwok | 93 | Tuen Mun | 12 |
| San Po Kong | 61 | Kowloon City | 7 |
| Kwai Tsing | 47 | Yuen Long | 2 |
| Kowloon Bay | 41 | Wong Tai Sin | 2 |
| Eastern | 38 | Central and Western | 1 |
| Tsuen Wan | 27 | No information provided | 2 |
| Yau Tsim Mong | 24 | | |
| Total | | | 654 |

2.4 For the second phase survey of arts practitioners and groups currently being housed in industrial buildings, a random sample of sufficiently large number of stakeholders was required in order to obtain a representative view of the stakeholders. Having a scientific and objective method of selecting the stakeholders for the survey was important to ensure that the data obtained were unbiased and representative. Given that there were different classifications of arts and culture sectors in the updated sampling frame, 100% enumeration was adopted. All arts practitioners and groups currently being housed in industrial buildings were covered.

Arts practitioners and groups currently housed in non-industrial buildings

2.5 A stratified sampling design was adopted for this part of the survey. The list of arts practitioners and groups in arts and cultural sectors being housed in non-industrial buildings was stratified by 8 arts classifications¹ and districts. This arrangement was to ensure that organizations of different classifications and different districts would be sampled.

Enumeration results

Arts practitioners and groups currently housed in industrial buildings

2.6 The telephone survey was conducted during the period from 1st to 26th November 2010. After excluding 67 invalid cases, a total of 434 arts practitioners and groups out of 587 eligible cases currently housed in industrial buildings were successfully enumerated, representing a response rate of 73.9%. Details on the enumeration results are appended below:

¹ Drama, dance, music, xiqu, visual arts, film and media, literary and others.

| | |
|--|--------------|
| (A) Total number of users of industrial buildings | 654 |
| (B) Number of invalid cases | 67 |
| (1) <i>Invalid contact information</i> | 25 |
| (2) <i>Did not have activities/business</i> | 13 |
| (3) <i>Housed in non-industrial buildings</i> | 15 |
| (4) <i>Duplicated records</i> | 14 |
| (C) Number of valid cases | 587 |
| (1) Successfully enumerated | 434 |
| (2) Unsuccessful cases [(i) + (ii)] | 153 |
| (i) <i>Refusal</i> | 16 |
| (ii) <i>Non-contact</i> | 137 |
| (D) Response rate (%) | 73.9% |
| (E) Refusal rate (%) | 2.7% |
| (F) Non-contact rate (%) | 23.3% |

Arts practitioners and groups currently housed in non-industrial buildings

2.7 The telephone survey was conducted during the period from 1st to 26th November 2010. After excluding 111 invalid cases, a total of 369 arts practitioners and groups out of 546 eligible cases currently housed in non-industrial buildings were successfully enumerated, representing a response rate of 67.6%. Details on the enumeration results are appended below:

| | |
|--|--------------|
| (A) Total number of users of non-industrial buildings | 657 |
| (B) Number of invalid cases | 111 |
| (1) <i>Invalid contact information</i> | 63 |
| (2) <i>Did not have activities/business</i> | 15 |
| (3) <i>Housed in industrial buildings</i> | 33 |
| (C) Number of valid cases | 546 |
| (1) Successfully enumerated | 369 |
| (2) Unsuccessful cases [(i) + (ii)] | 177 |
| (i) <i>Refusal</i> | 74 |
| (ii) <i>Non-contact</i> | 103 |
| (D) Response rate (%) | 67.6% |
| (E) Refusal rate (%) | 13.6% |
| (F) Non-contact rate (%) | 18.9% |

3. Profile of Arts Practitioners and Groups

Types of arts and cultural activities undertaken

3.1 For users of industrial buildings, music (37.3%) and visual arts (37.8%) were the major types of arts and cultural activities undertaken. For users of non-industrial buildings, the proportion of visual arts (28.2%) was higher. The distribution of other types of arts and cultural activities undertaken was fairly even.

| Column N% | Users of industrial buildings | | | | Users of non-industrial buildings | | | |
|----------------|-------------------------------|-------|--------|--------|-----------------------------------|-------|--------|--------|
| | Total | Owner | Tenant | Others | Total | Owner | Tenant | Others |
| Drama | 12.2 | 1.3 | 14.9 | 0.0 | 18.4 | 12.1 | 18.7 | 28.9 |
| Dance | 6.2 | 3.9 | 6.9 | 0.0 | 16.8 | 20.7 | 17.2 | 26.3 |
| Music | 37.3 | 6.6 | 43.7 | 50.0 | 16.8 | 13.8 | 13.4 | 28.9 |
| Xiqu | 3.5 | 6.6 | 2.6 | 12.5 | 13.3 | 20.7 | 9.7 | 10.5 |
| Film and Media | 7.8 | 13.2 | 6.9 | 0.0 | 11.4 | 5.2 | 11.9 | 10.5 |
| Literature | 3.7 | 6.6 | 2.9 | 12.5 | 13.8 | 13.8 | 8.2 | 10.5 |
| Visual arts | 37.8 | 61.8 | 33.1 | 12.5 | 28.2 | 34.5 | 37.3 | 28.9 |
| Others | 6.2 | 10.5 | 5.1 | 12.5 | 1.6 | 0.0 | 1.5 | 0.0 |

| | | | | | | | | |
|----------|-----|----|-----|---|-----|----|-----|----|
| Base (n) | 434 | 76 | 350 | 8 | 369 | 58 | 134 | 38 |
|----------|-----|----|-----|---|-----|----|-----|----|

“Others” including the occupants using the unit for free

Employment mode

3.2 The arts practitioners were full-time staff and freelancers. The proportion of full-time staff amongst non-industrial building users was slightly higher at 43.9% compared with that of industrial building users, at 37.8%.

| Column N% | Users of industrial buildings | | | | Users of non-industrial buildings | | | |
|-------------------------------------|-------------------------------|--------------|--------------|--------------|-----------------------------------|--------------|--------------|--------------|
| | Total | Owner | Tenant | Others | Total | Owner | Tenant | Others |
| Full Time | 37.8 | 51.3 | 34.9 | 37.5 | 43.9 | 41.4 | 59.7 | 50.0 |
| Part time(Less than 30 hours/ week) | 14.3 | 9.2 | 15.7 | 0.0 | 10.6 | 17.2 | 9.0 | 5.3 |
| Freelancer | 37.8 | 34.2 | 38.9 | 25.0 | 33.6 | 34.5 | 26.1 | 28.9 |
| No paid | 10.1 | 5.3 | 10.6 | 37.5 | 10.6 | 5.2 | 3.7 | 15.8 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |

| | | | | | | | | |
|----------|-----|----|-----|---|-----|----|-----|----|
| Base (n) | 434 | 76 | 350 | 8 | 369 | 58 | 134 | 38 |
|----------|-----|----|-----|---|-----|----|-----|----|

Age and gender

3.3 For users of industrial buildings, about 47.0% of them were aged 25-39 and a higher proportion of them were male (66.8%). For users of non-industrial buildings, only about 24.4% of them were aged 25-39 and about 69.4% of them were aged 40 or above. The gender distribution was fairly even. It implied that most of the users of industrial buildings were younger generation.

| Column N% | Users of industrial buildings | | | | Users of non-industrial buildings | | | |
|------------------|-------------------------------|--------------|--------------|--------------|-----------------------------------|--------------|--------------|--------------|
| | Total | Owner | Tenant | Others | Total | Owner | Tenant | Others |
| Age | | | | | | | | |
| 15-19 | 2.5 | 0.0 | 2.9 | 12.5 | 0.3 | 1.7 | 0.0 | 0.0 |
| 20-24 | 17.7 | 1.3 | 20.9 | 37.5 | 2.4 | 0.0 | 4.5 | 2.6 |
| 25-29 | 22.1 | 7.9 | 25.7 | 0.0 | 7.9 | 1.7 | 11.9 | 7.9 |
| 30-39 | 24.9 | 15.8 | 26.3 | 50.0 | 16.5 | 17.2 | 14.9 | 28.9 |
| 40-49 | 18.7 | 26.3 | 17.4 | 0.0 | 25.2 | 15.5 | 24.6 | 23.7 |
| 50-59 | 9.4 | 32.9 | 4.6 | 0.0 | 22.5 | 20.7 | 24.6 | 21.1 |
| 60 or above | 4.6 | 15.8 | 2.3 | 0.0 | 21.7 | 39.7 | 14.9 | 13.2 |
| Refuse to answer | 0.0 | 0.0 | 0.0 | 0.0 | 3.5 | 3.4 | 4.5 | 2.6 |
| Gender | | | | | | | | |
| Male | 66.8 | 67.1 | 66.9 | 62.5 | 52.6 | 67.2 | 51.5 | 47.4 |
| Female | 33.2 | 32.9 | 33.1 | 37.5 | 47.4 | 32.8 | 48.5 | 52.6 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 434 | 76 | 350 | 8 | 369 | 58 | 134 | 38 |

Years involved in arts and cultural work

3.4 For users of industrial buildings, about 60.2% of them had less than 10 years of experience involved in the arts and cultural work while the corresponding percentage for users of non-industrial buildings was lower at 22.5%. For those who had more than 20 years of experience involved in the arts and cultural work, the proportion of non-industrial building users was much higher at 49.4%.

| Column N% | Users of industrial buildings | | | | Users of non-industrial buildings | | | |
|-------------------|-------------------------------|--------------|--------------|--------------|-----------------------------------|--------------|--------------|--------------|
| | Total | Owner | Tenant | Others | Total | Owner | Tenant | Others |
| Less than 1 year | 0.5 | 0.0 | 0.3 | 12.5 | 0.8 | 0.0 | 1.5 | 0.0 |
| 1 - 3 years | 12.7 | 2.6 | 14.6 | 25.0 | 5.7 | 3.4 | 9.0 | 5.3 |
| 4 - 5 years | 14.3 | 10.5 | 15.4 | 0.0 | 4.3 | 0.0 | 6.0 | 5.3 |
| 6 - 10 years | 32.7 | 9.2 | 37.7 | 37.5 | 11.7 | 8.6 | 14.2 | 13.2 |
| 11 - 15 years | 11.3 | 7.9 | 12.3 | 0.0 | 11.7 | 10.3 | 9.7 | 18.4 |
| 16 - 20 years | 11.1 | 25.0 | 7.7 | 25.0 | 13.0 | 13.8 | 12.7 | 15.8 |
| 21 - 25 years | 4.1 | 5.3 | 4.0 | 0.0 | 9.5 | 10.3 | 9.7 | 13.2 |
| 26 - 30 years | 6.9 | 18.4 | 4.6 | 0.0 | 10.6 | 5.2 | 10.4 | 2.6 |
| 31 years or above | 6.5 | 21.1 | 3.4 | 0.0 | 29.3 | 46.6 | 23.9 | 21.1 |
| No opinion | 0.0 | 0.0 | 0.0 | 0.0 | 3.5 | 1.7 | 3.0 | 5.3 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 434 | 76 | 350 | 8 | 369 | 58 | 134 | 38 |

Personal name or name of an organization/ a group

3.5 For users of industrial buildings, the distribution for those under personal name and the name of organizations/ groups was fairly even. Furthermore, more owners owned the units under personal name (65.8%). For users of non-industrial buildings, the proportion of those using units under the names of organizations/ groups was higher at 55.8%. More tenants rented the units under the names of organizations/ groups (67.9%).

| Column N% | Users of industrial buildings | | | | Users of non-industrial buildings | | | |
|---------------------|-------------------------------|--------------|--------------|--------------|-----------------------------------|--------------|--------------|--------------|
| | Total | Owner | Tenant | Others | Total | Owner | Tenant | Others |
| Personal | 53.0 | 65.8 | 50.0 | 62.5 | 41.7 | 51.7 | 29.9 | 28.9 |
| Organization/ Group | 47.0 | 34.2 | 50.0 | 37.5 | 55.8 | 48.3 | 67.9 | 65.8 |
| Refuse to answer | 0.0 | 0.0 | 0.0 | 0.0 | 2.4 | 0.0 | 2.2 | 5.3 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 434 | 76 | 350 | 8 | 369 | 58 | 134 | 38 |

For organization/group - The total number of full time/ part time employees (including all employees such as accountant, clerk)

3.6 About 70.1% users of industrial buildings were from small organizations/groups which employed 1-9 full-time/part-time employees while the corresponding percentage for users of non-industrial buildings was lower at 39.8%. Furthermore, 16.0% of non-industrial building users were from large organizations/groups which employed 50 or more than 50 employees.

| Column N% | Users of industrial buildings | | | | Users of non-industrial buildings | | | |
|------------------|-------------------------------|--------------|--------------|--------------|-----------------------------------|--------------|--------------|--------------|
| | Total | Owner | Tenant | Others | Total | Owner | Tenant | Others |
| 1-4 | 42.6 | 38.5 | 43.4 | 33.3 | 21.4 | 25.0 | 26.4 | 12.0 |
| 5-9 | 27.5 | 15.4 | 29.1 | 33.3 | 18.4 | 14.3 | 25.3 | 24.0 |
| 10-19 | 6.9 | 11.5 | 6.3 | 0.0 | 15.5 | 3.6 | 22.0 | 16.0 |
| 20-49 | 8.8 | 11.5 | 8.6 | 0.0 | 15.5 | 17.9 | 9.9 | 0.0 |
| 50-99 | 1.5 | 0.0 | 1.7 | 0.0 | 9.7 | 14.3 | 7.7 | 4.0 |
| 100 or above | 0.0 | 0.0 | 0.0 | 0.0 | 6.3 | 10.7 | 4.4 | 4 |
| Refuse to answer | 12.7 | 23.1 | 10.9 | 33.3 | 13.1 | 14.3 | 4.4 | 40 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 204 | 26 | 175 | 3 | 206 | 28 | 91 | 25 |

Percentage of rental expense in the income (excluding management fee / rates)

3.7 For those who used the units under the name of organizations/ groups, about one-third of their income were spent on rental. For the users under personal name, the percentage of rental expenses out of total income was slightly lower at 24.7% for industrial building users and 30.0% for non-industrial building users.

| | Users of industrial buildings | | | | Users of non-industrial buildings | | | |
|--------------------|-------------------------------|-----------|-----------|------------|-----------------------------------|-----------|-----------|------------|
| | Total | Full Time | Part Time | Freelancer | Total | Full Time | Part Time | Freelancer |
| | Personal | | | | Personal | | | |
| N | 146 | 40 | 24 | 82 | 25 | 11 | 2 | 12 |
| Mean | 24.7 | 30.7 | 15.5 | 24.4 | 30.0 | 31.8 | 45.0 | 25.8 |
| Median | 20 | 28 | 12 | 20 | 25 | 30 | 45 | 15 |
| Standard Deviation | 21.5 | 23.8 | 11.7 | 21.7 | 20.4 | 19.4 | 21.2 | 21.5 |
| | Organization/ Group | | | | Organization/ Group | | | |
| N | 112 | 59 | 17 | 36 | 54 | 30 | 6 | 18 |
| Mean | 34.5 | 33.4 | 34.5 | 36.3 | 34.4 | 37.0 | 30.0 | 31.6 |
| Median | 30 | 30 | 30 | 33 | 30 | 30 | 25 | 30 |
| Standard Deviation | 27.0 | 24.6 | 31.5 | 29.1 | 26.0 | 31.4 | 16.7 | 17.6 |

The maximum affordable amount of monthly rental (\$) (excluding management fee / rates)

3.8 For those who used the units under the name of organizations/ groups, the mean of maximum affordable amount for non-industrial building users (\$30,940) was much higher than that of industrial building users (\$7,267). The standard deviation was large for users of non-industrial buildings which implied that the range of the maximum affordable amount of monthly rental varied. For the users under personal name, the mean of maximum affordable amounts of users of non-industrial buildings (\$12,152) was also much higher than that of users of industrial buildings (\$4,072).

| | Users of industrial buildings | | | | Users of non-industrial buildings | | | |
|--------------------|-------------------------------|-----------|-----------|------------|-----------------------------------|-----------|-----------|------------|
| | Total | Full Time | Part Time | Freelancer | Total | Full Time | Part Time | Freelancer |
| | Personal | | | | Personal | | | |
| N | 162 | 40 | 23 | 85 | 25 | 11 | 2 | 12 |
| Mean | 4072 | 7708 | 2424 | 3133 | 12152 | 19182 | 6000 | 6733 |
| Median | 2000 | 5000 | 2000 | 1500 | 6000 | 16500 | 6000 | 5000 |
| Standard Deviation | 7838 | 11575 | 1464 | 6754 | 14460 | 18301 | 0 | 7962 |
| | Organization/ Group | | | | Organization/ Group | | | |
| N | 140 | 68 | 25 | 35 | 58 | 31 | 7 | 19 |
| Mean | 7267 | 9565 | 4476 | 5509 | 30940 | 50220 | 3963 | 11000 |
| Median | 5250 | 8000 | 4000 | 5000 | 8000 | 15000 | 1240 | 5000 |
| Standard Deviation | 6988 | 8898 | 2752 | 3097 | 69425 | 89592 | 5287 | 21979 |

4. Situation of Current Usage

Type of the building unit

4.1 For users of non-industrial buildings, 35.0% of them used commercial units while 21.1% indicated that they worked from home.

| Column N% | Users of industrial buildings | | | | Users of non-industrial buildings | | | |
|---------------------|-------------------------------|--------------|--------------|--------------|-----------------------------------|--------------|--------------|--------------|
| | Total | Owner | Tenant | Others | Total | Owner | Tenant | Others |
| Industrial unit | 100.0 | 100.0 | 100.0 | 100.0 | - | - | - | - |
| Commercial unit | - | - | - | - | 35.0 | 41.4 | 71.6 | 23.7 |
| Residential unit | - | - | - | - | 15.4 | 56.9 | 13.4 | 15.8 |
| Government premises | - | - | - | - | 14.6 | .0 | .0 | .0 |
| My own home | - | - | - | - | 21.1 | .0 | .0 | .0 |
| Other | - | - | - | - | 11.9 | 1.7 | 14.9 | 60.5 |
| More than one unit | - | - | - | - | 1.9 | .0 | .0 | .0 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 434 | 76 | 350 | 8 | 369 | 58 | 134 | 38 |

Owner or tenant

4.2 For users of industrial buildings, most of them were tenants (80.6%) and the average number of years using the current unit was about 2.5 years which was relatively a short period of time. For users of non-industrial buildings, about 58.3% were tenants and 25.2% were owners. The average numbers of years using the current unit were longer for tenants (6.5 years) and for owners (14.6 years).

| Column N% | Users of industrial buildings | | | Users of non-industrial buildings | | |
|--------------------|-------------------------------|--------------|------------------------|-----------------------------------|--------------|------------------------|
| | Total | Personal | Organization/ Group | Total | Personal | Organization/ Group |
| Column N% | 434 | 230 | 204 | 230 | 81 | 144 |
| Owner | 17.5 | 21.7 | 12.7 | 25.2 | 37.0 | 19.4 |
| | No. of years own the unit | | | No. of years own the unit | | |
| Mean | 5.5 | 5.5 | 5.6 | 14.6 | 11.0 | 18.9 |
| Median | 3 | 3 | 3 | 10.6 | 10.4 | 12.9 |
| Standard Deviation | 5.5 | 5.0 | 7.0 | 12.4 | 8.3 | 15.1 |
| Tenant | 80.6 | 76.1 | 85.8 | 58.3 | 49.4 | 63.2 |
| | No. of years rent the unit | | | No. of years rent the unit | | |
| Mean | 2.5 | 2.4 | 2.7 | 6.5 | 7.3 | 6.2 |
| Median | 2 | 2 | 2 | 5.0 | 5.2 | 5.0 |
| Standard Deviation | 3.0 | 3.2 | 2.9 | 5.9 | 6.7 | 5.6 |
| Others | 1.8 | 2.2 | 1.5 | 16.5 | 13.6 | 17.4 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |

District located

4.3 For users of industrial buildings, they mainly located in Fo Tan (20.5%), Kwun Tong (19.6%), Ngau Tau Kok (12.7%) and San Po Kong (10.6%). For users of non-industrial buildings, they mainly located in commercial districts such as Central & Western district (16.5%), Yau Tsim Mong (13.8%) and Wan Chai (13.8%).

| Column N% | Users of industrial buildings | | | Users of non-industrial buildings | | |
|----------------|-------------------------------|--------------|------------------------|-----------------------------------|--------------|------------------------|
| | Total | Personal | Organization/ Group | Total | Personal | Organization/ Group |
| Fo Tan | 20.5 | 27.0 | 13.2 | 0.3 | 0.0 | 0.5 |
| Chai Wan | 5.1 | 5.7 | 4.4 | 0.8 | 0.0 | 1.5 |
| Wong Chuk Hang | 0.7 | 0.4 | 1.0 | - | - | - |
| Kwun Tong | 19.6 | 17.4 | 22.1 | 3.3 | 5.8 | 1.5 |
| Ngau Tau Kok | 12.7 | 11.3 | 14.2 | 1.1 | 1.3 | 1.0 |
| Kowloon Bay | 4.8 | 4.3 | 5.4 | | | |
| San Po Kong | 10.6 | 7.0 | 14.7 | 1.4 | 0.0 | 2.4 |
| Cheung Sha Wan | 2.5 | 2.6 | 2.5 | .8 | 0.6 | 1.0 |
| Sham Shui Po | 0.7 | 0.4 | 1.0 | 4.3 | 4.5 | 3.9 |
| Sha Tin | 0.0 | 0.0 | 0.0 | 4.6 | 7.1 | 2.9 |
| Kwai Tsing | 6.9 | 8.3 | 5.4 | .8 | 0.6 | 1.0 |
| Tsuen Wan | 3.7 | 3.5 | 3.9 | 2.4 | 3.2 | 1.9 |
| Yau Tsim Mong | 4.6 | 5.7 | 3.4 | 13.8 | 8.4 | 18.4 |
| Tuen Mun | 2.3 | 2.6 | 2.0 | 1.4 | 1.9 | 1.0 |
| Southern | 1.6 | 1.7 | 1.5 | .3 | 0.0 | 0.5 |
| Yuen Long | 0.5 | 0.0 | 1.0 | 2.2 | 1.9 | 2.4 |
| C & W District | 0.2 | 0.4 | 0.0 | 16.5 | 15.6 | 17.5 |
| Wai Chai | - | - | - | 13.8 | 11.0 | 15.0 |
| Shek Kip Mei | - | - | - | 3.3 | 3.2 | 3.4 |
| North Point | - | - | - | 2.7 | 3.9 | 1.9 |
| Others | 3.0 | 1.7 | 4.4 | 26.3 | 30.5 | 22.3 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 434 | 230 | 204 | 369 | 154 | 206 |

Tenants – Sole-occupant or co-tenant/sub-tenant and monthly rental (excluding management fee / rates)

4.4 For users of industrial buildings, about half of them (53.7%) were co-tenants / sub-tenants. The average monthly rental of the unit was \$5,521 for co-tenants/ sub-tenants and \$8,728 for sole-occupants. The average monthly rental that a co-tenant / sub-tenant paid was about \$2,076.

4.5 For users of non-industrial buildings, most of them were sole-occupants and the monthly rental was much higher than that of industrial buildings. The average monthly rental of the non-industrial units was \$13,200 for co-tenants/ sub-tenants and \$28,363 for sole-occupants. The average monthly rental that a co-tenant / sub-tenant paid was about \$4,548.

| Column N% | Users of industrial buildings | | | Users of non-industrial buildings | | |
|-------------------------------|-------------------------------|--------------|------------------------|-----------------------------------|--------------|------------------------|
| | Total | Personal | Organization/ Group | Total | Personal | Organization/ Group |
| Occupied by yourself | 46.0 | 39.4 | 52.6 | 82.1 | 82.5 | 81.3 |
| | Monthly rental | | | Monthly rental | | |
| Mean | 8728 | 6868 | 10117 | 28363 | 13681 | 36596 |
| Median | 6115 | 5000 | 8000 | 12000 | 7000 | 14500 |
| Co-tenant / Sub-tenant | 53.7 | 60.0 | 47.4 | 17.9 | 17.5 | 18.7 |
| | Monthly rental | | | Monthly rental | | |
| Mean | 5521 | 4634 | 6911 | 13200 | 19250 | 9167 |
| Median | 4500 | 4500 | 4850 | 11500 | 13500 | 7750 |
| | The rental that you paid | | | The rental that you paid | | |
| Mean | 2076 | 1585 | 2743 | 4548 | 6833 | 2590 |
| Median | 1000 | 1000 | 1300 | 2000 | 6000 | 2000 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 350 | 175 | 175 | 134 | 40 | 91 |

Tenants – From October 2009, ever completed the whole period of lease?

4.6 For both users of industrial and non-industrial buildings, about one-third of tenants completed a whole period of lease from October 2009.

| Column N% | Users of industrial buildings | | | Users of non-industrial buildings | | |
|--|-------------------------------|--------------|------------------------|-----------------------------------|--------------|------------------------|
| | Total | Personal | Organization/ Group | Total | Personal | Organization/ Group |
| Yes | 31.1 | 25.1 | 37.1 | 35.1 | 52.5 | 27.5 |
| Yes, but owner did not renew the contract | 2.0 | 2.9 | 1.1 | 1.5 | 0.0 | 2.2 |
| No | 62.3 | 67.4 | 57.1 | 50.7 | 37.5 | 58.2 |
| Refuse to answer | 4.6 | 4.6 | 4.6 | 12.7 | 10.0 | 12.1 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 350 | 175 | 175 | 134 | 40 | 91 |

For those tenants who completed the whole period of lease from October 2009 – Change of rental

4.7 For those tenants who completed a whole period of lease from October 2009, 61.5% of users of industrial buildings indicated that the rent increased. On the other hand, for those who completed the lease of the same period, about 46.8% and 48.9% of users of non-industrial buildings indicated that the rent increased and unchanged respectively. The proportion of increase in rental of industrial buildings was much higher than that of non-industrial buildings.

| Column N% | Users of industrial buildings | | | Users of non-industrial buildings | | |
|--------------|-------------------------------|--------------|------------------------|-----------------------------------|--------------|------------------------|
| | Total | Personal | Organization/ Group | Total | Personal | Organization/ Group |
| Increased | 61.5 | 52.3 | 67.7 | 46.8 | 52.4 | 44.0 |
| Unchanged | 33.9 | 47.7 | 24.6 | 48.9 | 47.6 | 48.0 |
| Decreased | 4.6 | 0.0 | 7.7 | 0.0 | 0.0 | 0.0 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 109 | 44 | 65 | 47 | 21 | 25 |

4.8 Analyzed the users of industrial buildings by the four major districts where the users mainly located, the proportions of increase in rental of industrial buildings were more than half (81.3% in Kwun Tong, 66.7% in San Po Kong, 56.3% in Fo Tan and 54.5% in Ngau Tau Kok). Among the above mentioned districts, the proportion of the increase in rental of industrial building units in Kwun Tong was the highest.

| Column % | Users of industrial buildings | | | | Base (n) |
|----------------|-------------------------------|-----------|-----------|--------------|----------|
| | Increased | Unchanged | Decreased | Total | |
| Ngau Tau Kok | 54.5 | 27.3 | 18.2 | 100.0 | 22 |
| Fo Tan | 56.3 | 43.8 | 0 | 100.0 | 16 |
| Kwun Tong | 81.3 | 18.8 | 0 | 100.0 | 16 |
| San Po Kong | 66.7 | 33.3 | 0 | 100.0 | 9 |
| Kwai Tsing | 37.5 | 62.5 | 0 | 100.0 | 8 |
| Chai Wan | 42.9 | 42.9 | 14.3 | 100.0 | 7 |
| Yau Tsim Mong | 85.7 | 14.3 | 0 | 100.0 | 7 |
| Others | 80.0 | 20 | 0 | 100.0 | 5 |
| Cheung Sha Wan | 100.0 | 0 | 0 | 100.0 | 3 |
| Sham Shui Po | 0 | 100.0 | 0 | 100.0 | 3 |
| Tsuen Wan | 66.7 | 33.3 | 0 | 100.0 | 3 |
| Tuen Mun | 33.3 | 66.7 | 0 | 100.0 | 3 |
| Kowloon Bay | 50.0 | 50.0 | 0 | 100.0 | 2 |
| Southern | 100.0 | 0 | 0 | 100.0 | 2 |
| Yuen Long | 50.0 | 50.0 | 0 | 100.0 | 2 |
| Wong Chuk Hang | 100.0 | 0 | 0 | 100.0 | 1 |

4.9 Analyzed the users of non-industrial buildings by the three major districts where the users mainly located, the proportions of increase in rental of non-industrial buildings were 88.9% in Yau Tsim Mong, 50.0% in Central & Western district and 46.2% in Wan Chai. Among the above mentioned districts, the proportion of the increase in rental of non-industrial building units in Yau Tsim Mong was the highest.

| Column % | Users of non-industrial buildings | | | | Base (n) |
|----------------|-----------------------------------|-----------|-----------|--------------|----------|
| | Increased | Unchanged | Decreased | Total | |
| Wai Chai | 46.2 | 46.2 | 0 | 100.0 | 13 |
| Yau Tsim Mong | 88.9 | 11.1 | 0 | 100.0 | 9 |
| C & W District | 50.0 | 33.3 | 0 | 100.0 | 6 |
| Others | 33.3 | 66.7 | 0 | 100.0 | 6 |
| Sham Shui Po | 0 | 100.0 | 0 | 100.0 | 5 |
| Shek Kip Mei | 0 | 100.0 | 0 | 100.0 | 4 |
| Cheung Sha Wan | 100.0 | 0 | 0 | 100.0 | 2 |
| Fo Tan | 0 | 100.0 | 0 | 100.0 | 1 |
| Tuen Mun | 100.0 | 0 | 0 | 100.0 | 1 |

4.10 For users of industrial buildings, about 42.6% indicated that the increase was about 6-10% and the average increase in rental was 14%. For users of non-industrial buildings, about 26.3% and 21.1% indicated that the increase was about 11-15% and 6-10% respectively. The average increase in rental was 17%, which was slightly higher than that of industrial buildings (14%).

| Increase % | Users of industrial buildings | | | Users of non-industrial buildings | | |
|--------------------|-------------------------------|--------------|------------------------|-----------------------------------|--------------|------------------------|
| | Total | Personal | Organization/ Group | Total | Personal | Organization/ Group |
| 1-5% | 26.2 | 21.7 | 28.9 | 15.8 | 0.0 | 33.3 |
| 6-10% | 42.6 | 60.9 | 31.6 | 21.1 | 20.0 | 22.2 |
| 11-15% | 4.9 | 4.3 | 5.3 | 26.3 | 30.0 | 22.2 |
| 15-20% | 9.8 | 0.0 | 15.8 | 15.8 | 30.0 | 0.0 |
| 21% or above | 16.4 | 13.0 | 18.4 | 21.1 | 20.0 | 22.2 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 61 | 23 | 38 | 19 | 10 | 9 |
| Mean | 14 | 12 | 15 | 17 | 18 | 16 |
| Median | 10 | 10 | 10 | 15 | 18 | 10 |
| Standard Deviation | 12 | 8 | 13 | 12 | 8 | 15 |

The main arts-related activities

4.11 For users of industrial buildings, the main arts-related activities were for workshops/studio/production room (69.6%), rehearsal (44.2%) and storage (30.9%). For users of non-industrial buildings, the main arts-related activities were for workshops/studio/production room (45.5%), administration / office (32.5%) and rehearsal (32.2%).

| Column N% | Users of industrial buildings | | | Users of non-industrial buildings | | |
|---------------------------------------|-------------------------------|----------|------------------------|-----------------------------------|----------|------------------------|
| | Total | Personal | Organization/ Group | Total | Personal | Organization/ Group |
| Workshops/ Studio/ Production Room | 69.6 | 74.8 | 63.7 | 45.5 | 61.0 | 34.0 |
| Administration / Office | 23.5 | 15.2 | 32.8 | 32.5 | 26.6 | 35.4 |
| Rehearsal | 44.2 | 36.5 | 52.9 | 32.2 | 18.2 | 41.7 |
| Training/ courses/ seminars | 15.9 | 11.3 | 21.1 | 26.8 | 17.5 | 33.5 |
| Performance / exhibition | 15.9 | 13.9 | 18.1 | 17.9 | 9.1 | 24.3 |
| Storage | 30.9 | 27.8 | 34.3 | 16.8 | 16.2 | 17.0 |
| Others | 0.7 | 0.9 | 0.5 | 3.3 | 3.9 | 2.9 |
| Base (n) | 434 | 230 | 204 | 369 | 154 | 206 |

Frequency in using the unit

4.12 For both users of industrial and non-industrial buildings, the units were fully utilized as the units were fully used during office hour, weekday evenings, Saturdays, Sundays and public holidays.

| Column N% | Users of industrial buildings | | | Users of non-industrial buildings | | |
|------------------|-------------------------------------|--------------|------------------------|-------------------------------------|--------------|------------------------|
| | Total | Personal | Organization/ Group | Total | Personal | Organization/ Group |
| | Office hour (0900-1800) | | | Office hour (0900-1800) | | |
| Always | 48.4 | 43.9 | 53.4 | 56.9 | 60.4 | 54.4 |
| Sometimes | 21.0 | 23.5 | 18.1 | 22.5 | 21.4 | 23.3 |
| Seldom | 20.0 | 20.9 | 19.1 | 11.4 | 9.7 | 13.1 |
| Never | 9.0 | 10.9 | 6.9 | 8.4 | 7.1 | 8.7 |
| Refuse to answer | 1.6 | 0.9 | 2.5 | 0.8 | 1.3 | 0.5 |
| | Weekday evenings | | | Weekday evenings | | |
| Always | 55.3 | 57.8 | 52.5 | 56.9 | 50.0 | 38.3 |
| Sometimes | 24.9 | 24.8 | 25.0 | 22.5 | 29.2 | 34.0 |
| Seldom | 9.2 | 10.4 | 7.8 | 11.4 | 9.7 | 11.7 |
| Never | 9.2 | 6.5 | 12.3 | 8.4 | 9.1 | 15.5 |
| Refuse to answer | 1.4 | 0.4 | 2.5 | 0.8 | 1.9 | 0.5 |
| | Saturday, Sunday and public holiday | | | Saturday, Sunday and public holiday | | |
| Always | 55.3 | 60.4 | 49.5 | 56.9 | 46.1 | 36.9 |
| Sometimes | 24.9 | 26.1 | 26.0 | 22.5 | 34.4 | 39.8 |
| Seldom | 9.2 | 7.8 | 9.3 | 11.4 | 11.0 | 10.7 |
| Never | 9.2 | 5.2 | 13.2 | 8.4 | 6.5 | 11.7 |
| Refuse to answer | 1.4 | 0.4 | 2.0 | 0.8 | 1.9 | 1.0 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 434 | 230 | 204 | 369 | 154 | 206 |

Size of the unit (square feet)

4.13 For users of industrial buildings, the average size of units for owners (2,015 square feet) was relatively larger than that for tenants (1,250 square feet). For users of non-industrial buildings, the average size of units ranged from 1,400 to 1,600 square feet.

| | Users of industrial buildings | | | Users of non-industrial buildings | | |
|--------------------|-------------------------------|----------|------------------------|-----------------------------------|----------|------------------------|
| | Total | Personal | Organization/ Group | Total | Personal | Organization/ Group |
| Owner (N) | 70 | 50 | 20 | 49 | 27 | 22 |
| Mean | 2015 | 2178 | 1608 | 1413 | 1512 | 1291 |
| Median | 1200 | 1200 | 1200 | 850 | 800 | 850 |
| Standard Deviation | 3521 | 4071 | 1423 | 1992 | 2471 | 1217 |
| Tenant (N) | 332 | 164 | 168 | 119 | 38 | 79 |
| Mean | 1250 | 846 | 1645 | 1579 | 1138 | 1803 |
| Median | 800 | 600 | 1000 | 1000 | 800 | 1000 |
| Standard Deviation | 1707 | 842 | 2183 | 2331 | 1336 | 2684 |

Type of unit used before moving to the current unit

4.14 For users of industrial buildings, about 40.6% used industrial building units and 21.4% indicated that there were no activities or business before moving into the current units. The major locations were in Kwun Tong and Fo Tan.

4.15 For users of non-industrial buildings, about 20.1% used commercial building units and 28.7% indicated that there were no activities or business before moving into the current units. The major locations were in Wanchai, Central & Western and Yau Tsim Mong.

| Column N% | Users of industrial buildings | | | Users of non-industrial buildings | | |
|--|-------------------------------|--------------|------------------------|-----------------------------------|--------------|------------------------|
| | Total | Personal | Organization/ Group | Total | Personal | Organization/ Group |
| Industrial building unit | 40.6 | 41.7 | 39.2 | 6.5 | 6.5 | 6.3 |
| Business building unit | 12.2 | 11.3 | 13.2 | 20.1 | 13.0 | 26.2 |
| Residential unit | 4.1 | 3.5 | 4.9 | 8.7 | 12.3 | 6.3 |
| Government premises (i.e. Activities room of LCSD) | 2.5 | 2.2 | 2.9 | 12.5 | 11.0 | 13.6 |
| Your own home | 10.1 | 15.2 | 4.4 | 12.2 | 22.7 | 3.9 |
| Others | 8.8 | 7.0 | 10.8 | 10.0 | 9.1 | 10.7 |
| No activity/ business | 21.4 | 18.7 | 24.5 | 28.7 | 24.0 | 31.6 |
| Refuse to answer | 0.2 | 0.4 | 0.0 | 1.4 | 1.3 | 1.5 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 434 | 230 | 204 | 369 | 154 | 206 |

| Users of industrial buildings | | | Users of non-industrial buildings | | |
|--------------------------------------|----|------|--------------------------------------|----|------|
| District | n | % | District | n | % |
| Industrial building unit used before | | | Industrial building unit used before | | |
| Kwun Tong | 55 | 31.3 | Kwun Tong | 5 | 20.8 |
| Fo Tan | 29 | 16.5 | San Po Kong | 3 | 12.5 |
| Kwai Tsing | 14 | 8.0 | Kowloon City | 2 | 8.3 |
| Ngau Tau Kok | 12 | 6.8 | | | |
| Tsuen Wan | 9 | 5.1 | | | |
| Business building unit used before | | | Business building unit used before | | |
| Yau Tsim Mong | 23 | 43.4 | Wanchai | 24 | 32.4 |
| Central & Western | 10 | 18.9 | Central & Western | 17 | 23.0 |
| Wanchai | 6 | 11.3 | Yau Tsim Mong | 13 | 17.6 |

Open to public

4.16 About one-third of users of industrial buildings (35.9%) and non-industrial buildings (33.1%) opened their units to public. For those open to public, 57.1% of users of industrial buildings indicated that their units were open on special occasions while 67.2% of users of non-industrial buildings opened their units regularly.

| Column N% | Users of industrial buildings | | | Users of non-industrial buildings | | |
|--------------------|-------------------------------|--------------|------------------------|-----------------------------------|--------------|------------------------|
| | Total | Personal | Organization/ Group | Total | Personal | Organization/ Group |
| Open to public | 35.9 | 37.0 | 34.8 | 33.1 | 23.4 | 40.3 |
| Open regularly | 42.9 | 34.1 | 53.5 | 67.2 | 77.8 | 65.1 |
| Special occasions | 57.1 | 65.9 | 46.5 | 32.0 | 22.2 | 33.7 |
| Not open to public | 64.1 | 63.0 | 65.2 | 65.6 | 74.7 | 58.7 |
| Refuse to answer | 0.0 | 0.0 | 0.0 | 1.4 | 1.9 | 1.0 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 434 | 230 | 204 | 369 | 154 | 206 |

4.17 For users of industrial buildings, the major two reasons for opening on special occasions were for open day (51.7%) and exhibition (41.6%). For users of non-industrial buildings, the major reason was for exhibition (33.3%).

| Column N% | Users of industrial buildings | | | Users of non-industrial buildings | | |
|---|--|----------|------------------------|--|----------|------------------------|
| | Total | Personal | Organization/ Group | Total | Personal | Organization/ Group |
| Open regularly | 42.9 | 34.1 | 53.5 | 67.2 | 77.8 | 65.1 |
| Opening hours | | | | | | |
| Weekday | 68.7 | 48.3 | 84.2 | 86.6 | 96.4 | 81.5 |
| Saturday, Sunday and public holidays | 71.6 | 75.9 | 68.4 | 76.8 | 71.4 | 79.6 |
| | Average number of participants/guests per day | | | Average number of participants/guests per day | | |
| | 43.9 | 8.4 | 57.5 | 55.9 | 14.4 | 73.3 |
| Special occasions | 57.1 | 65.9 | 46.5 | 32.0 | 22.2 | 33.7 |
| Reasons for opening | | | | | | |
| Open day | 51.7 | 62.5 | 33.3 | 12.8 | 12.5 | 10.7 |
| Opening reception | 11.2 | 14.3 | 6.1 | 10.3 | 12.5 | 10.7 |
| Exhibition | 41.6 | 42.9 | 39.4 | 33.3 | 50.0 | 32.1 |
| | Average number of participants/guests per day | | | Average number of participants/guests per day | | |
| | 117.0 | 153.9 | 45.7 | 109.2 | 158.8 | 95.2 |

5. The Key Issues and Concerns for Using an Industrial Building Unit

Limitation when using / renting the current industrial building unit

5.1 For users of industrial buildings, most of them (71.7%) indicated that there were no restrictions in using or renting the current industrial building units. But the major restrictions were “insufficient sound isolation” (7.1%) and “Building facilities are not ideal” (5.8%).

| Users of industrial buildings | n | % |
|--|------------|----------|
| No restriction | 311 | 71.7 |
| Insufficient sound isolation | 31 | 7.1 |
| Building facilities are not ideal | 25 | 5.8 |
| Area is small | 20 | 4.6 |
| Inconvenient transportation | 10 | 2.3 |
| The building is old | 10 | 2.3 |
| Management problem | 9 | 2.1 |
| Restriction of open time to access industrial buildings | 8 | 1.8 |
| The application process for the licence of entertainment in industrial building was more difficult | 7 | 1.6 |
| Fire regulation limited the installation of certain facilities | 5 | 1.2 |
| Ceiling is not high enough | 4 | 0.9 |
| Hygienic problem | 4 | 0.9 |
| Rental was expensive | 4 | 0.9 |
| Total | 434 | |

5.2 For users of non-industrial buildings, most of them (76.4%) indicated that there were no restrictions in using or renting the current non-industrial building units. But the major restrictions were “insufficient area” (10.8%), “management problems” (4.1%) and “building facilities are not ideal” (4.1%).

| Users of non-industrial buildings | n | % |
|--|------------|----------|
| No restriction | 283 | 76.7 |
| Insufficient area | 40 | 10.8 |
| Management problems | 15 | 4.1 |
| Building facilities are not ideal | 15 | 4.1 |
| Volume control | 8 | 2.2 |
| Time restriction | 7 | 1.9 |
| Cost was high | 6 | 1.6 |
| Inconvenient transportation | 5 | 1.4 |
| Distributed by others or voice disturbance | 5 | 1.4 |
| Ceiling is not high enough | 5 | 1.4 |
| The building is old | 3 | 0.8 |
| Total | 369 | |

The minimum ceiling height required to fulfill your needs (feet)

5.3 The average of minimum ceiling height required to fulfill the needs was 10.9 feet for users of industrial buildings and 11.5 feet for users of non-industrial buildings.

| | Users of industrial buildings | | | Users of non-industrial buildings | | |
|--------------------|-------------------------------|----------|------------------------|-----------------------------------|----------|------------------------|
| | Total | Personal | Organization/ Group | Total | Personal | Organization/ Group |
| N | 400 | 209 | 191 | 323 | 132 | 184 |
| Mean | 10.9 | 10.8 | 11.0 | 11.5 | 11.2 | 11.7 |
| Median | 10 | 10 | 10 | 10 | 10 | 10 |
| Standard Deviation | 2.3 | 2.3 | 2.2 | 3.1 | 2.8 | 3.4 |

Will you consider using/ renting the industrial buildings in the next 12 months?

5.4 For users of industrial buildings, the majority (89.6%) would consider to use or rent the industrial buildings in the next 12 months while only 9.2% would not consider. For users of non-industrial buildings, about 33.3% would consider using or renting the industrial buildings in the next 12 months. It could be viewed as potential demand of industrial building usage in the coming 12 months.

| Column N% | Users of industrial buildings | | | Users of non-industrial buildings | | |
|------------------|-------------------------------|--------------|------------------------|-----------------------------------|--------------|------------------------|
| | Total | Personal | Organization/ Group | Total | Personal | Organization/ Group |
| Yes | 89.6 | 90.4 | 88.7 | 33.3 | 29.9 | 35.9 |
| No | 9.2 | 9.1 | 9.3 | 62.1 | 64.9 | 59.7 |
| Refuse to answer | 1.2 | 0.4 | 2.0 | 4.6 | 5.2 | 4.4 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 434 | 230 | 204 | 369 | 154 | 206 |

Reasons for not considering the industrial buildings

5.5 Among those who would not consider using or renting the industrial buildings in the next 12 months, the major reasons were ‘increase of rental’ and ‘the termination of rental agreement by owners’.

| Users of industrial buildings | n | % |
|--|-----------|--------------|
| Increase of rental | 13 | 32.5 |
| Termination of rental agreement by owners | 5 | 12.5 |
| The management of industrial buildings was bad and the associated facilities were insufficient | 3 | 7.5 |
| Wanted to find another more comfortable place | 3 | 7.5 |
| Business closed | 2 | 5.0 |
| Difficult to get along with other co-tenants | 2 | 5.0 |
| Other reasons | 4 | 10.0 |
| No opinion | 8 | 20.0 |
| Total | 40 | 100.0 |

5.6 Among those who would not consider using or renting the industrial buildings in the next 12 months, the major reasons for users of non-industrial buildings were ‘no need’, ‘no financial supports’ and ‘satisfaction with present place’.

| Users of non-industrial buildings | n | % |
|---|------------|--------------|
| No need | 73 | 31.9 |
| No financial supports | 17 | 7.4 |
| Satisfaction with present place | 16 | 7.0 |
| Industrial buildings is not suitable for arts development | 14 | 6.1 |
| I am owner | 14 | 6.1 |
| Industrial building is not convenient | 11 | 4.8 |
| Do not consider industrial building | 10 | 4.4 |
| Current contract has not been expired | 9 | 3.9 |
| Not yet decided | 8 | 3.5 |
| Rental was expensive | 7 | 3.1 |
| Environment of industrial buildings was bad/poor | 7 | 3.1 |
| Already had sufficient space | 6 | 2.6 |
| No suitable location was found | 6 | 2.6 |
| Other reasons | 6 | 2.6 |
| No opinion | 25 | 10.9 |
| Total | 229 | 100.0 |

Reasons for considering the industrial buildings

5.7 The major reasons for consideration of using or renting the industrial buildings were “Reasonable rental/selling price” (82.7% users of industrial buildings, 81.3% of users of non-industrial buildings), “accessibility” (63.8% users of industrial buildings, 61.8% of users of non-industrial buildings) and “large size of the unit” (52.3% users of industrial buildings, 52.0% of users of non-industrial buildings)

| % | Reasons for consideration of using /renting the current industrial buildings | | | Reasons for consideration of using /renting the industrial buildings in the next 12 months | | |
|---|--|-------------|------------------------|--|-------------|------------------------|
| | Users of industrial buildings | | | Users of non-industrial buildings | | |
| | Total | Personal | Organization/ Group | Total | Personal | Organization/ Group |
| Reasonable rental/selling price | 82.7 | 84.8 | 80.4 | 81.3 | 78.3 | 83.8 |
| Accessibility | 63.8 | 64.3 | 63.2 | 61.8 | 52.2 | 67.6 |
| Close to my home | 24.9 | 33.0 | 15.7 | 8.1 | 8.7 | 8.1 |
| Building Facilities and Specifications | 19.8 | 17.4 | 22.5 | 17.1 | 23.9 | 13.5 |
| Promotion activity/ business are allowed | 9.0 | 9.1 | 8.8 | 13.0 | 19.6 | 9.5 |
| Building Management | 22.1 | 25.7 | 18.1 | 25.2 | 30.4 | 21.6 |
| Nearby material supplier | 10.6 | 14.8 | 5.9 | 7.3 | 8.7 | 6.8 |
| Nearby restaurants | 15.2 | 19.6 | 10.3 | 16.3 | 23.9 | 12.2 |
| Nearby business audience | 12.9 | 16.5 | 8.8 | 16.3 | 23.9 | 10.8 |
| Have synergistic effect with other nearby artists/ groups | 39.6 | 43.0 | 35.8 | 24.4 | 32.6 | 20.3 |
| Tall ceiling height of the unit | 33.2 | 30.9 | 35.8 | 28.5 | 28.3 | 29.7 |
| Large size of the unit | 52.3 | 49.1 | 55.9 | 52.0 | 54.3 | 51.4 |
| Flexible layout of flat floor | 21.0 | 19.6 | 22.5 | 16.3 | 21.7 | 13.5 |
| Avoid nuisance to others | 27.4 | 30.9 | 23.5 | 19.5 | 26.1 | 14.9 |
| Be exempted from nuisance from others | 18.4 | 20.4 | 16.2 | 15.4 | 19.6 | 13.5 |
| Others | 8.5 | 6.5 | 10.8 | 5.7 | 8.7 | 4.1 |
| Base (n) | 434 | 230 | 204 | 123 | 46 | 74 |

Importance and priority of consideration criteria

5.8 To rank the importance of the reasons for consideration of using or renting the current industrial buildings, both users of industrial buildings and non-industrial buildings indicated that the first most important reason was “reasonable rental/selling price” and the second most important reason was “accessibility”. But for users of industrial buildings, they ranked “synergistic effect” as the third most important reason. On the other hand, users of non-industrial building ranked the third as “large size”.

| % | Importance | Reasons for consideration of using /renting the current industrial buildings | | | Importance | Reasons for consideration of using /renting the industrial buildings in the next 12 months | | |
|---------------------------------|------------|--|----------|--------------------|------------|--|----------|--------------------|
| | | Users of industrial buildings | | | | Users of non-industrial buildings | | |
| | | Total | Personal | Organization/Group | | Total | Personal | Organization/Group |
| Reasonable rental/selling price | (1) | 59.9 | 63.0 | 56.4 | (1) | 63.4 | 67.4 | 60.8 |
| Accessibility | (2) | 37.2 | 38.9 | 35.2 | (2) | 38.2 | 32.4 | 41.9 |
| Synergistic effect | (3) | 16.2 | 13.8 | 19.1 | (3) | 21.5 | 27.6 | 18.8 |
| Large size | | | | | | | | |

The impact of “the Policy of Revitalizing industrial buildings”

5.9 For users of industrial buildings, about 81.6% heard of “the Policy of Revitalizing Industrial Buildings”. Among them, 57.6% considered that there were negative impacts but only 3.4% considered positive impacts. The major reasons of considering negative impacts were “rental increase / heavy burden” (82.4%) and “forced to move away” (4.4%). The major reasons of considering positive impacts (3.4%) were “greater future development” (41.7%) and “improved the environment” (25.0%).

5.10 For users of non-industrial buildings, about 74.8% heard of “the Policy of Revitalizing Industrial Buildings”. Among them, 67.4% considered that there was no impact and 16.7% considered negative impacts. The major reasons of considering negative impacts were “increasing rental fee” (80.4%) and “forced to move away” (4.3%). The major reasons of considering positive impacts (15.9%) were “more choices in the market” (65.9%) and “rental decrease” (6.8%).

| % | Users of industrial buildings | | | Users of non-industrial buildings | | |
|------------------|-------------------------------|--------------|--------------------|-----------------------------------|--------------|--------------------|
| | Total | Personal | Organization/Group | Total | Personal | Organization/Group |
| Yes | 81.6 | 80.9 | 82.4 | 74.8 | 75.0 | 67.5 |
| Positive impact | 3.4 | 2.7 | 4.2 | 15.9 | 17.3 | 14.5 |
| No impact | 38.1 | 36.6 | 39.9 | 67.4 | 61.5 | 71.1 |
| Negative impact | 57.6 | 59.1 | 56.0 | 16.7 | 21.2 | 14.5 |
| No | 18.2 | 19.1 | 17.2 | 24.7 | 24.4 | 31.2 |
| Refuse to answer | 0.2 | 0.0 | 0.5 | 0.5 | 0.6 | 1.3 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 434 | 230 | 204 | 369 | 154 | 206 |

Concern of industrial buildings tenants

5.11 For users of industrial buildings, most of them concerned about the increase of rental beyond an affordable level (86.9%) and the discontinuity of current tenancy agreement (76.0%).

| Column N% | Users of industrial buildings | | |
|--|-------------------------------|--------------|--------------|
| | Total | Personal | Org/group |
| Concern about the discontinuity of renewal of current tenancy agreement | | | |
| No opinion | 5.1 | 4.0 | 6.3 |
| Disagree | 18.9 | 19.4 | 18.3 |
| Agree | 76.0 | 76.6 | 75.4 |
| Total | 100.0 | 100.0 | 100.0 |
| Concern about the increase of rental which is not affordable | | | |
| No opinion | 3.7 | 2.3 | 5.1 |
| Disagree | 9.4 | 11.4 | 7.4 |
| Agree | 86.9 | 86.3 | 87.4 |
| Total | 100.0 | 100.0 | 100.0 |
| Base (n) | 350 | 175 | 175 |

The views considered for using an industrial building unit

Industrial building can be used for arts development

5.12 The majority of users of industrial buildings and non-industrial buildings agreed that industrial building could be used for arts development which confirmed that industrial building would be an alternative for arts space.

| Column N% | Users of industrial buildings | | | | | |
|--------------|-------------------------------|--------------|--------------|--------------|--------------|--------------|
| | Total | Owner | Tenant | Others | Personal | Org/group |
| No opinion | 1.4 | 1.3 | 1.4 | 0.0 | 1.3 | 1.5 |
| Disagree | 4.6 | 5.3 | 4.6 | 0.0 | 3.9 | 5.4 |
| Agree | 94.0 | 93.4 | 94.0 | 100.0 | 94.8 | 93.1 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |

| | | | | | | |
|----------|-----|----|-----|---|-----|-----|
| Base (n) | 434 | 76 | 350 | 8 | 230 | 204 |
|----------|-----|----|-----|---|-----|-----|

| Column N% | Users of non-industrial buildings | | | | | |
|--------------|-----------------------------------|--------------|--------------|--------------|--------------|--------------|
| | Total | Owner | Tenant | Others | Personal | Org/group |
| No opinion | 5.7 | 8.6 | 6.7 | 0.0 | 9.1 | 2.9 |
| Disagree | 8.4 | 10.3 | 11.2 | 2.6 | 11.0 | 6.3 |
| Agree | 85.9 | 81.0 | 82.1 | 97.4 | 79.9 | 90.8 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |

| | | | | | | |
|----------|-----|----|-----|----|-----|-----|
| Base (n) | 369 | 58 | 134 | 38 | 154 | 206 |
|----------|-----|----|-----|----|-----|-----|

“The Policy of Revitalizing Industrial Buildings” will increase available space for cultural and creative organizations

5.13 For users of industrial buildings, the percentages of agreement and disagreement to the statement that “the Policy of Revitalizing Industrial Buildings will increase available space for cultural and creative organizations” were quite similar which implied that no dominant consensus had been reached. For users of non-industrial buildings, a larger percentage (75.1%) agreed to the statement.

| Column N% | Users of industrial buildings | | | | | |
|--------------|-------------------------------|--------------|--------------|--------------|--------------|---------------|
| | Total | Owner | Tenant | Others | Personal | Org/ group |
| No opinion | 3.7 | 3.9 | 3.4 | 12.5 | 4.3 | 2.9 |
| Disagree | 52.5 | 32.9 | 57.7 | 12.5 | 55.2 | 49.5 |
| Agree | 43.8 | 63.2 | 38.9 | 75.0 | 40.4 | 47.5 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |

| | | | | | | |
|----------|-----|----|-----|---|-----|-----|
| Base (n) | 434 | 76 | 350 | 8 | 230 | 204 |
|----------|-----|----|-----|---|-----|-----|

| Column N% | Users of non-industrial buildings | | | | | |
|--------------|-----------------------------------|--------------|--------------|--------------|--------------|---------------|
| | Total | Owner | Tenant | Others | Personal | Org/ group |
| No opinion | 8.4 | 6.9 | 7.5 | 2.6 | 10.4 | 6.8 |
| Disagree | 16.5 | 15.5 | 15.7 | 13.2 | 21.4 | 13.1 |
| Agree | 75.1 | 77.6 | 76.9 | 84.2 | 68.2 | 80.1 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |

| | | | | | | |
|----------|-----|----|-----|----|-----|-----|
| Base (n) | 369 | 58 | 134 | 38 | 154 | 206 |
|----------|-----|----|-----|----|-----|-----|

5.14 Analyzed by the impacts of “the Policy of Revitalizing Industrial Buildings”, the great majority of users of industrial and non-industrial buildings who considered a positive impact of “the Policy of Revitalizing Industrial Buildings” agreed that “the Policy of Revitalizing Industrial Buildings will increase available space for cultural and creative organizations”. On the other hand, about 68.6% users of industrial buildings and 49.9% users of non-industrial buildings who considered a negative impact disagreed to the statement.

| Column N% | Users of industrial buildings | | | Users of non-industrial buildings | | |
|--------------|-------------------------------|--------------|-----------------|-----------------------------------|--------------|-----------------|
| | Positive impact | No impact | Negative impact | Positive impact | No impact | Negative impact |
| No opinion | 0 | 4.4 | 3.4 | 4.5 | 7 | 10.9 |
| Disagree | 8.3 | 41.5 | 68.6 | 4.5 | 13.5 | 49.9 |
| Agree | 91.7 | 54.1 | 27.9 | 90.9 | 79.5 | 39.0 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 12 | 135 | 204 | 44 | 186 | 46 |

Mixture of industrial and non-industrial units within the same industrial building (i.e. fire) is dangerous.

5.15 For users of industrial buildings, about 65.7% disagreed that “mixture of industrial and non-industrial units within the same industrial building is dangerous” and it was worth noting that nearly one-third agreed to the statement (31.6%). However, the opinion of users of non-industrial buildings was different from users of industrial buildings. About 53.4% of users of non-industrial buildings agreed to the statement.

| Column N% | Users of industrial buildings | | | | | |
|--------------|-------------------------------|--------------|--------------|--------------|--------------|---------------|
| | Total | Owner | Tenant | Others | Personal | Org/ group |
| No opinion | 2.8 | 1.3 | 3.1 | 0.0 | 1.3 | 4.4 |
| Disagree | 65.7 | 68.4 | 65.7 | 37.5 | 69.6 | 61.3 |
| Agree | 31.6 | 30.3 | 31.1 | 62.5 | 29.1 | 34.3 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |

| | | | | | | |
|----------|-----|----|-----|---|-----|-----|
| Base (n) | 434 | 76 | 350 | 8 | 230 | 204 |
|----------|-----|----|-----|---|-----|-----|

| Column N% | Users of non-industrial buildings | | | | | |
|--------------|-----------------------------------|--------------|--------------|--------------|--------------|---------------|
| | Total | Owner | Tenant | Others | Personal | Org/ group |
| No opinion | 8.4 | 8.6 | 9.0 | 2.6 | 11.7 | 5.8 |
| Disagree | 38.2 | 34.5 | 36.6 | 52.6 | 42.2 | 36.4 |
| Agree | 53.4 | 56.9 | 54.5 | 44.7 | 46.1 | 57.8 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |

| | | | | | | |
|----------|-----|----|-----|----|-----|-----|
| Base (n) | 369 | 58 | 134 | 38 | 154 | 206 |
|----------|-----|----|-----|----|-----|-----|

The sector worries that “the Policy of Revitalizing Industrial Buildings” will replace the occupancy of industrial building with high value-added industries and reduce the choices of industrial building for arts activities

5.16 For users of industrial buildings, about 77.2% agreed to the statement that the sector worried that “the Policy of Revitalizing Industrial Buildings” would replace the occupancy of industrial building with high value-added industries and reduce the choices of industrial building for arts activities. The corresponding percentage was high especially for tenants at 80.9%. For users of non-industrial buildings, the proportion of agreement to the statement was lower at 51.8%.

| Column N% | Users of industrial buildings | | | | | |
|--------------|-------------------------------|--------------|--------------|--------------|--------------|---------------|
| | Total | Owner | Tenant | Others | Personal | Org/ group |
| | 434 | 76 | 350 | 8 | 230 | 204 |
| No opinion | 3.7 | 3.9 | 3.7 | 0.0 | 3.5 | 3.9 |
| Disagree | 19.1 | 34.2 | 15.4 | 37.5 | 18.3 | 20.1 |
| Agree | 77.2 | 61.8 | 80.9 | 62.5 | 78.3 | 76.0 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |

| | | | | | | |
|----------|-----|----|-----|---|-----|-----|
| Base (n) | 434 | 76 | 350 | 8 | 230 | 204 |
|----------|-----|----|-----|---|-----|-----|

| Column N% | Users of non-industrial buildings | | | | | |
|--------------|-----------------------------------|--------------|--------------|--------------|--------------|---------------|
| | Total | Owner | Tenant | Others | Personal | Org/ group |
| | 369 | 58 | 134 | 38 | 154 | 206 |
| No opinion | 14.9 | 15.5 | 15.7 | 18.4 | 13.0 | 15.5 |
| Disagree | 33.3 | 36.2 | 38.1 | 21.1 | 36.4 | 32.0 |
| Agree | 51.8 | 48.3 | 46.3 | 60.5 | 50.6 | 52.4 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 369 | 58 | 134 | 38 | 154 | 206 |

5.17 Analyzed by the impacts of “the Policy of Revitalizing Industrial Buildings”, about 85.3% users of industrial and 65.2% users of non-industrial buildings who considered a negative impact of “the Policy of Revitalizing Industrial Buildings” agreed that “the Policy of Revitalizing Industrial Buildings” would replace the occupancy of industrial building with high value-added industries and reduce the choices of industrial building for arts activities.

| Column N% | Users of industrial buildings | | | Users of non-industrial buildings | | |
|--------------|-------------------------------|--------------|-----------------|-----------------------------------|--------------|-----------------|
| | Positive impact | No impact | Negative impact | Positive impact | No impact | Negative impact |
| No opinion | 0.0 | 3.7 | 2.5 | 4.5 | 14.5 | 13.0 |
| Disagree | 33.3 | 25.2 | 12.3 | 50.0 | 31.2 | 21.7 |
| Agree | 66.7 | 71.1 | 85.3 | 45.5 | 54.3 | 65.2 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 12 | 135 | 204 | 44 | 186 | 46 |

Proposed suggestions

The sector suggests that the government should purchase the industrial building and lease it to arts groups

5.18 For users of industrial buildings, about 57.4% agreed to the suggestion that the government should purchase the industrial building and lease it to arts groups. It is worth noting that about 38.9% disagreed to the suggestion. For users of non-industrial buildings, the percentage of agreement was higher than that of industrial buildings at 72.6%.

| Column N% | Users of industrial buildings | | | | | |
|--------------|-------------------------------|--------------|--------------|--------------|--------------|---------------|
| | Total | Owner | Tenant | Others | Personal | Org/ group |
| No opinion | 3.7 | 5.3 | 3.4 | 0.0 | 4.8 | 2.5 |
| Disagree | 38.9 | 30.3 | 41.1 | 25.0 | 42.2 | 35.3 |
| Agree | 57.4 | 64.5 | 55.4 | 75.0 | 53.0 | 62.3 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 434 | 76 | 350 | 8 | 230 | 204 |

| Column N% | Users of non-industrial buildings | | | | | |
|--------------|-----------------------------------|--------------|--------------|--------------|--------------|---------------|
| | Total | Owner | Tenant | Others | Personal | Org/ group |
| No opinion | 10.3 | 13.8 | 9.0 | 0.0 | 11.7 | 9.2 |
| Disagree | 17.1 | 13.8 | 20.1 | 7.9 | 22.7 | 13.1 |
| Agree | 72.6 | 72.4 | 70.9 | 92.1 | 65.6 | 77.7 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 369 | 58 | 134 | 38 | 154 | 206 |

The sector suggests that the government should renovate vacant premises and develop them into creative center/ arts village

5.19 For users of industrial buildings, about 72.4% agreed to the suggestion that the government should renovate vacant premises and develop them into creative center/ arts village and about 38.9% disagreed to the suggestion. For users of non-industrial buildings, the percentage of agreement (84.0%) was higher than that of industrial buildings

| Column N% | Users of industrial buildings | | | | | |
|--------------|-------------------------------|--------------|--------------|--------------|--------------|---------------|
| | Total | Owner | Tenant | Others | Personal | Org/ group |
| No opinion | 2.3 | 3.9 | 2.0 | 0.0 | 3.0 | 1.5 |
| Disagree | 25.3 | 17.1 | 27.4 | 12.5 | 29.6 | 20.6 |
| Agree | 72.4 | 78.9 | 70.6 | 87.5 | 67.4 | 77.9 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 434 | 76 | 350 | 8 | 230 | 204 |

| Column N% | Users of non-industrial buildings | | | | | |
|--------------|-----------------------------------|--------------|--------------|--------------|--------------|---------------|
| | Total | Owner | Tenant | Others | Personal | Org/ group |
| No opinion | 6.5 | 3.4 | 6.7 | 2.6 | 8.4 | 4.4 |
| Disagree | 9.5 | 12.1 | 7.5 | 5.3 | 13.6 | 5.8 |
| Agree | 84.0 | 84.5 | 85.8 | 92.1 | 77.9 | 89.8 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (n) | 369 | 58 | 134 | 38 | 154 | 206 |

The sector suggests that the Government must retain a certain proportion of areas for cultural and creative groups under “the Policy of Revitalizing Industrial Buildings”

5.20 For users of industrial buildings, about 77.4% agreed to the suggestion that the government had to retain a certain proportion of areas for cultural and creative groups under “the Policy of Revitalizing Industrial Buildings” and about 17.5% disagreed to the suggestion. For users of non-industrial buildings, the percentage of agreement (78.3%) was more or less the same as that of industrial buildings.

| Column N% | Users of industrial buildings | | | | | |
|--------------|-------------------------------|--------------|--------------|--------------|--------------|---------------|
| | Total | Owner | Tenant | Others | Personal | Org/ group |
| No opinion | 5.1 | 17.1 | 2.6 | 0.0 | 4.8 | 5.4 |
| Disagree | 17.5 | 19.7 | 17.4 | 0.0 | 18.7 | 16.2 |
| Agree | 77.4 | 63.2 | 80.0 | 100.0 | 76.5 | 78.4 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |

| | | | | | | |
|----------|-----|----|-----|---|-----|-----|
| Base (n) | 434 | 76 | 350 | 8 | 230 | 204 |
|----------|-----|----|-----|---|-----|-----|

| Column N% | Users of non-industrial buildings | | | | | |
|--------------|-----------------------------------|--------------|--------------|--------------|--------------|---------------|
| | Total | Owner | Tenant | Others | Personal | Org/ group |
| No opinion | 9.5 | 10.3 | 9.7 | 0.0 | 11.7 | 7.8 |
| Disagree | 12.2 | 10.3 | 9.0 | 15.8 | 16.2 | 9.2 |
| Agree | 78.3 | 79.3 | 81.3 | 84.2 | 72.1 | 83.0 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |

| | | | | | | |
|----------|-----|----|-----|----|-----|-----|
| Base (n) | 369 | 58 | 134 | 38 | 154 | 206 |
|----------|-----|----|-----|----|-----|-----|

The sector suggests that the Government should set up a special funding to directly subsidize cultural and creative organizations for rental of industrial building units

5.21 For users of industrial buildings, about 77.6% agreed with the suggestion that the Government should set up a special funding to directly subsidize cultural and creative organizations for rental of industrial building units and about 18.7% disagreed with the suggestion. For users of non-industrial buildings, the percentage of agreement (70.7%) was lower than that of industrial buildings.

| Column N% | Users of industrial buildings | | | | | |
|--------------|-------------------------------|--------------|--------------|--------------|--------------|---------------|
| | Total | Owner | Tenant | Others | Personal | Org/ group |
| No opinion | 3.7 | 5.3 | 3.4 | 0.0 | 3.9 | 3.4 |
| Disagree | 18.7 | 22.4 | 18.3 | 0.0 | 21.7 | 15.2 |
| Agree | 77.6 | 72.4 | 78.3 | 100.0 | 74.3 | 81.4 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |

| | | | | | | |
|----------|-----|----|-----|---|-----|-----|
| Base (n) | 434 | 76 | 350 | 8 | 230 | 204 |
|----------|-----|----|-----|---|-----|-----|

| Column N% | Users of non-industrial buildings | | | | | |
|--------------|-----------------------------------|--------------|--------------|--------------|--------------|---------------|
| | Total | Owner | Tenant | Others | Personal | Org/ group |
| No opinion | 10.8 | 10.3 | 13.4 | 5.3 | 11.0 | 9.7 |
| Disagree | 18.4 | 17.2 | 17.2 | 13.2 | 25.3 | 13.6 |
| Agree | 70.7 | 72.4 | 69.4 | 81.6 | 63.6 | 76.7 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |

| | | | | | | |
|----------|-----|----|-----|----|-----|-----|
| Base (n) | 369 | 58 | 134 | 38 | 154 | 206 |
|----------|-----|----|-----|----|-----|-----|

6. Conclusion and Implication

Profile of arts practitioners and groups

6.1 For the arts and cultural sector, the profiles of users of industrial buildings and non-industrial buildings were different. Users of industrial buildings were mainly younger generation with fewer years of experience involved in arts and culture. The proportion of large organizations/groups was small especially for users of industrial buildings.

| | Users of industrial buildings | Users of non-industrial buildings |
|-----------------------------------|--|--|
| Age | 65.2% aged 15-39 32.7% aged 40 or above | 27.1% aged 15-39 69.4% aged 40 or above |
| Gender | 66.8% male | fairly even |
| Experience years | 60.2% had less than 10 experience years 17.5% had more than 20 experience years | 22.5% had less than 10 experience years 49.4% had more than 20 experience years |
| Size of organization/group | 70.1% were small organization/groups 1.5% were large organizations/groups | 39.8% were small organizations/groups 16.0% were large organizations/groups |

6.2 As discussed above, the users of industrial buildings were mainly younger generation and they could not afford high monthly rental expenses. Therefore, the users of industrial buildings could afford the lower rental costs of industrial buildings with lower percentage of rental expense in the income and lower maximum affordable amount of monthly rental.

| | Users of industrial buildings | Users of non-industrial buildings |
|--|---|--|
| Percentage of rental expense in the income | About one-third of income were contributed to the rental expenses (24.7% for personal; 34.5% for organizations/groups) Slightly lower percentage for users under personal name (24.7%) | About one-third of income were contributed to the rental expenses (30.0% for personal; 34.4% for organizations/groups) |
| The maximum affordable amount of monthly rental | Personal name: \$4,072 Organization/group: \$7,267 | Personal name: \$12,152 Organization/group: \$30,940 |

Situation of current usage

6.3 It was worth noting that for users of non-industrial buildings, about 35.0% were situated in commercial units, 21.1% worked from homes and 15.4% situated in residential units. The situation implied that arts practitioners / groups tried to use different types of buildings for their arts and cultural business.

6.4 It was a new trend for arts practitioners/groups to rent industrial buildings as an alternative space for their development of arts and cultural activities. Therefore, the average number of years using in the current units was relatively short and they were mainly tenants.

| | Users of industrial buildings | Users of non-industrial buildings |
|---|---|--|
| Types of the building units | All were industrial units | 35.0% commercial units 21.1% own home 15.4% residential units |
| Owner or tenant | 80.6% tenants | 58.3% tenants |
| Average no. of years situated in the current units | Owner: 5.5 years Tenant: 2.5 years | Owner: 14.6 years Tenant: 6.5 years |
| District | 20.5% Fo Tan 19.6% Kwun Tong 12.7% Ngau Tau Kok 10.6% San Po Kong | 16.5% Central & Western 13.8% Yau Tsim Mong 13.8% Wan Chai |
| Main arts-related activities | 69.6% workshops/ studio/ production room 44.2% rehearsal 30.9% storage | 45.5% workshops/ studio/ production room 32.5% administration /office 32.2% rehearsal |
| Frequency in using the units | The units were fully utilized | The units were fully utilized |
| Size of units (square feet) | Owner: 2,015 Tenant: 1,250 | Owner: 1,413 Tenant: 1,579 |
| Open to public | 35.9% open to public | 33.1% open to public |

6.5 Since the maximum affordable amount of monthly rental of users of industrial buildings was low, the arts practitioners / groups would rent the industrial buildings together and share the cost of rental. The survey result indicated that about 53.7% were co-tenants/sub-tenants. By doing so, the cost of average monthly rental of each arts practitioners/group would be lowered significantly but the space occupied by each tenant would also be reduced. It was ideal for them to develop their arts and cultural activities or business with a more reasonable monthly rental in industrial buildings.

| | Users of industrial buildings | Users of non-industrial buildings |
|---|--|--|
| Sole-occupants or co-tenants/sub-tenants | 53.7% co-tenants/sub-tenants | 82.1% sole-occupants |
| Average monthly rental | Sole-occupants: \$8,728 Co-tenants/sub-tenants: \$5,521 | Sole-occupants: \$28,363 Co-tenants/sub-tenants: \$13,200 |
| For co-tenants/sub-tenants, the average monthly rental of each arts practitioner/group | \$2,076 | \$4,548 |

6.6 For those who had renewed the lease contract since October 2009, the proportion of increase of monthly rental for users of industrial buildings was much higher than that of users of non-industrial buildings. Meanwhile, the average percentage of increase was 14% for industrial buildings and 17% for non-industrial buildings.

| | Users of industrial buildings | Users of non-industrial buildings |
|--|---|---|
| Completed a lease contract? | 31.1% completed the lease from October 2009 | 35.1% completed the lease from October 2009 |
| For the renewed lease, the change of rental | 61.5% increased 33.9% unchanged | 46.8% increased 48.9% unchanged |
| Increase % | 42.6% increased 6-10% 26.2% increased 1-5% | 26.3% increased 11-15% 21.1% increased 6-10% |
| Average increase % | 14% | 17% |

The key issues and concerns considered for using an industrial building unit

6.7 For users of non-industrial buildings, about 33.3% would consider using or renting the industrial buildings in the next 12 months, that would be the potential demand of using or renting industrial buildings in future. The users of both industrial and non-industrial buildings indicated that reasonable rental or selling price, accessibility and large size of the units were their major considerations. It implied that they would not only consider the buildings types that they were currently occupying, but might also explore other types of building so as to fulfill their needs. By estimating 33.3% out of 2000 non-industrial users, about 700 arts practitioners / groups would be the potential demand of using or renting the units in industrial buildings in the next 12 months.

6.8 For users of industrial buildings, the majority indicated that their major considerations of using or renting the industrial buildings were reasonable rental or selling price, accessibility and synergistic effect. As discussed earlier, users of industrial buildings clustered in some districts that could create a synergistic effect with other arts practitioners / groups nearby.

| | Users of industrial buildings | Users of non-industrial buildings |
|--|---|--|
| Limitation when using / renting the current industrial building units | 71.4% no restriction | 76.4% no restriction |
| The minimum ceiling height required to fulfill your needs (feet) | 10.9 feet | 11.5 feet |
| Consider using/ renting the industrial buildings in the next 12 months? | 89.6% considered | 33.3% considered |
| Reasons for consideration of using/ renting the industrial buildings | 82.7% reasonable rental/selling price 63.8% accessibility 52.3% large size of the unit | 81.3% reasonable rental/selling price 61.8% accessibility 52.0% large size of the unit |
| Importance | Rank (1) Reasonable rental/selling price Rank (2) Accessibility Rank (3) Synergistic effect | Rank (1) Reasonable rental/selling price Rank (2) Accessibility Rank (3) Large size |

6.9 Most of the users of industrial buildings showed their worries on the discontinuity of current tenancy agreement and the increase of rental would be beyond an affordable level. Besides, among 81.6% who heard of “the Policy of Revitalizing Industrial Buildings”, 57.6% considered there would be negative impact.

| | Users of industrial buildings | Users of non-industrial buildings |
|--|---|---|
| The impact of “the Policy of Revitalizing Industrial Buildings” | 81.6% had heard of Among them, 57.6% negative impact 38.1% no impact | 74.8% had heard of Among them, 67.4% no impact 16.7% negative impact |
| Concern of tenants for users of industrial buildings | 76.0% concerned about the discontinuity of current tenancy agreement 86.9% concerned about the increase of rental beyond an affordable level | |

6.10 The majority of users of industrial buildings and non-industrial buildings agreed that industrial building could be used for arts development and it confirmed that industrial building could be an alternative for arts space. Moreover, about 77.2% of users of industrial buildings worried that “the Policy of Revitalizing Industrial Buildings” would replace the occupancy of industrial building with high value-added industries and reduce the choices of industrial buildings for arts activities. These concerns explained that a certain proportion of users of industrial buildings and non-industrial buildings considered the program had negative impacts.

6.11 Analyzed by the impacts of “the Policy of Revitalizing Industrial Buildings”, the great majority of users of industrial and non-industrial buildings who considered a positive impact of “the Policy of Revitalizing Industrial Buildings” agreed that “the Policy of Revitalizing Industrial Buildings will increase available space for cultural and creative organizations”. On the other hand, about 68.6% users of industrial buildings and 49.9% users of non-industrial buildings who considered a negative impact disagreed to the statement.

6.12 Analyzed by the impacts of “the Policy of Revitalizing Industrial Buildings”, about 85.3% users of industrial and 65.2% users of non-industrial buildings who considered a negative impact of “the Policy of Revitalizing Industrial Buildings” agreed that “the Policy of Revitalizing Industrial Buildings” would replace the occupancy of industrial building with high value-added industries and reduce the choices of industrial building for arts activities.

| | Users of industrial buildings | Users of non-industrial buildings |
|--|--------------------------------------|--|
| Industrial building can be used for arts development | 94.0% agreed | 85.9% agreed |
| “The Policy of Revitalizing Industrial Buildings” will increase available space for cultural and creative organizations | 43.8% agreed 52.5% disagreed | 75.1% agreed 16.5% disagreed |
| Analyzed by the impact of “Revitalizing the Policy of Revitalizing Industrial Buildings” | | |
| Positive impact | 91.7% agreed | 90.9% agreed |
| Negative impact | 68.6% disagreed | 49.9% disagreed |
| Mixture of industrial and non-industrial units within the same industrial building is dangerous | 65.7% agreed 31.6% disagreed | 53.4% agreed 38.2% disagreed |
| The sector worries that “the Policy of Revitalizing Industrial Buildings” will change the occupancy of industrial building by high value-added industries and reduce the choices of industrial building | 77.2% agreed 19.1% disagreed | 51.8% agreed 33.3% disagreed |
| Analyzed by the impact of “Revitalizing the Policy of Revitalizing Industrial Buildings” | | |
| Positive impact | 33.3% disagreed | 50.0% disagreed |
| Negative impact | 85.3% agreed | 65.2% agreed |

6.13 For users of industrial buildings, the majority of them suggested that the government should set up a special funding to directly subsidize cultural and creative organizations for rental of industrial building units (77.6%) and the government had to retain a certain proportion of areas to cultural and creative groups under “the Policy of Revitalizing Industrial Buildings” (77.4%).

6.14 For users of non-industrial buildings, the majority of them suggested that the government should renovate vacant premises and develop them into creative centre / arts village (84.0%) and the government had to retain a certain proportion of areas to cultural and creative groups under “the Policy of Revitalizing Industrial Buildings” (77.4%).

| Suggestions from trade | Users of industrial buildings | Users of non-industrial buildings |
|--|--------------------------------------|--|
| The government should purchase the industrial building and lease it to arts groups | 57.4% agreed 38.9% disagreed | 72.6% agreed 17.1% disagreed |
| The government should renovate vacant premises and develop them into creative center/ arts village | 72.4% agreed 25.3% disagreed | 84.0% agreed 9.5% disagreed |
| The Government must retain a certain proportion of areas for cultural and creative groups under “the Policy of Revitalizing Industrial Buildings” | 77.4% agreed 17.5% disagreed | 78.3% agreed 12.2% disagreed |
| The Government should set up a special funding to directly subsidize cultural and creative organizations for rental of industrial building units | 77.6% agreed 18.7% disagreed | 70.7% agreed 18.4% disagreed |