

*Survey on Business Establishments
in Kowloon East 2018*

- Executive Summary -

February 2019

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FOREWORD

1. Since the announcement of the Energizing Kowloon East initiative in the 2011-12 Policy Address to transform Kowloon East (KE) into another core business district (CBD2) of Hong Kong, many development and redevelopment activities have taken place in KE. Further to the “Survey on Business Establishments in KE” carried out by the Planning Department in 2011 (the 2011 Survey), an updated survey was undertaken in 2018 (the 2018 Survey) with a view to understanding the changing profile of business establishments in KE (i.e. Kwun Tong Business Area (KTBA) and Kowloon Bay Business Area (KBBA)). Opportunity was also taken to understand the factors affecting the choice of business locations and premises as well as the operational needs of various business establishments. In the 2018 Survey, we have also looked into the aspects of new wholesale conversion buildings¹; “arts, cultural and creative uses”; and co-working space establishments or business centres in KE.

Transformation of Kowloon East into CBD2

2. Comparing the 2011 and 2018 Surveys, the proportion of business establishments located in office buildings and new wholesale conversion buildings has increased from about 11% to 22%. It is estimated that about one-fifth of the business establishments were located in buildings completed in 2001 or after. This trend was particularly apparent in the

¹ “New wholesale conversion building” refers to building for which wholesale conversion works have been completed under the policy initiatives implemented since 2010 to revitalise entire old industrial buildings, and it is a new building type introduced in the 2018 Survey.

KTBA, where the proportion of establishments located in office buildings has doubled from about 32% to 64%.

3. In the 2018 Survey, it is noted that about 80% of the business establishments in KE were engaged in industry types including “import/export trades and wholesale and retail”, “manufacturing”, “real estate and professional and business services”, “banking and financial services and insurance”, and “construction”. In particular, a significant increase is observed in those engaged in “banking and financial services and insurance” and “real estate and professional and business services” industries, the so-called FIRE sector, from about 6% in the 2011 Survey to 19% in the 2018 Survey.

4. The transformation is also reflected from the growth of the business establishments in KE with functions/operations such as “business development, sales, marketing and public relations”, “strategic management” and “financial/asset management”, from about 59%, 11% and 11% respectively in the 2011 Survey to about 66%, 30% and 14% respectively in the 2018 Survey.

Diverse Business Activities in Various Building Types

5. KE contains a diverse pool of building types supporting a wide array of business activities.

6. Grade A office buildings attracted a relatively high proportion of business establishments engaged in “banking and financial services and insurance”, and those having the major functions/operations of “business development, sales, marketing and public relations”, “financial/asset management”, and “customer service/ call centre”.

7. For Grades B and C office buildings and new wholesale conversion buildings, there was a relatively high proportion of business establishments engaged in “real estate and professional and business services” and those having the major functions/operations of “strategic management”, “human resources management” and “research and development”.

8. The new wholesale conversion buildings were mainly located in KTBA. Many of those business establishments were relocated from other parts of KE and from office buildings. Compared to Grades B and C office buildings, there was a relatively high proportion of business establishments engaged in “transportation, storage and logistics”, “publishing, media and multi-media and creative and performing arts activities and specialized design activities” and “social and personal services”; and a relatively high proportion of business establishments had major functions/operations engaged in “strategic management”, “showroom”, and “training centre/educational institutions”. Many of them considered “building facilities, physical condition and management”, “prestige”, and “amenities in the same building” important in their choice of buildings as compared with those in industrial buildings, though not as much as those in Grade A office buildings.

9. A relatively high proportion of business establishments engaged in “import/export trades and wholesale and retail” and those having the major functions/operations of “sourcing and procurement” and “technical support (excluding data/computer centre)” chose to be accommodated in industrial-office buildings.

10. Industrial buildings maintained an important role in accommodating the

majority of the business establishments engaged in “manufacturing” and “construction” and those having the major functions/operations of “warehouse/storage” and “factory/workshop for production/packaging”.

Small and Medium-sized Business Establishments

11. KE is accommodating many small and medium-sized business establishments. About 98% of the business establishments had less than 50 persons working in the present work locations. Nearly half and 36% of the business establishments had an internal floor area of below 1 000 sq. ft. and 1 000 to 2 999 sq. ft. respectively. On monthly rent, about 26% and 38% of the business establishments paid a monthly rent of below HK\$10 000 and HK\$10 000 to \$29 999 respectively.

Accessibility and Supporting Facilities

12. Served by the MTR Kwun Tong Line, bus and mini-bus routes, and a comprehensive road and pedestrian network, over 50% of the business establishments were found to be very/quite satisfied with the locational factors of “accessibility to local public transport” and “accessibility within KE (including walkability)”. Around 50% of the business establishments were very/quite satisfied with “proximity to business supporting services” and “choices of retail and eating outlets”. In fact, over half of the business establishments considered the above four factors very/quite important in influencing the choice of work location.

Environmental Quality and Prestigious Factors

13. In the 2011 Survey when KE was still occupied by many industrial buildings, “environmental quality, amenities and

landscaping” and “prestigious location” were the two aspects which were dissatisfied by most business establishments. In the 2018 Survey, an increase in the proportion of business establishments was found to be very/quite satisfied with these two aspects. The improvement was particularly significant for KTBA.

Costs and Floor Space Requirements

14. On the other hand, “high occupancy/operational cost” and “lack of suitable premises/unable to meet floor space requirements” were the two main reasons for business establishments in KE to leave the present work location. Nevertheless, the vast majority (about 88%) of the business establishments would still prefer KE if deciding/assuming to relocate in the future, and many of them considered “lower occupancy/operation cost” and “better accessibility in general” the most important reasons.

Arts, Cultural and Creative Uses

15. The majority of the business establishments engaged in “arts, cultural and creative uses” in KE were found in industrial buildings (over 85%), and over 80% were in KTBA. The mean and median internal floor areas were about 800 sq. ft. and 620 sq. ft. respectively. About 30% and 40% of them paid a monthly rent of below HK\$10 000 and HK\$10 000 to \$29 999 respectively. A relatively high proportion of them would also prefer Kwun Tong/Kowloon Bay if deciding to relocate in the future in view of the relatively “lower occupancy/ operational cost” and “better accessibility in general” of KE.

Co-working Space Establishments or Business Centres

16. Co-working space establishments or business centres were emerging in KE, and the majority of the business establishments therein were located in KE for less than five years. These business establishments were mostly found in industrial (about 36%) and office buildings (about 33%), with the vast majority (over 90%) located in KTBA. They were mainly engaged in “import/export trades and wholesale and retail”, “real estate and professional and business services”, “telecommunications services and information technology services”, and “publishing, media and multi-media and creative and performing arts activities and specialized design activities”. Nearly 75% of them paid a monthly rent of below HK\$10 000. The major pull factors were “low occupancy/operational cost”, “availability of suitable premises/ capable to meet floor space requirements” and “good accessibility to local public transport/convenient location”. Over half of them were very/quite satisfied with the present location.

17. More detailed analyses of the findings of the 2018 Survey can be found in the Executive Summary and Final Report, which provided an epitome of the profile of the business establishments of KE during the survey period in 2018. All in all, it is observed that the transformation of KE into CBD2 is taking shape in realizing its vision.

EXECUTIVE SUMMARY

1. Survey Objectives and Methodology

1.1 Background and Survey Objectives

1.1.1 The adoption of a visionary, coordinated and integrated approach to expedite the transformation of Kowloon East² into another core business district (CBD2) to sustain Hong Kong's economic development was announced in the 2011-12 Policy Address. Over the past several years, the land uses in Kowloon East have been fast changing, notably with emerging commercial/office developments.

1.1.2 A "Survey on Business Establishments in Kowloon East" was carried out in 2011 (2011 Survey) by the Planning Department (PlanD) to understand the profile of business establishments under the transformation of Kowloon East from a predominantly industrial area into CBD2. In the light of the rapid changes, it is considered timely and necessary to update the latest situation of transformation and undertake a similar survey. PlanD commissioned MOV Data Collection Center Limited (MOV) to undertake the Survey on Business Establishments in Kowloon East 2018 (2018 Survey) to collect and analyse the profile of the business establishments in different types of premises in Kowloon East, and to understand the factors affecting their past considerations and aspirations regarding the choice of business locations and premises as well as and their operational needs.

1.2 Survey Methodology

1.2.1 The 2018 Survey covered the registered business establishments (RBEs) on the Central Register of Establishments (CRE) in the third quarter of 2017 which were located in industrial buildings, industrial-office (I-O) buildings, office buildings and new wholesale conversion buildings³ in Kowloon East. Based on the records of the CRE, there was a total of 32 920 RBEs⁴ within the survey coverage (**Appendix I**). A total of 15 947 RBEs were

² Kowloon East comprises the Kai Tak Development Area, Kwun Tong Business Area (KTBA) and Kowloon Bay Business Area (KBBA). In the "Survey on Business Establishments in Kowloon East 2018", it primarily refers to KTBA and KBBA.

³ For the purpose of the 2018 Survey, new wholesale conversion buildings refer to buildings of which wholesale conversion works have been completed under the policy initiatives implemented since 2010 to revitalise the entire old industrial buildings.

⁴ For the purpose of the 2018 Survey, all establishments in hotel buildings, bus depots, open-air carparks and schools were excluded. In addition, all the records of catering, retail and entertainment outlets located on the deciated commercial podiums/floors or in the shopping arcade were excluded.

sampled for enumeration⁵.

1.2.2 Questionnaire survey (**Appendix II**) taking the form of face-to-face interview, telephone interview and self-completion was carried out between 17 April and 20 July 2018. In total, 8 684 business establishments were successfully enumerated. Based on the results of this survey, the total number of business establishments in Kowloon East falling within the survey coverage was estimated to be 27 136.

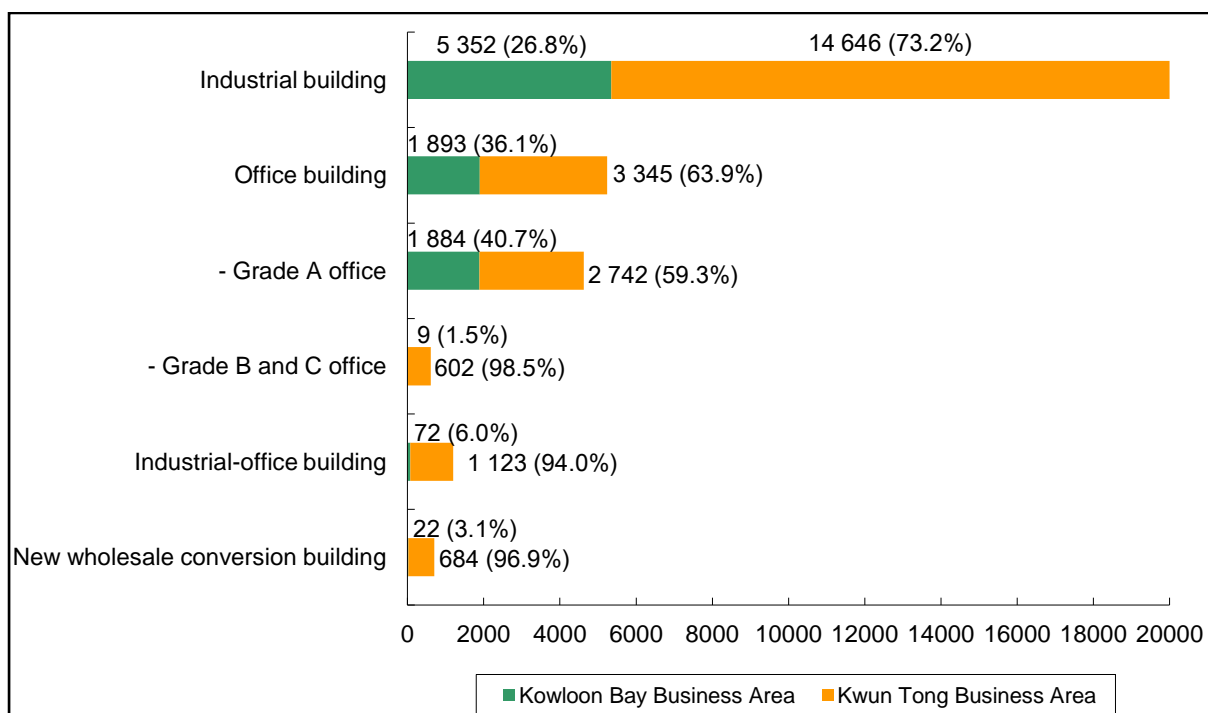
⁵ As some of the companies may have more than one work/operation locations (such as head office, sub-offices or branches) in Hong Kong, “establishment” in this survey refers ONLY to the unit operating in the sampled addresses.

2. Summary of Major Survey Findings^{6 7}

2.1 Building and District Information

2.1.1 Of the 27 136 business establishments, nearly three-quarter (73.7%) were located in industrial buildings while 19.3% were located in office buildings. 73.0% were in KTBA while 27.0% were in KBBA. The majority of the business establishments which were located in Grade B and C office buildings, I-O buildings, new wholesale conversion buildings and industrial buildings were in KTBA (98.5%, 94.0%, 96.9% and 73.2% respectively), but the difference between the two districts was smaller for business establishments located in Grade A office buildings (59.3% in KTBA vs. 40.7% in KBBA). (Chart 2.1)

Chart 2.1 : Number of establishments by district and building type



Base : All establishments (27 136)

⁶ All information collected in the survey, including factual data and the opinions from the business establishments, refers only to the businesses of the sampled establishments. Moreover, it should be noted that the survey results only reflect the situation during the fieldwork period.

⁷ Some of the individual descriptive figures as shown in this Executive Summary may not add up to the total due to rounding of figures. For questions allowing multiple responses, the sum of individual responses do not add up to the total number of establishments. Moreover, figures derived from small bases may subject to large sampling error.

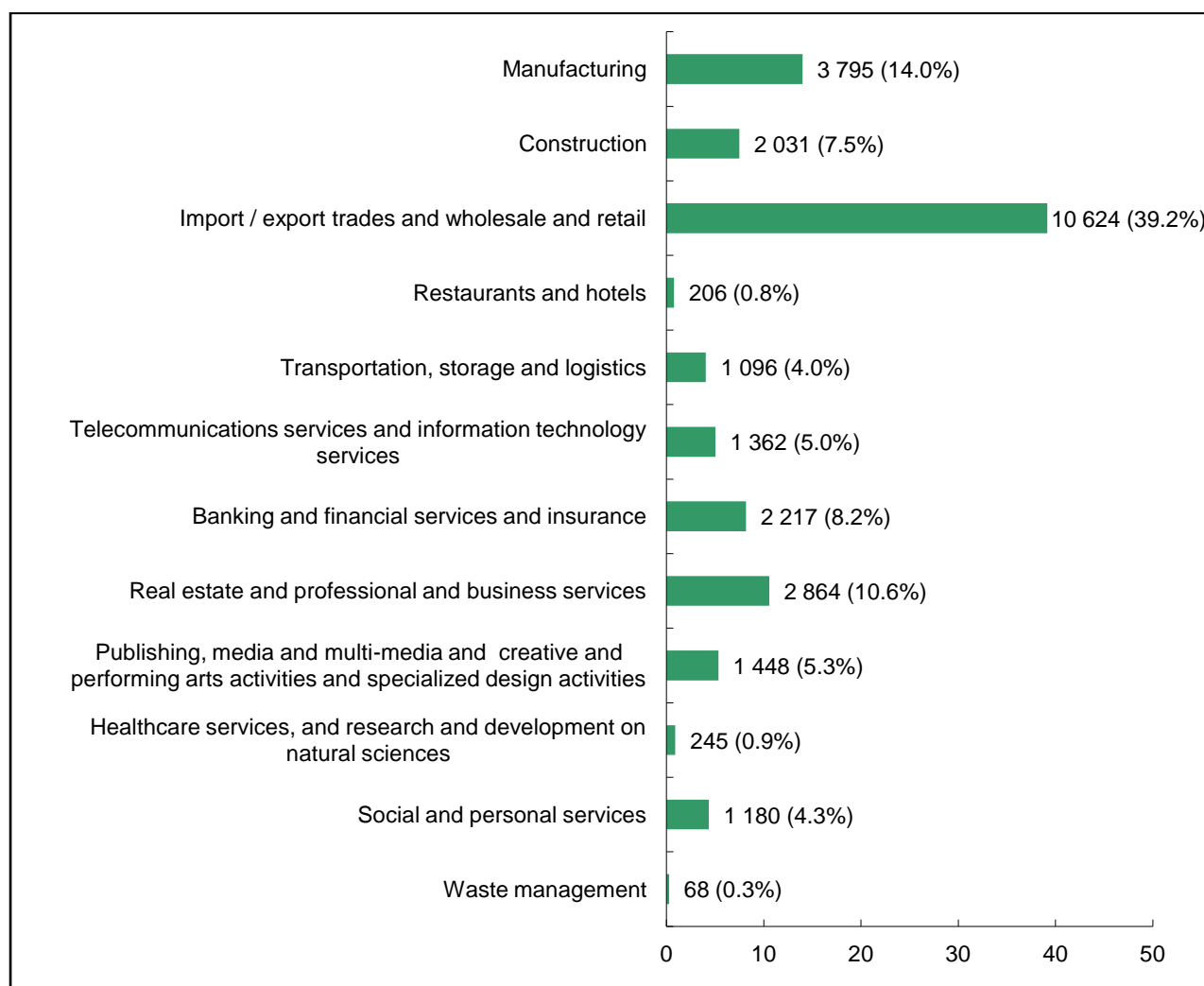
2.2 Establishment Characteristics

Industry

2.2.1 Kowloon East has been supporting a diversity of industries. Chart 2.2 shows that nearly 80% of the business establishments in Kowloon East were engaged in the following five industries:

- import/export trades and wholesale and retail (39.2%);
- manufacturing (14.0%);
- real estate and professional and business services (10.6%);
- banking and financial services and insurance (8.2%); and
- construction (7.5%).

Chart 2.2 : Industry mainly engaged in



Base : All establishments (27 136)

Note : "Real estate and professional and business services" refers to real estate (incl. development, property agency, property management) and professional and business services (incl. architectural, surveying and engineering consultancy services, technical testing and analysis, advertising and market research, scientific research and development (excl. research and development on natural sciences), legal and accounting etc.).

"Waste management" refers to recycling services for products and materials such as electronic components, metal, plastic and paper etc.

2.2.2 It is worth noting that as identified from fieldwork, a considerable number of business establishments engaged in “banking and financial services and insurance” (68%) were established by individual insurance agents who set up their offices/work stations at their partnering insurance companies. This echoes the fact that a number of large-scale insurance companies have been drawn to Kowloon East in recent years.

2.2.3 Analysing the industry by various building types shows that relatively high proportions of business establishments in industrial buildings, I-O buildings, Grade A office buildings, and Grade B and C office buildings and new wholesale conversion buildings were engaged in “manufacturing”, “import/export trades and wholesale and retail”, “banking and financial services and insurance” and “real estate and professional and business services” respectively. (*Table 2.1*)

Table 2.1 Industry mainly engaged in by building type

	Building type												Overall	
	Industrial building		Industrial-office building		Office building						New wholesale conversion building			
					Total		Grade A		Grade B + C					
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Manufacturing	3 274	16.4	128	10.7	328	6.3	273	5.9	55	9.0	66	9.3	3 795	14.0
Construction	1 768	8.8	61	5.1	170	3.2	147	3.2	23	3.8	32	4.5	2 031	7.5
Import / export trades and wholesale and retail	8 348	41.7	600	50.3	1 394	26.6	1 187	25.7	206	33.8	282	39.9	10 624	39.2
Restaurants and hotels	150	0.8	8	0.7	41	0.8	24	0.5	17	2.7	6	0.8	206	0.8
Transportation, storage and logistics	793	4.0	50	4.2	205	3.9	176	3.8	28	4.6	48	6.9	1 096	4.0
Telecommunications services and information technology services	927	4.6	113	9.5	272	5.2	215	4.6	57	9.3	50	7.1	1 362	5.0
Banking and financial services and insurance	271	1.4	34	2.9	1 899	36.3	1 811	39.2	88	14.4	13	1.8	2 217	8.2
• Business establishments set up by insurance agents at their partnering insurance companies	-	-	-	-	1 510	28.8	1 510	32.6	-	-	-	-	1 510	5.6
• Banking and financial services and insurance (excluding insurance agents)	271	1.4	34	2.9	389	7.4	301	6.5	88	14.4	13	1.8	707	2.6
Real estate and professional and business services	2 088	10.4	125	10.4	553	10.6	461	10.0	92	15.0	98	13.9	2 864	10.6
Publishing, media and multi-media and creative and performing arts activities and specialized design activities	1 225	6.1	38	3.2	140	2.7	116	2.5	24	4.0	45	6.4	1 448	5.3
Healthcare services, and research and development on natural sciences	152	0.8	4	0.3	76	1.5	73	1.6	3	0.5	14	1.9	245	0.9
Social and personal services	944	4.7	32	2.6	152	2.9	134	2.9	18	2.9	53	7.5	1 180	4.3
Waste management	58	0.3	3	0.2	7	0.1	7	0.2	-	-	-	-	68	0.3
Base	19 998	100.0	1 195	100.0	5 238	100.0	4 626	100.0	611	100.0	706	100.0	27 136	100.0

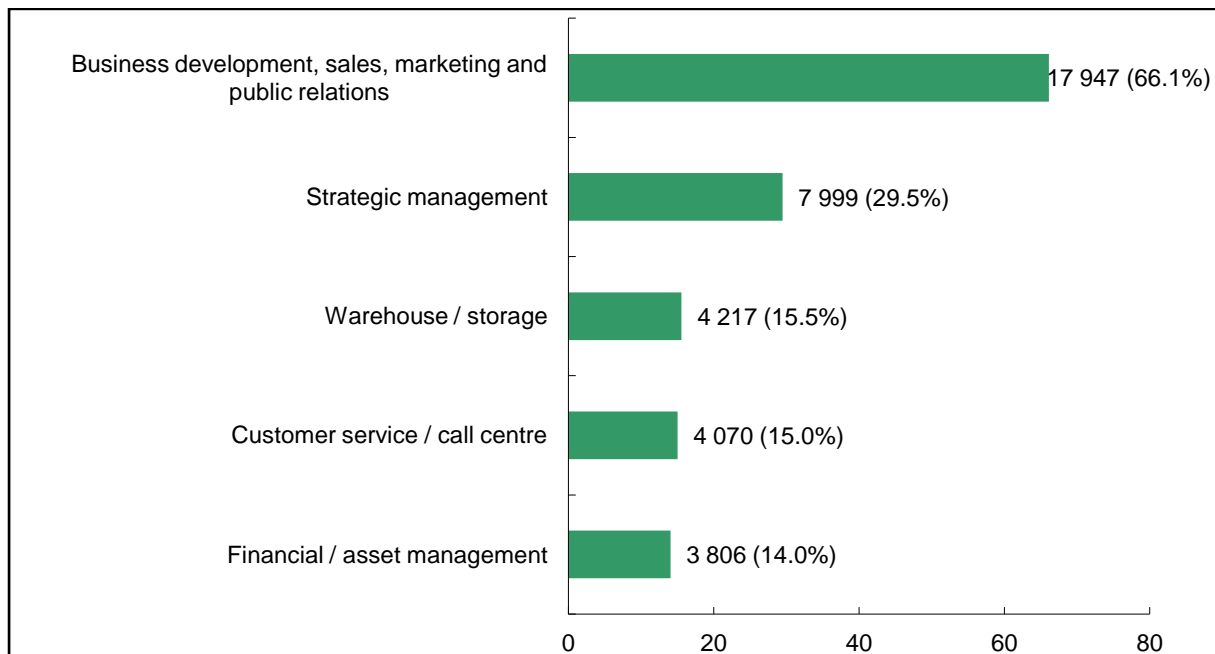
Base : All establishments

Ref. : A1

Major functions/operations

2.2.4 The dominant five functions or operations of the business establishments were “business development, sales, marketing and public relations” (66.1%), “strategic management” (29.5%), “warehouse/storage” (15.5%), “customer service/call centre” (15.0%) and “financial/asset management” (14.0%). (Chart 2.3)

Chart 2.3 : Top 5 functions / operations in the present work location



Base : All establishments (27 136)
 Note : Multiple answers were allowed

2.2.5 The major functions/operations in the present work location varied among different building types (Table 2.2):

- A relatively high proportion of business establishments in industrial buildings mentioned “warehouse/storage” (19.8%), “factory/workshop for production/packaging (including food processing, and hydroponics and aquaculture)” (7.0%) and “cultural and creative workshop” (4.3%).
- A relatively high proportion of business establishments in I-O buildings mentioned “sourcing and procurement” (15.8%) and “technical support (excluding data/computer centre)” (4.7%).
- A relatively high proportion of business establishments in Grade A office buildings mentioned “business development, sales, marketing and public relations” (75.0%) and “financial/asset management” (36.0%).

- A relatively high proportion of business establishments in new wholesale conversion buildings and Grade B and C office buildings mentioned “strategic management” (52.1% and 33.5% respectively), “human resources management” (10.4% and 9.3% respectively) and “research and development” (5.3% and 6.7% respectively).

Table 2.2 Major functions / operations in the present work location by building type

	Building type														Overall
	Industrial building		Industrial-office building		Office building						New wholesale conversion building				
					Total		Grade A		Grade B + C						
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%			
Business development, sales, marketing and public relations	12 873	64.4	757	63.4	3 847	73.4	3 472	75.0	375	61.3	470	66.5	17 947	66.1	
Strategic management	5 666	28.3	361	30.2	1 605	30.6	1 400	30.3	205	33.5	368	52.1	7 999	29.5	
Warehouse / storage	3 969	19.8	88	7.4	115	2.2	100	2.2	15	2.5	45	6.4	4 217	15.5	
Customer service / call centre	2 193	11.0	212	17.7	1 493	28.5	1 403	30.3	90	14.8	172	24.4	4 070	15.0	
Financial / asset management	1 595	8.0	230	19.3	1 851	35.3	1 664	36.0	186	30.5	130	18.4	3 806	14.0	
Sourcing and procurement	2 299	11.5	189	15.8	381	7.3	311	6.7	69	11.3	62	8.7	2 930	10.8	
Human resources management	1 210	6.1	57	4.8	266	5.1	209	4.5	57	9.3	73	10.4	1 607	5.9	
Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)	1 391	7.0	20	1.7	26	0.5	25	0.5	2	0.3	3	0.4	1 441	5.3	
Showroom	890	4.4	52	4.3	146	2.8	126	2.7	20	3.3	49	6.9	1 135	4.2	
Cultural and creative workshop	866	4.3	24	2.0	67	1.3	56	1.2	11	1.8	11	1.6	968	3.6	
Research and development (R&D)	672	3.4	40	3.4	181	3.5	140	3.0	41	6.7	37	5.3	931	3.4	
Transportation	670	3.3	41	3.4	162	3.1	142	3.1	20	3.3	18	2.5	891	3.3	
Technical support (excl. data / computer centre)	570	2.8	56	4.7	102	1.9	85	1.8	17	2.7	12	1.7	740	2.7	
Training centre / educational institution	246	1.2	17	1.4	118	2.3	102	2.2	16	2.6	30	4.3	411	1.5	
Data / computer centre	128	0.6	15	1.2	40	0.8	31	0.7	9	1.5	2	0.2	185	0.7	
Catering service	30	0.2	-	-	-	-	-	-	-	-	3	0.4	33	0.1	
Base	19 998		1 195		5 238		4 626		611		706		27 136		

Base : All establishments
 Note : Multiple answers were allowed
 Ref. : A2

Number of persons who worked in the present work location

2.2.6 Kowloon East is accommodating plenty of small and medium-sized business establishments. 97.9% of business establishments reported that there were less than 50 persons working in the present work location⁸, amongst which 83.3% reported 1 to 9 persons, 9.7% reported 10 to 19 persons, and 4.9% reported 20 to 49 persons. Only 2.1% of the establishments reported 50 persons or more working in the present work location.

2.2.7 Analysis by building type reveals that a relatively high proportion of business establishments in industrial buildings (68.4%) reported that there were 1 to 4 persons working in the present work location, as compared with other building types (43.8% to 58.9%). On the other hand, a relatively high proportion of business establishments in Grade B and C office buildings (6.2%), Grade A office buildings (5.6%) and new wholesale conversion buildings (4.6%) had 50 persons or more working in the present work location, as compared with those in I-O buildings (2.0%) and industrial buildings (1.1%). (Table 2.3)

Table 2.3 Number of persons who worked in the present work location by building type

	Building type												Overall	
	Industrial building		Industrial-office building		Office building						New wholesale conversion building			
					Total		Grade A		Grade B + C					
No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	
1-4	13 676	68.4	523	43.8	3 001	57.3	2 723	58.9	278	45.5	380	53.8	17 580	64.8
5-9	3 703	18.5	331	27.7	833	15.9	699	15.1	134	21.9	155	21.9	5 022	18.5
10-19	1 727	8.6	208	17.4	625	11.9	530	11.5	94	15.4	81	11.4	2 640	9.7
20-49	678	3.4	109	9.1	474	9.1	417	9.0	58	9.5	59	8.3	1 320	4.9
50-99	180	0.9	19	1.6	171	3.3	138	3.0	33	5.3	19	2.7	388	1.4
≥100	35	0.2	5	0.4	125	2.4	119	2.6	6	0.9	13	1.9	178	0.7
Information cannot be provided	-	-	-	-	9	0.2	-	-	9	1.5	-	-	9	*
Mean	6		9		13		14		12		12		7	
Median	3		5		3		3		5		4		3	
Base	19 998	100.0	1 195	100.0	5 238	100.0	4 626	100.0	611	100.0	706	100.0	27 136	100.0

Base : All establishments
 Note: * denotes percentage of less than 0.05%
 Ref. : A5

2.2.8 Analysis by industry reveals that a relatively high proportion of business establishments engaged in “banking and financial services and insurance” (87.1%) reported that there were 1 to 4 persons working in the present work location, followed by those

⁸ Excluding persons who did not occupy floor space, e.g. outdoor working staff without designated working/waiting area.

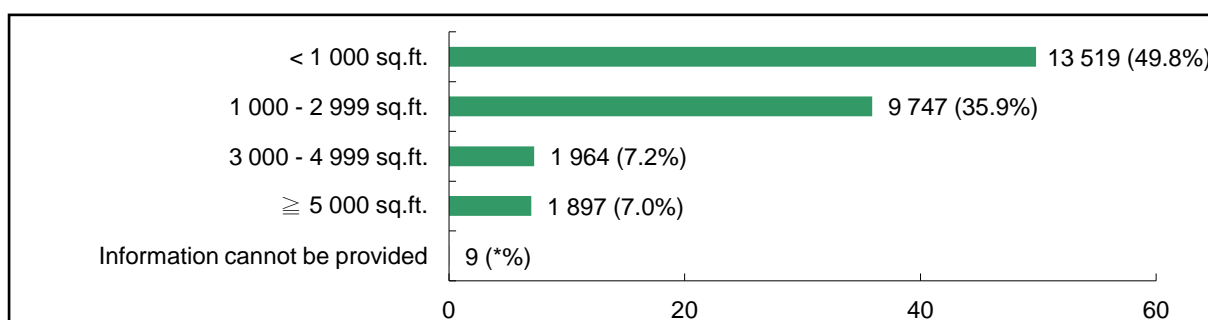
engaged in “social and personal services” (73.9%) and “waste management” (73.2%). The corresponding proportions for other industries were ranging from 41.5% to 67.6%. This was attributed to the existence of a considerable number of business establishments engaged in “banking and financial services and insurance” set up by insurance agents. If excluding this kind of business establishments, the proportion of business establishments engaged in “banking and financial services and insurance” having 1 to 4 persons working in the present work location would drop to 62.0%.

Internal floor area and monthly rent

2.2.9 Kowloon East is accommodating a wide array of premises. Nearly half of the business establishments had an internal floor area⁹ of below 1 000 square feet (18.8% reported an area of less than 250 square feet, 8.6% reported 250 to 499 square feet and 22.4% reported 500 to 999 square feet). A relatively high proportion of establishments (35.9%) had an internal floor area of 1 000 to 2 999 square feet. Only a small proportion of establishments occupied large floor area (7.0% reported an area of more than 5 000 square feet). The mean and median internal floor area of the present work location were 1 809 square feet and 1 000 square feet respectively. (Chart 2.4)

2.2.10 Regarding the monthly rent, relatively high proportions of establishments paid a monthly rent of below HK\$10 000 (26.3%) and HK\$10 000 to 29 999 (38.1%). Only a small proportion of establishments (5.2%) paid a monthly rent of above HK\$100 000. (Chart 2.5)

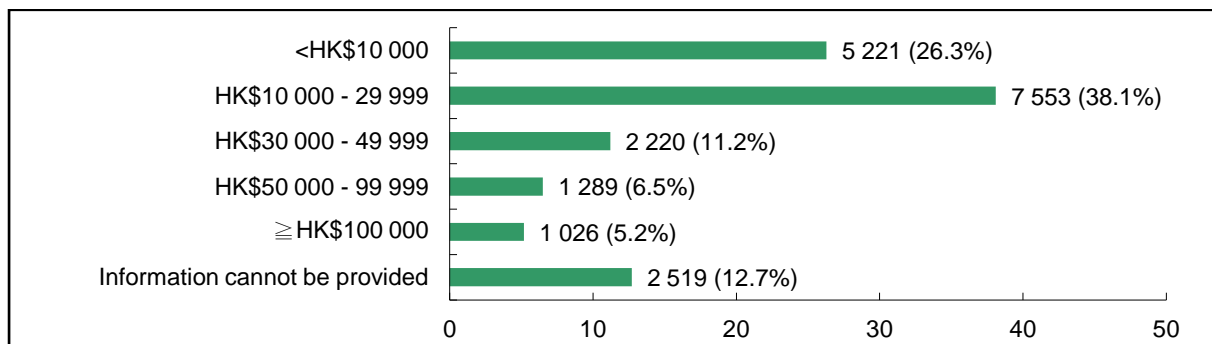
Chart 2.4 : Internal floor area of the present work location



Base: All establishments (27 136)

Note: * denotes percentage of less than 0.05%

⁹ Some cases had more than 1 business establishment in the same address and respondents could not differentiate the floor area of the sampled business establishments. For such cases, the actual operational floor area would be recorded and for subsequent analysis of floor area. When estimating the total floor area of all business establishments, the total floor area of the sampled address would be divided by the number of establishments therein.

Chart 2.5 : Monthly rent of the present work location

Base: All establishments for which the present work location is rented (19 818)

2.2.11 Further analyses of internal floor area by building type and industry show that:

- The average internal floor area was relatively larger for business establishments in new wholesale conversion buildings (2 861 square feet), followed by those in Grade B and C office buildings (2 635 square feet), I-O buildings (2 504 square feet), Grade A office buildings (2 455 square feet) and industrial buildings (1 556 square feet).
- The average internal floor area was relatively larger for business establishments engaged in “healthcare services and research and development on natural sciences” (3 449 square feet) and “transportation, storage and logistics” (3 032 square feet), as compared with other industries (ranging from 848 to 2 220 square feet).

2.2.12 Of those 19 818 business establishments for which the present work location were rented, the monthly rent varied among different building types and industries:

- Business establishments in industrial buildings tended to pay lower monthly rent. A relatively high proportion of business establishments located in industrial buildings (31.2%) paid monthly rent of below HK\$10 000, as compared with those in I-O buildings (13.4%), new wholesale conversion buildings (10.5%), Grade B and C office buildings (10.5%) and Grade A office buildings (8.1%).
- On the other hand, business establishments in office buildings tended to pay higher monthly rent. A relatively high proportion of business establishments located in office buildings (20.0% for Grade A office buildings and 16.1% for Grade B and C office buildings) paid monthly rent of HK\$100 000 or above, as compared with those in new wholesale conversion buildings (9.8%), I-O buildings (6.7%) and industrial buildings (2.3%).

- A relatively high proportion of business establishments engaged in “construction” (36.5%) and “waste management” (36.4%) paid monthly rent of below HK\$10 000, as compared with other industries (ranging from 8.3% to 31.7%).

- On the other hand, a relatively high proportion of business establishments engaged in “healthcare services and research and development on natural sciences” (13.1%) paid monthly rent of HK\$100 000 and more, as compared with other industries (ranging from 2.5% to 8.6%). This may be related to the above observation that the average internal floor area was relatively larger for business establishments engaged in this industry.

2.2.13 In terms of the estimated total internal floor area of all business establishments engaged in the respective industries, the dominant industry is “import/export trade and wholesale and retail” (16 835 168 square feet / 1 564 038 square metres), followed by “manufacturing” (6 501 360 square feet / 603 996 square metres) and “real estate and professional and business services” (3 561 609 square feet / 330 884 square metres). (*Table 2.4*).

Table 2.4 Estimated total internal floor area in sq. ft. (sq. metre in bracket) of all establishments by building type and industry

	Building type						Overall
	Industrial building	Industrial-office building	Office building			New wholesale conversion building	
			Total	Grade A	Grade B + C		
Manufacturing	5 275 154	307 839	847 899	765 920	81 979	70 468	6 501 360
	(490 078)	(28 599)	(78 772)	(71 156)	(7 616)	(6 547)	(603 996)
Construction	1 470 992	164 571	488 119	439 491	48 628	50 117	2 173 798
	(136 660)	(15 289)	(45 348)	(40 830)	(4 518)	(4 656)	(201 952)
Import / export trades and wholesale and retail	11 678 712	988 589	3 630 387	3 291 370	339 017	537 479	16 835 168
	(1 084 987)	(91 843)	(337 274)	(305 778)	(31 496)	(49 933)	(1 564 038)
Restaurants and hotels	236 523	3 966	110 791	82 249	28 542	27 200	378 480
	(21 974)	(368)	(10 293)	(7 641)	(2 652)	(2 527)	(35 162)
Transportation, storage and logistics	1 760 815	201 012	647 881	577 404	70 477	145 049	2 754 757
	(163 585)	(18 675)	(60 190)	(53 643)	(6 548)	(13 476)	(255 925)
Telecommunications services and information technology services	809 156	148 067	876 443	780 872	95 571	110 211	1 943 878
	(75 173)	(13 756)	(81 424)	(72 545)	(8 879)	(10 239)	(180 592)
Banking and financial services and insurance	258 761	73 414	933 922	838 405	95 517	8 341	1 274 439
	(24 040)	(6 820)	(86 764)	(77 890)	(8 874)	(775)	(118 399)
Real estate and professional and business services	2 048 300	205 123	1 137 319	967 739	169 581	170 867	3 561 609
	(190 293)	(19 057)	(105 660)	(89 906)	(15 755)	(15 874)	(330 884)
Publishing, media and multi-media and creative and performing arts activities and specialized design activities	1 260 690	54 623	262 983	223 377	39 606	70 783	1 649 079
	(117 122)	(5 075)	(24 432)	(20 752)	(3 680)	(6 576)	(153 204)
Healthcare services, and research and development on natural sciences	173 414	7 595	259 695	251 930	7 765	18 882	459 586
	(16 111)	(706)	(24 126)	(23 405)	(721)	(1 754)	(42 697)
Social and personal services	1 085 423	53 361	248 029	203 987	44 042	84 451	1471 264
	(100 839)	(4 957)	(23 043)	(18 951)	(4 092)	(7 846)	(136 685)
Waste management	54 545	1 617	11 734	11 734	-	-	67 896
	(5 067)	(150)	(1 090)	(1 090)	(-)	(-)	(6 308)
Overall	26 112 485	2 209 777	9 455 203	8 434 478	1 020 725	1 293 848	39 071 313
	(2 425 928)	(205 295)	(878 417)	(783 588)	(94 828)	(120 202)	(3 629 842)
Base	19 998	1 195	5 238	4 626	611	706	27 136

Base : All establishments

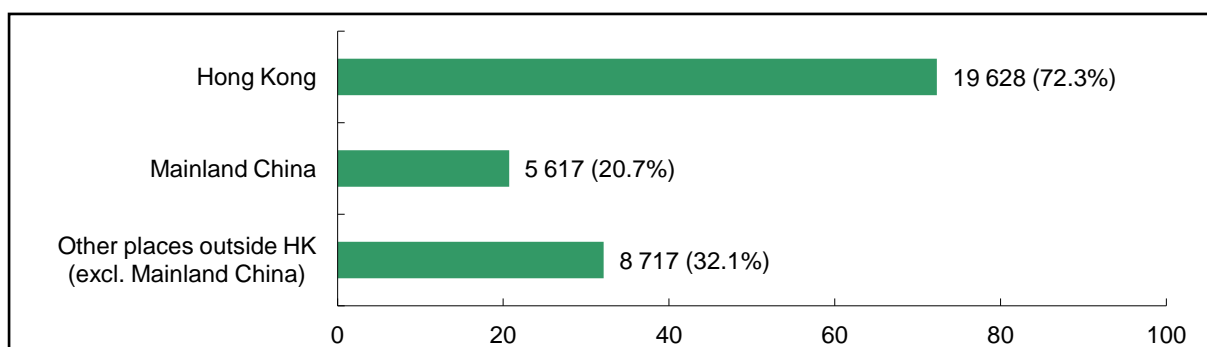
Ref. : A4

Note: () Figures in sq. metres

Location of service targets/ clients

2.2.14 Kowloon East has been developing into a CBD2 serving the territory and facing the world. When asked the location(s) that best described the service target(s)/client(s) (e.g. customers or head office/sub-offices/branches) which the business establishments served, most of the business establishments had service targets/clients in Hong Kong (72.3%), and 53.8% serving overall Hong Kong (i.e. service targets not in specific district(s)). Nearly one-third (32.1%) claimed that they had service targets/clients outside Hong Kong (excluding the Mainland China), mainly Europe (15.4%) and North America (13.6%). 20.7% had service targets/clients in the Mainland China, mainly Shenzhen (13.1%) and Guangzhou (10.1%). (Chart 2.6)

Chart 2.6 : Location(s) of service targets/ clients



Base: All establishments (27 136)

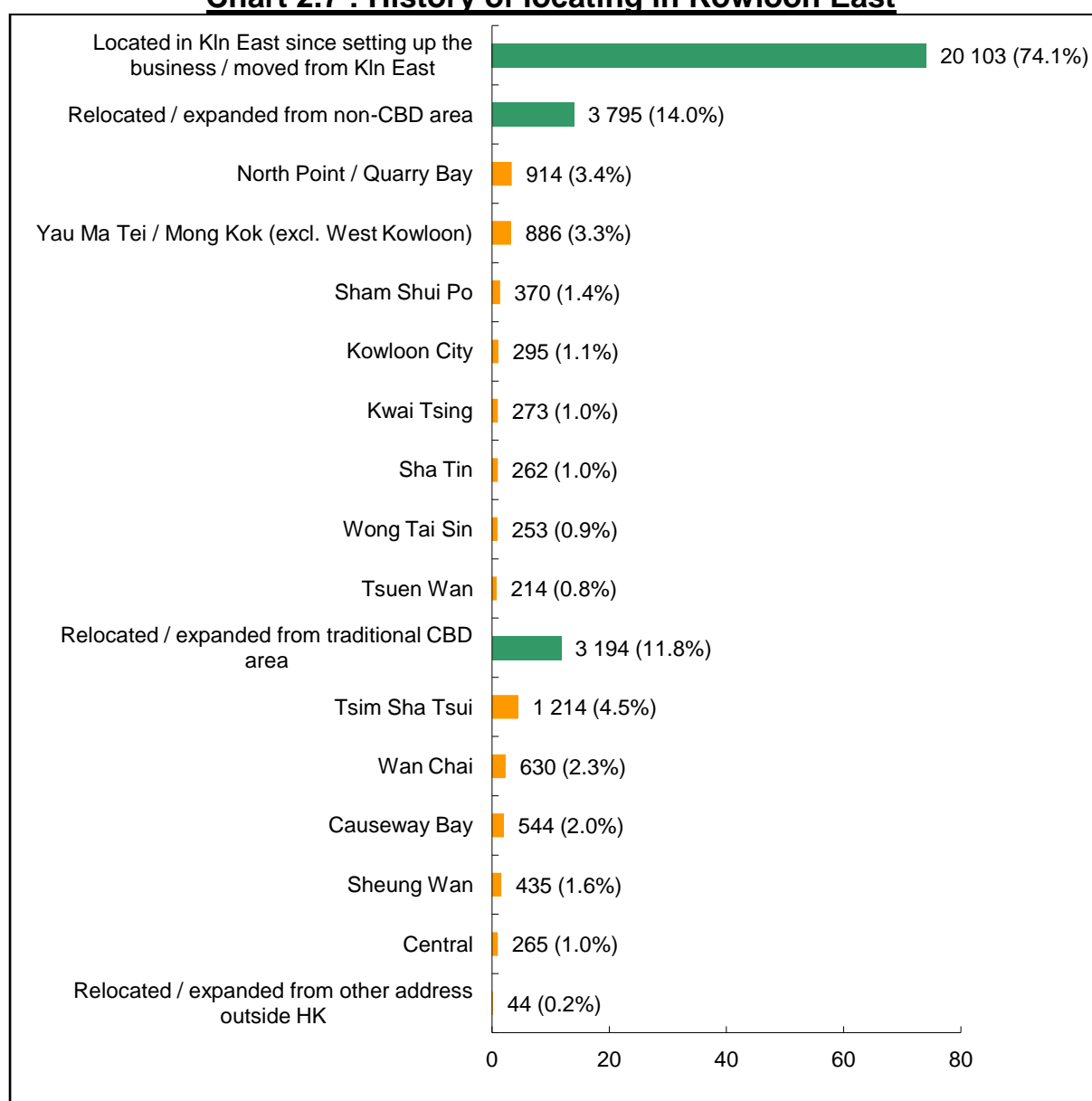
Note: Multiple answers were allowed for the question

2.3 Recent Location Decision

History of locating in Kowloon East

2.3.1 About three-quarters (74.1%) of the business establishments were located in Kowloon East since setting up the business or moved from other addresses in Kowloon East while a quarter was mainly moved from other places in Hong Kong. 14.0% were relocated/expanded from non-CBD area (other than Kowloon East) and 11.8% from traditional CBD area¹⁰. (Chart 2.7)

Chart 2.7 : History of locating in Kowloon East



Base : All establishments (27 136)

Note : Specific locations in Hong Kong which were mentioned by less than 1% of the establishments in "location of the previous work location" were not shown

¹⁰ "Central Business District (CBD) Area in Hong Kong" includes Central, Sheung Wan, Admiralty, Wan Chai, Causeway Bay, Tsim Sha Tsui and West Kowloon.

2.3.2 A relatively high proportion of business establishments located in I-O buildings (80.1%) and industrial buildings (79.1%) were located in the present work location in Kowloon East since setting up the business/ moved from other addresses in Kowloon East, as compared with those in new wholesale conversion buildings (71.1%), Grade B and C office buildings (60.0%) and Grade A office buildings (53.1%).

2.3.3 On the other hand, a relatively high proportion of business establishments located in Grade A office buildings (29.7%) and Grade B and C office buildings (23.1%) were relocated/ expanded from traditional CBD area, as compared with those in new wholesale conversion buildings (13.6%), I-O buildings (10.6%) and industrial buildings (7.3%). (Table 2.5)

Table 2.5 History of locating in Kowloon East by building type

	Building type												Overall	
	Industrial building		Industrial-office building		Office building						New wholesale conversion building			
					Total		Grade A		Grade B + C					
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
<u>Located in Kln East since setting up the business / moved from Kln East</u>	15 819	79.1	957	80.1	2 824	53.9	2 458	53.1	367	60.0	502	71.1	20 103	74.1
<u>Relocated / expanded from Non-CBD area</u>	2 684	13.4	111	9.3	894	17.1	791	17.1	103	16.9	106	15.1	3 795	14.0
North Point / Quarry Bay	516	2.6	30	2.5	332	6.3	280	6.0	52	8.5	36	5.1	914	3.4
Yau Ma Tei / Mong Kok (excl. West Kowloon)	615	3.1	21	1.7	225	4.3	215	4.7	10	1.6	25	3.6	886	3.3
Sham Shui Po	271	1.4	20	1.7	76	1.4	70	1.5	5	0.9	3	0.5	370	1.4
Kowloon City	217	1.1	7	0.6	61	1.2	61	1.3	-	-	11	1.5	295	1.1
Kwai Tsing	202	1.0	8	0.7	47	0.9	29	0.6	18	3.0	16	2.2	273	1.0
Sha Tin	210	1.1	1	0.1	49	0.9	44	1.0	5	0.7	2	0.2	262	1.0
Wong Tai Sin	231	1.2	3	0.2	17	0.3	8	0.2	10	1.6	2	0.3	253	0.9
Tsuen Wan	160	0.8	7	0.6	39	0.8	38	0.8	1	0.2	8	1.2	214	0.8
<u>Relocated / expanded from traditional CBD area</u>	1 455	7.3	126	10.6	1 517	29.0	1 376	29.7	141	23.1	96	13.6	3 194	11.8
Tsim Sha Tsui	457	2.3	37	3.1	691	13.2	655	14.2	36	5.9	29	4.0	1 214	4.5
Wan Chai	327	1.6	33	2.7	243	4.6	207	4.5	37	6.0	27	3.9	630	2.3
Causeway Bay	178	0.9	8	0.7	350	6.7	340	7.3	10	1.6	8	1.1	544	2.0
Sheung Wan	292	1.5	21	1.8	103	2.0	85	1.8	19	3.0	19	2.6	435	1.6
Central	138	0.7	21	1.7	98	1.9	57	1.2	40	6.6	9	1.3	265	1.0
<u>Relocated / expanded from other address outside HK</u>	41	0.2	-	-	2	0.0	2	0.0	-	-	2	0.2	44	0.2
Base	19 998	100.0	1 195	100.0	5 238	100.0	4 626	100.0	611	100.0	706	100.0	27 136	100.0

Base : All establishments

Note : Specific locations which were mentioned by less than 1% of the establishments in "location of the previous work location" were not shown

Ref. : B2+B3

Reasons for leaving/ not expanding at the previous work location

2.3.4 Cost and premises are the key factors for the business establishments to leave/ not expand at the previous work location. Of the 18 080 business establishments which were relocated/ expanded from other addresses in Hong Kong, the two major reasons were:

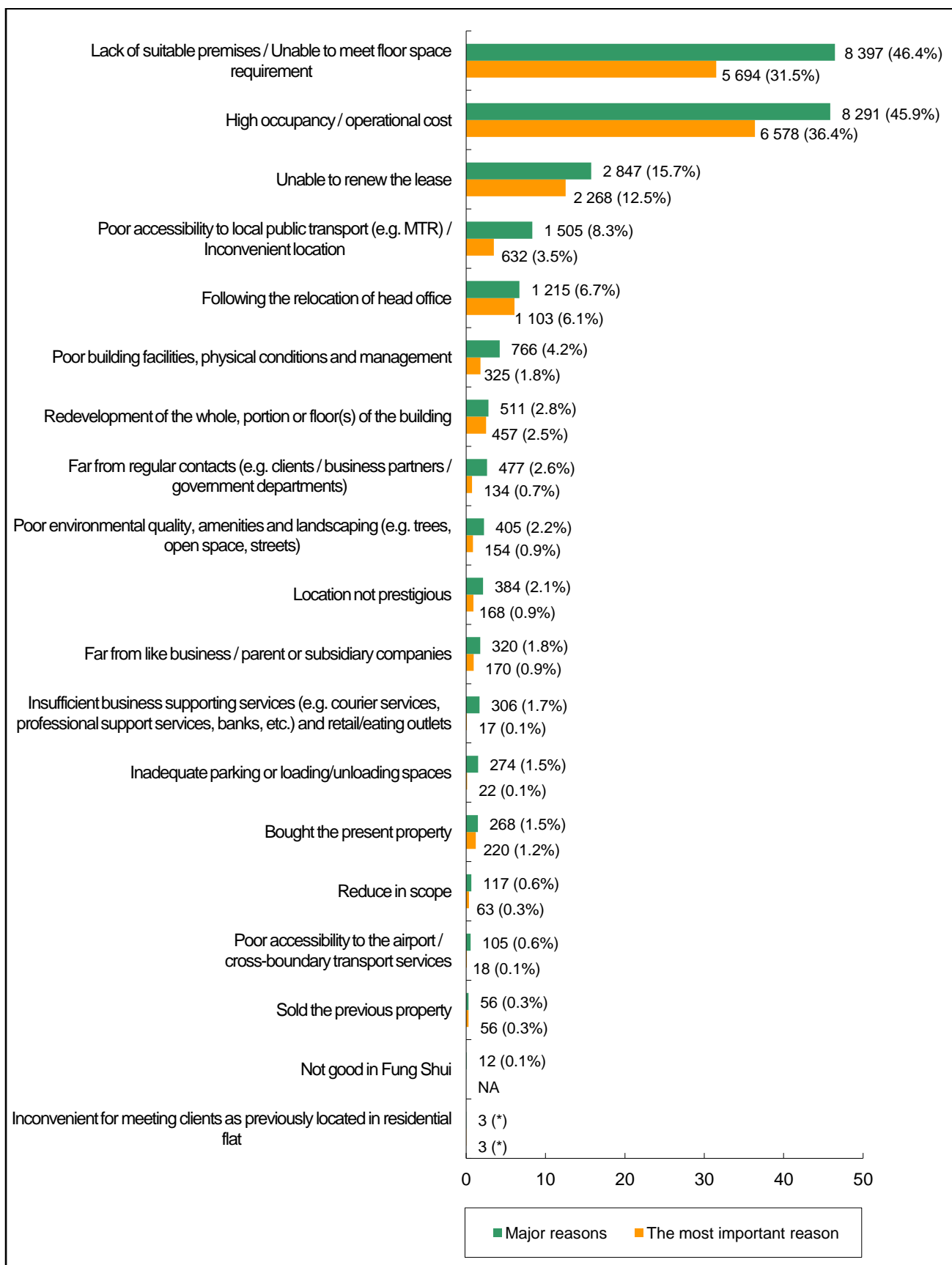
(Chart 2.8)

- lack of suitable premises/unable to meet floor space requirement (46.4%)
- high occupancy/operational cost (45.9%)

2.3.5 Of the 3 194 business establishments which moved from traditional CBD area, “high occupancy/operational cost” (51.5%) was the predominant most important reason driving out these establishments, followed by “lack of suitable premises/unable to meet floor space requirement” (19.5%) and “following the relocation of head office” (16.8%).

2.3.6 Of the 3 795 business establishments which moved from non-CBD area, “high occupancy/ operational cost” (31.2%) and “lack of suitable premises/unable to meet floor space requirement” (27.3%) were also the two predominant most important reasons driving out these establishments, followed by “unable to renew the lease” (11.3%).

Chart 2.8 : Reasons for leaving / not expanding at the previous work location



Base : All establishments which relocated / expanded from other addresses in HK (18 080)

Note : Multiple answers were allowed

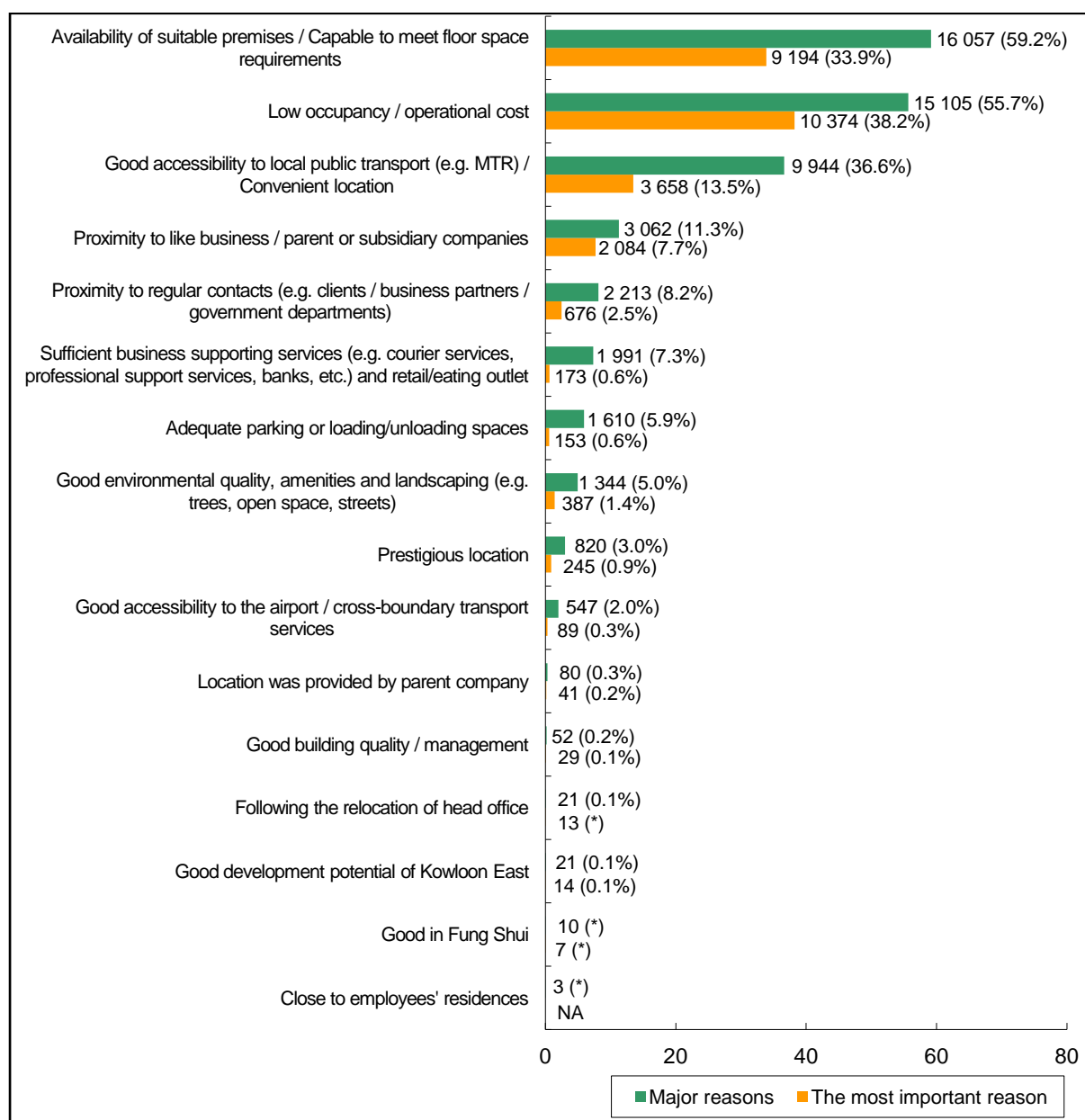
* denotes percentage of less than 0.05%

Reasons for choosing/ expanding at the present work location

2.3.7 The reasons of business establishments choosing/ expanding at the present work location were just like the opposite of those for leaving/ not expanding at previous work location. The two major reasons of choosing/expanding at the present work location were: (Chart 2.9)

- availability of suitable premises/capable to meet floor space requirements (59.2%)
- low occupancy/operation cost (55.7%)

Chart 2.9 : Reasons for choosing/ expanding at the present work location



Base : All establishments (27 136)

Note : Multiple answers were allowed

* denotes percentage of less than 0.05%

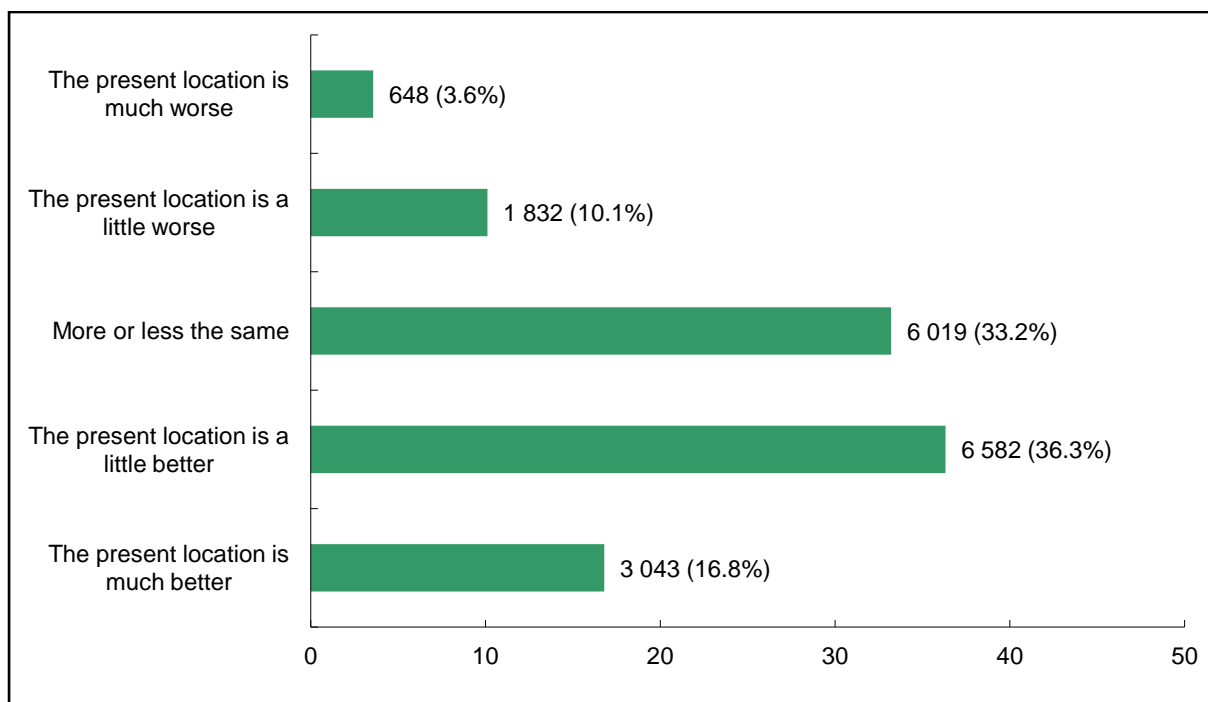
2.3.8 A relatively high proportion of the business establishments which moved from traditional CBD area (3 194 establishments) quoted "low occupancy / operational cost" as the most important reason for choosing / expanding at present work location (48.0%), followed by "availability of suitable premises /capable to meet floor space requirements" (22.7%) and "proximity to like business / parent or subsidiary companies" (17.5%).

2.3.9 For those which moved from non-CBD area, besides the reasons of "low occupancy / operational cost" (34.9%) and "availability of suitable premises / capable to meet floor space requirement" (31.5%), a relatively high proportion of the establishments quoted "good accessibility to local public transport / convenient location" (15.8%).

Comparison between the present work location and the previous one

2.3.10 Of the 18 124 business establishments which were relocated/ expanded from other addresses in Hong Kong or outside Hong Kong, more than half of the business establishments (53.1%) considered that the present work location was much better/ a little better. (Chart 2.10)

Chart 2.10 : Comparison between the present work location and the previous one



Base : All establishments which relocated / expanded from other addresses (18 124)

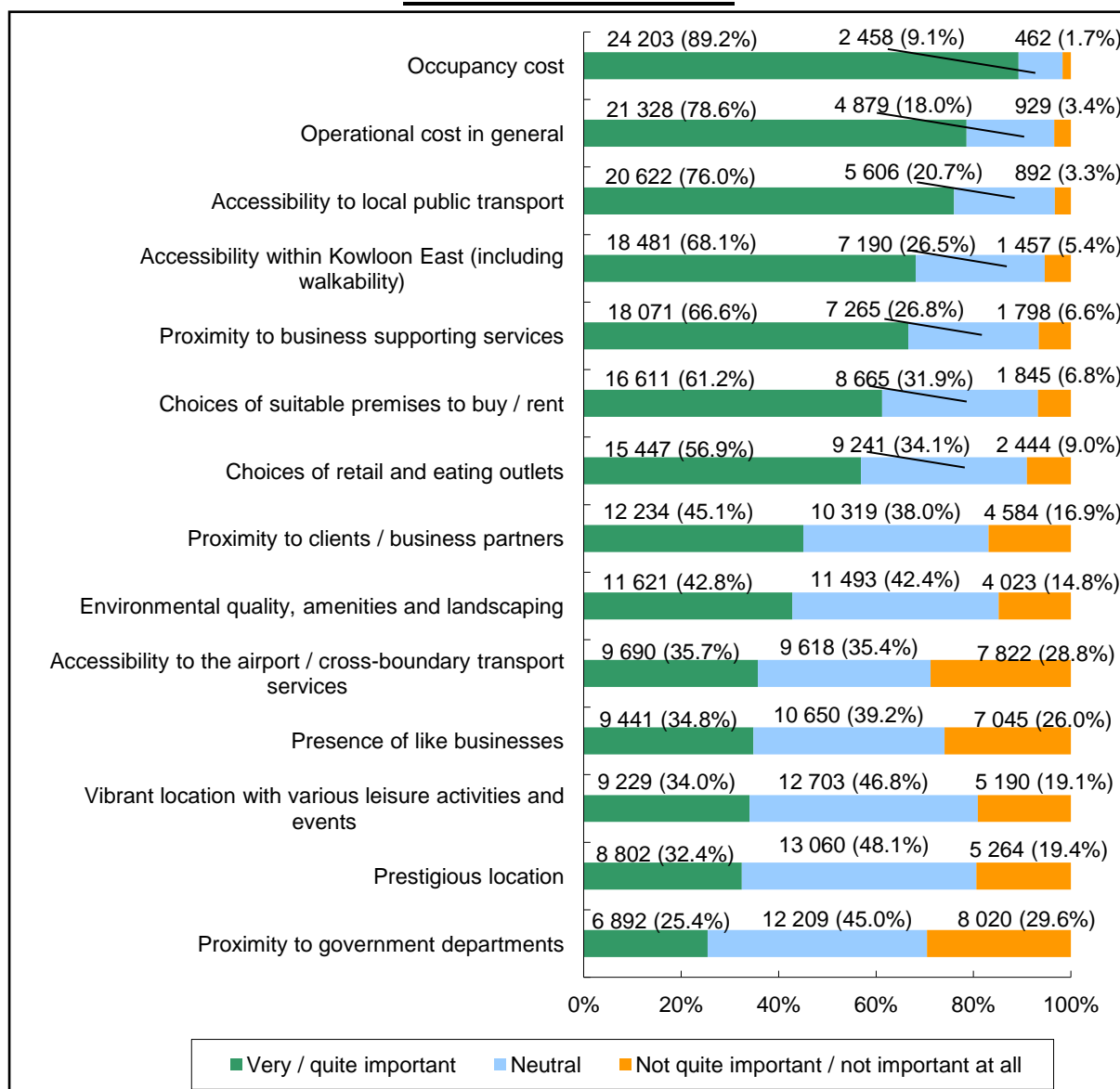
2.4 Views on Present Location, Future Plans and Potential for Relocation

Factors influencing the choice of location and satisfaction level of the present location

2.4.1 Business establishments were asked to indicate the level of importance of different factors in influencing the choice of location, and then asked to rate the level of satisfaction for the present location in respect of each factor.

2.4.2 Factors that more than two-thirds of the business establishments considered very/quite important were “occupancy cost” (89.2%), “operational cost in general” (78.6%), “accessibility to local public transport” (76.0%), “accessibility within Kowloon East (incl. walkability)” (68.1%) and “proximity to business supporting services” (66.6%). (Chart 2.11)

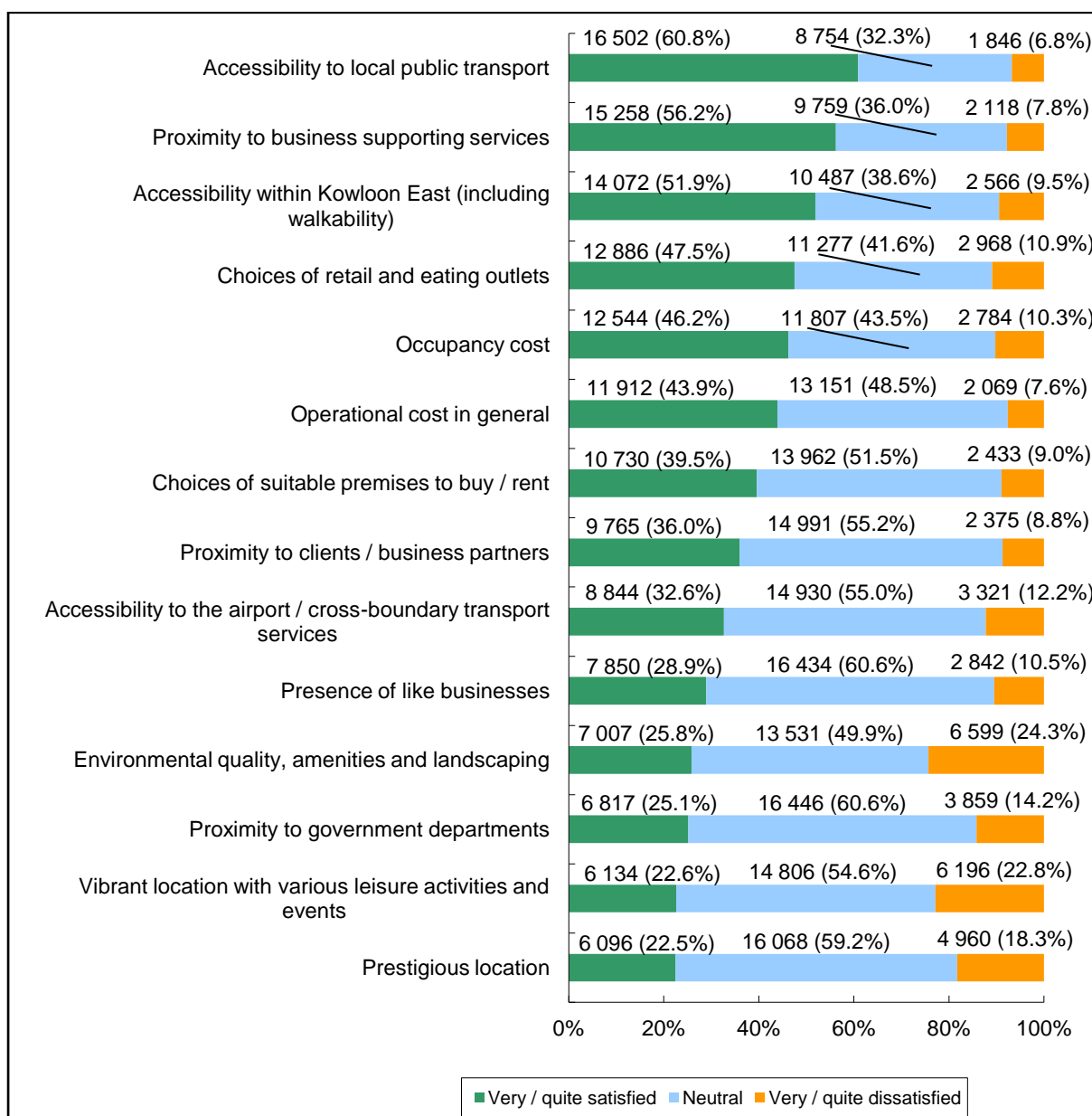
Chart 2.11 : Perceived level of importance of factors influencing the choice of location



Base : All establishments (27 136)

2.4.3 Regarding the satisfaction level, more than half of the business establishments were very/quite satisfied with “accessibility to local public transport” (60.8%), “proximity to business supporting services” (56.2%) and “accessibility within Kowloon East (incl. walkability)” (51.9%), which were three of the top five factors that business establishments considered very/quite important. The satisfaction level of “occupancy cost” (46.2%) and “operational cost in general” (43.9%) whereas list behind the above three factors and “choices of retail and eating outlets” (47.5%). On the other hand, about one-quarter of the business establishments were very/quite dissatisfied with “environmental quality, amenities and landscaping” (24.3%) and “vibrant location with various leisure activities and events” (22.8%). (Chart 2.12)

Chart 2.12 : Satisfaction level of the present location in respect of different factors influencing the choice of location



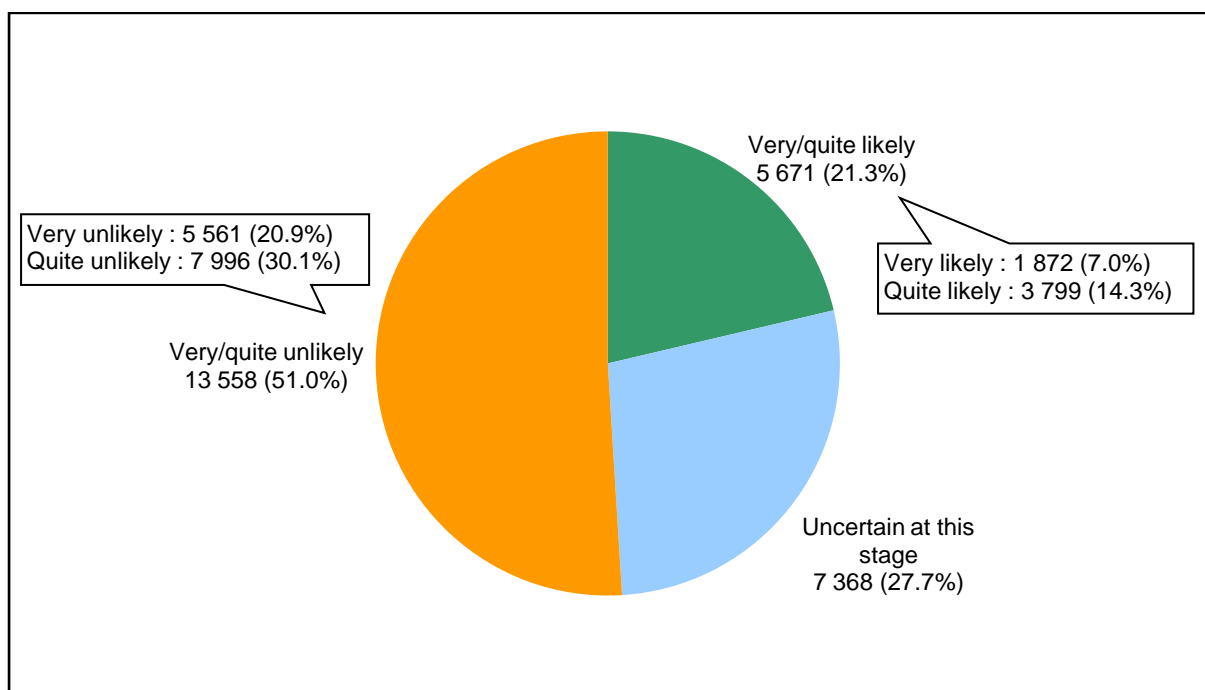
Base : All establishments (27 136)

2.4.4 It is worth noting that a relatively high proportion of business establishments located in KTBA (53.3%) were very/quite satisfied with “accessibility within Kowloon East (including walkability)” than those in KBBA (48.0%). Conversely, compared with KTBA, a relatively high proportion of business establishments located in KBBA were very/quite satisfied with “occupancy cost” (53.1% vs 43.7%), “environmental quality, amenities and landscaping” (35.5% vs 22.2%), “prestigious location” (27.9% vs 20.5%) and “vibrant location with various leisure activities and events” (27.3% vs 20.9%).

Possibility of leaving the present work location in the coming 5 years/ when the lease expires

2.4.5 Of the 26 597 business establishments which did not expect to wind up the business, 51.0% expected that they were very (20.9%) / quite (30.1%) unlikely to leave the present work location in the coming 5 years or when the lease expires while 21.3% claimed that they were very (7.0%) /quite likely (14.3%) to leave. The remaining 27.7% were uncertain at this stage. (Chart 2.13)

Chart 2.13 : Possibility of leaving the present work location in the coming 5 years / when the lease expires



Base : All establishments which did not expect to wind up (26 597)

2.4.6 A relatively high proportion of business establishments located in I-O buildings (28.7%) claimed that they were very/quite likely to leave the present work location in the coming 5 years, as compared with those in Grade B and C office buildings (25.1%), industrial buildings (22.0%), new wholesale conversion buildings (21.9%) and Grade A office buildings (16.1%). (Table 2.6)

Table 2.6 Possibility of leaving the work location in the coming 5 years / when the lease expires by building type

	Building type													
	Industrial building		Industrial-office building		Office building						New wholesale conversion building		Overall	
					Total		Grade A		Grade B + C					
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Very unlikely	4 170	21.4	245	20.6	1 098	21.0	927	20.1	171	28.1	49	6.9	5 561	20.9
Quite unlikely	5 775	29.6	333	28.0	1 650	31.6	1 476	32.0	175	28.7	239	34.1	7 996	30.1
Quite likely	2 823	14.5	281	23.6	587	11.2	486	10.5	100	16.5	108	15.5	3 799	14.3
Very likely	1 460	7.5	60	5.1	307	5.9	254	5.5	52	8.6	45	6.5	1 872	7.0
Uncertain at this stage	5 262	27.0	271	22.7	1 577	30.2	1 467	31.8	110	18.1	259	37.0	7 368	27.7
<i>Very/quite unlikely</i>	<i>9 945</i>	<i>51.0</i>	<i>578</i>	<i>48.6</i>	<i>2 748</i>	<i>52.7</i>	<i>2 403</i>	<i>52.1</i>	<i>345</i>	<i>56.8</i>	<i>287</i>	<i>41.1</i>	<i>13 558</i>	<i>51.0</i>
<i>Very/quite likely</i>	<i>4 282</i>	<i>22.0</i>	<i>342</i>	<i>28.7</i>	<i>893</i>	<i>17.1</i>	<i>741</i>	<i>16.1</i>	<i>153</i>	<i>25.1</i>	<i>153</i>	<i>21.9</i>	<i>5 671</i>	<i>21.3</i>
Base	19 490	100.0	1 190	100.0	5 218	100.0	4 610	100.0	608	100.0	699	100.0	26 597	100.0

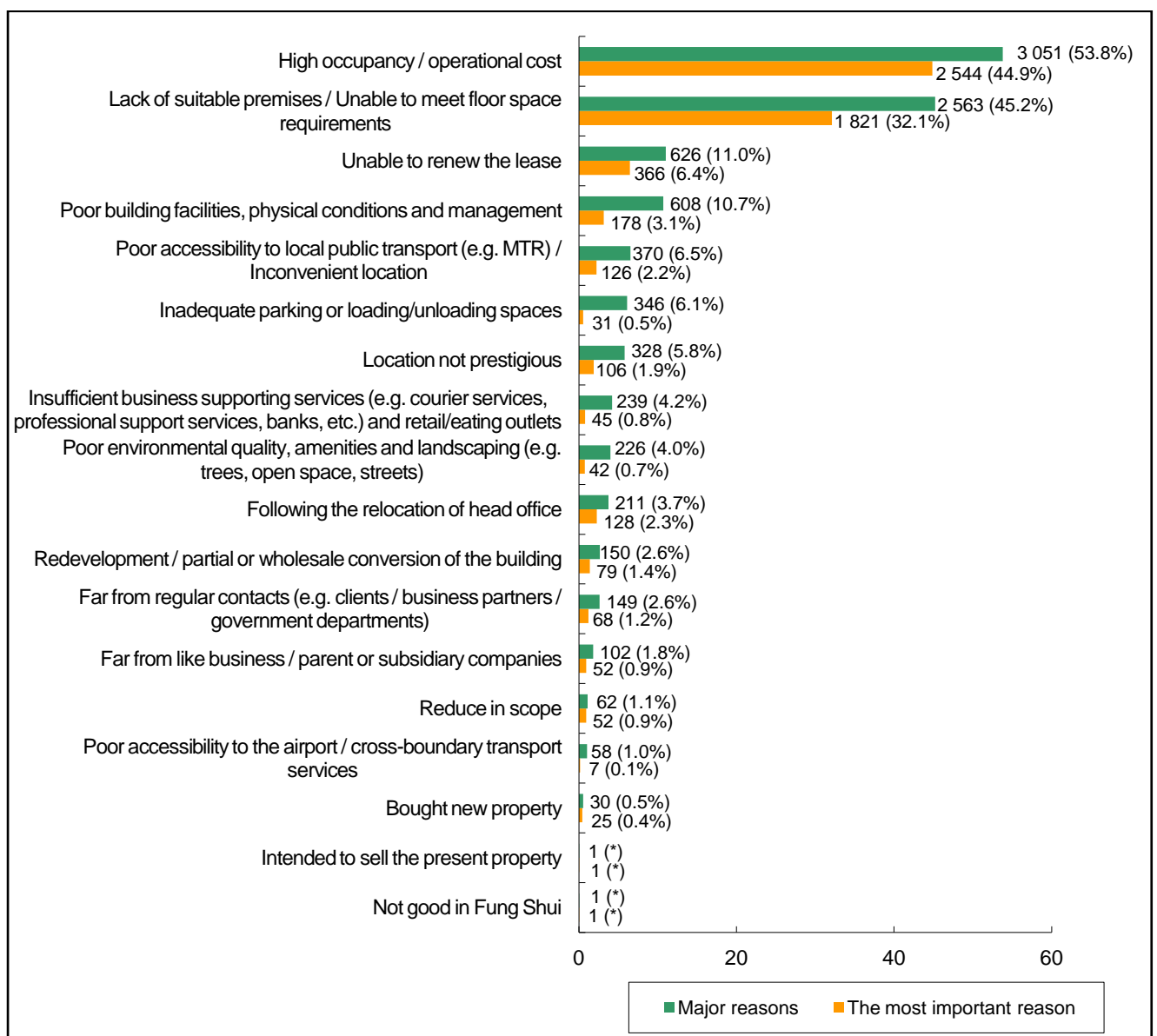
Base : All establishments which did not expect to wind up the business
Ref. : C4

2.4.7 Besides, a relatively high proportion of business establishments in KTBA (23.2%) were very/quite likely to leave the present work location, as compared with those in KBBA (16.3%).

Reasons for leaving the present work location

2.4.8 Cost and premises are still the key factors for the business establishments to leave the present work location. Of the 5 671 business establishments which expected very/quite likely to leave the present work location in the coming 5 years or when the lease expires, the two major reasons were: (Chart 2.14)

- high occupancy/operational cost (53.8%)
- lack of suitable premises/unable to meet floor space requirements (45.2%)

Chart 2.14 : Reasons for expecting to leave the present work location

Base: All establishments which would very / quite likely to leave the present work location in the coming 5 years / when the lease expires (5 671)

Note: Multiple answers were allowed

* denotes percentage of less than 0.05%

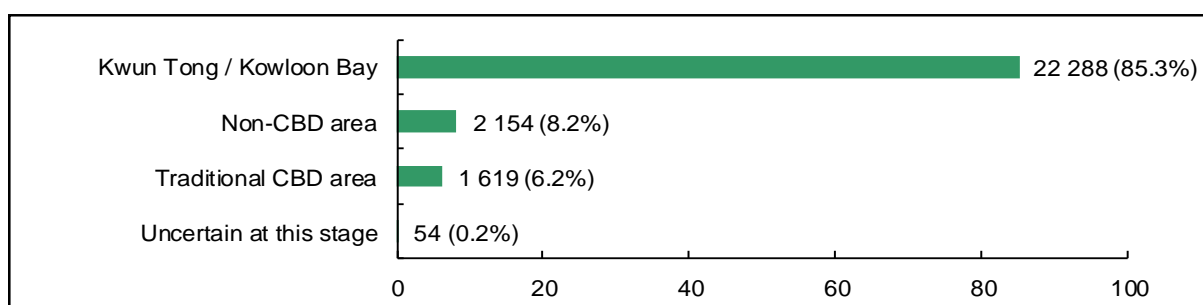
2.4.9 Further analyses by history of establishment located in Kowloon East reveal that a relatively high proportion of business establishments moved from traditional CBD area quoted reasons relating to “premises” (50.5%), which includes reasons of “lack of suitable premises/ unable to meet floor space requirements” (38.7%), “unable to renew the lease” (5.3%), “poor building facilities, physical conditions and management” (3.3%) and “redevelopment/ partial or wholesale conversion of the building”(3.1%).

2.4.10 For those establishments moved from non-CBD area, a relatively high proportion of business establishments quoted reasons relating to “cost” (46.3%), which includes reason of “high occupancy/ operational cost”.

Preferred location for relocation in the future and reasons for moving to the most preferred location

2.4.11 Among the 26 115 business establishments which preferred Hong Kong if deciding/assuming to relocate in the future, the vast majority (85.3%) would prefer Kwun Tong/Kowloon Bay (i.e. Kowloon East) most. About 8.2% preferred non-CBD area most and about 6.2% prefer traditional CBD area most. (Chart 2.15)

Chart 2.15 : Most preferred districts in Hong Kong if deciding to relocate in the future



Base: All establishments which preferred HK if deciding to relocate in the future (26 115)

2.4.12 For those which most preferred Kowloon East if deciding to relocate in the future, the most important reasons cited were “lower occupancy/operation cost” (37.3%), followed by “better accessibility in general” (30.7%) and “availability of suitable premises/capable to meet floor space requirements” (14.3%).

2.4.13 For those which most preferred traditional CBD area if deciding to relocate in the future, the most important reason cited was “better accessibility in general” (38.7%), followed by “prestigious location” (23.9%) and “lower occupancy/operation cost” (11.3%).

2.4.14 For those which most preferred non-CBD area (other than Kowloon East) if deciding to relocate in the future, the most important reasons cited were “lower occupancy/operation cost” (35.1%), followed by “better accessibility in general” (31.3%) and “availability of suitable premises/capable to meet floor space requirements” (7.9%).

2.4.15 70.9% of the business establishments which preferred Hong Kong if deciding/assuming to relocate in the future even claimed that they would consider Kowloon East only, 6.2% would consider non-CBD area only while 3.6% would consider traditional CBD area only and 19.1% would consider more than one area.

2.4.16 Further analyses reveal that the proportion which considered Kowloon East only was relatively high for the following groups of business establishments:

- Business establishments located in I-O buildings (79.9%), Grade B and C office buildings (77.4%), new wholesale conversion buildings (72.9%) and industrial buildings (72.8%) (vs. 59.9 % for Grade A office buildings).
- Business establishments located in Kowloon East since setting up the business/moved from Kowloon East (75.1% vs. 59.7% for those moved from non-CBD area and 58.1% for those moved from traditional CBD area).
- Business establishments engaged in “manufacturing” (77.9%), “restaurants and hotels” (75.3%), “import / export trades and wholesale and retail industries” (74.0%), “construction” (73.2%), “social and personal services” (73.2%), “transportation, storage and logistics” (72.8%), “telecommunications services and information technology services” (72.3%) and “real estate and professional and business services” (71.9%) (vs. 47.2% to 64.4% for other industries).

2.4.17 The proportion which only considered traditional CBD area was relatively high for the following groups of business establishments:

- Business establishments located in Grade A office buildings (11.0% vs. 5.1% for I-O buildings, 4.6% for Grade B and C office buildings, 4.1% for new wholesale conversion buildings and 1.7% for industrial buildings).
- Business establishments which were relocated/ expanded from traditional CBD area (11.2%), as compared with 2.6% for those relocated from non-CBD area and 2.6% for those located in Kowloon East since setting up the business/moved from other addresses in Kowloon East.
- Business establishments engaged in “banking and financial services and insurance” industry (15.6% vs. 0.9% to 4.6% for other industries).

2.4.18 A relatively high proportion of the business establishments moved from non-CBD area would only consider non-CBD area (10.7% vs. 6.6% for those relocated from traditional CBD area and 5.3% for those located in Kowloon East since setting up the business/moved from other addresses in Kowloon East).

3. Key Observations on Specific Sectors

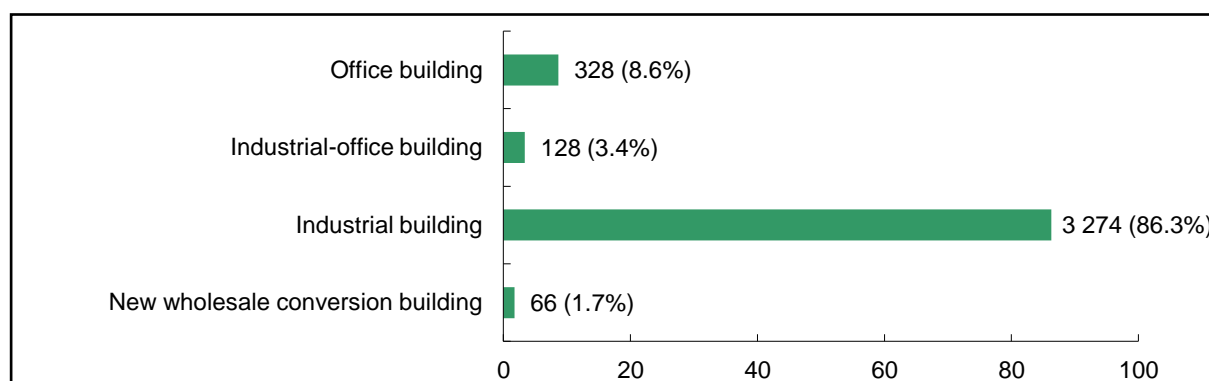
3A. Manufacturing Industry

It was estimated that 3 795 business establishments were engaged in manufacturing industry. The key observations were highlighted below.

3A.1 Building and District Information

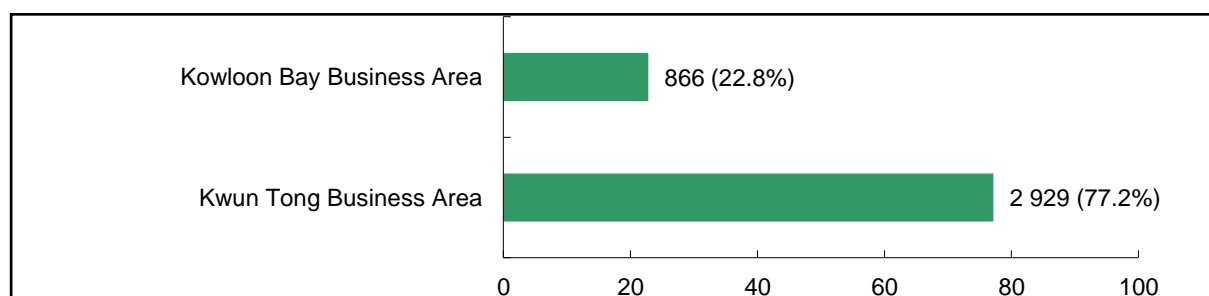
3A.1.1 Of the 3 795 business establishments engaged in “manufacturing” industry, 86.3% were located in industrial buildings, 8.6% in office buildings, 3.4% in I-O buildings and 1.7% in new wholesale conversion buildings. 77.2% were in KTBA while 22.8% in KBBA. (Charts 3.1 and 3.2)

Chart 3.1 : Manufacturing industry - Building type



Base: All establishments engaged in “manufacturing” industry (3 795)

Chart 3.2 : Manufacturing industry - District



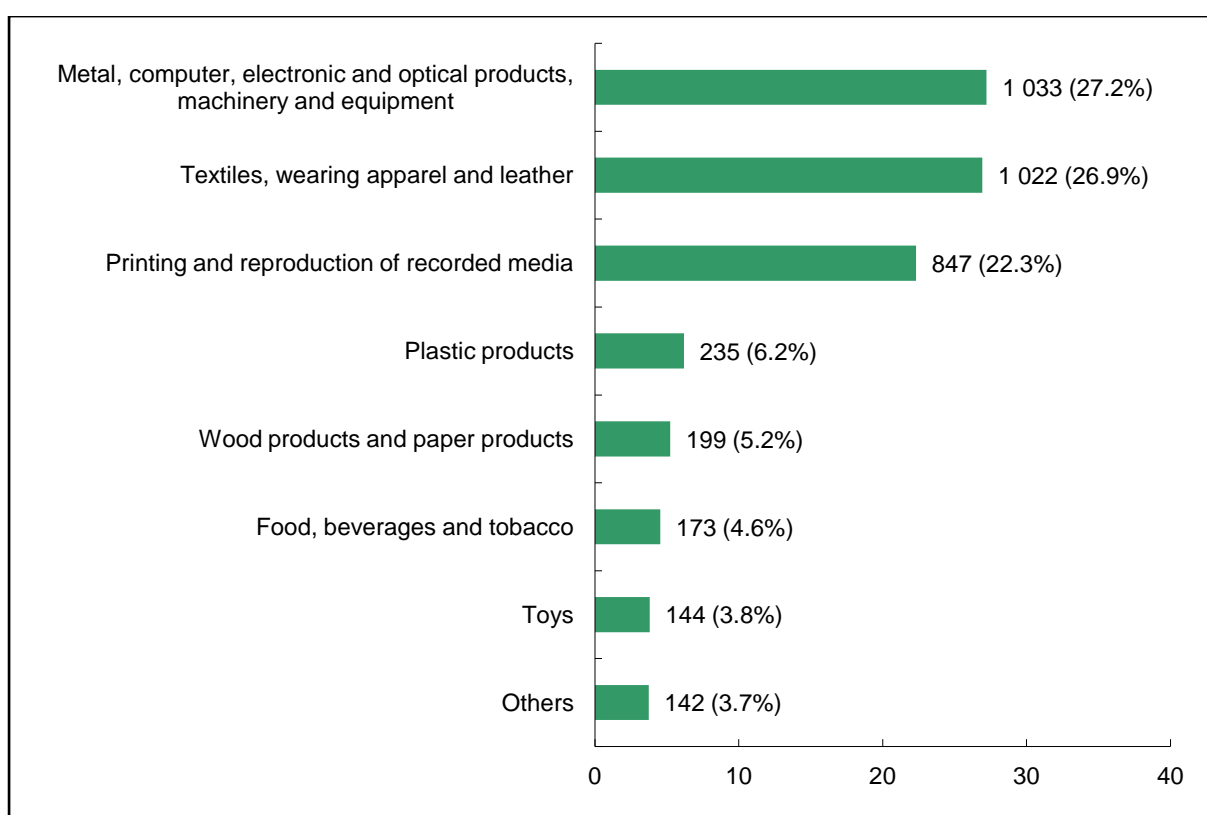
Base: All establishments engaged in “manufacturing” industry (3 795)

3A.2 Establishment Characteristics

Detailed manufacturing activities

3A.2.1 “Metal, computer, electronic and optical products, machinery and equipment” (27.2%), “textiles, wearing apparel and leather” (26.9%) and “printing and reproduction of recorded media” (22.3%) were the three major types of manufacturing activities these business establishments were engaging in. (Chart 3.3)

Chart 3.3 : Manufacturing industry - Detailed manufacturing activities

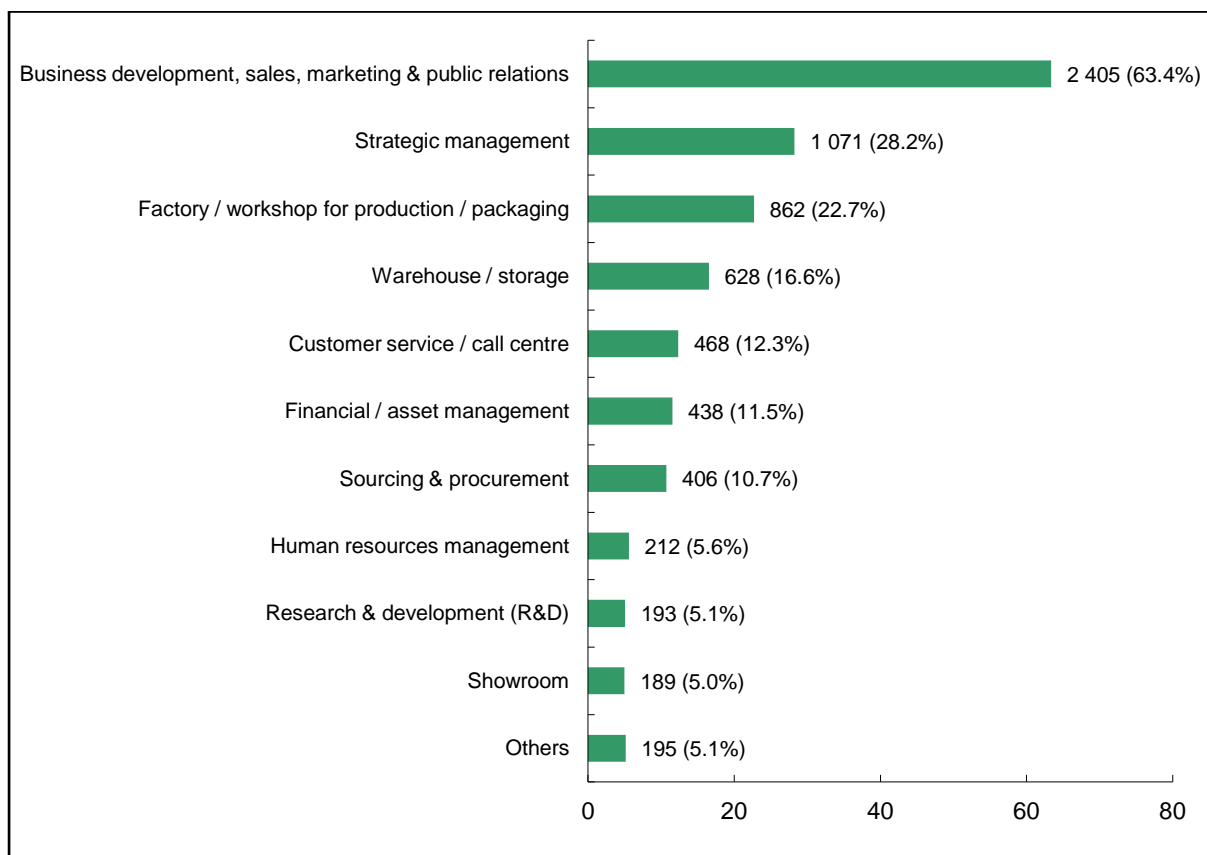


Base: All establishments engaged in “manufacturing” industry (3 795)

Major functions/operations

3A.2.2 63.4% reported that the major functions or operations in their present work location were “business development, sales, marketing and public relations”, followed by “strategic management” (28.2%), “factory/workshop for production/packaging (including food processing, and hydroponics and aquaculture)” (22.7%) and “warehouse / storage” (16.6%). (Chart 3.4)

Chart 3.4 : Manufacturing industry - Major functions / operations in the present work location



Base: All establishments engaged in "manufacturing" industry (3 795)

Note: Multiple answers were allowed for the question

Internal floor area

3A.2.3 Regarding the internal floor area of the present work location, the mean and median internal floor area of the present work location were 2 220 square feet and 1 000 square feet respectively.

Monthly rent

3A.2.4 Nearly one-quarter (25.8%) of the business establishments reported that the monthly rent (excl. management fee) was below HK\$10 000. More than one-third (38.1%) reported the monthly rent of HK\$10 000 to \$29 999, while 4.7% reported the monthly rent of HK\$100 000 or above. (Table 3.1)

Table 3.1 Manufacturing industry - Monthly rent of the present work location

	Manufacturing Industry	
	No. of establishments	%
<HK\$5 000	184	7.3
HK\$5 000 - 9 999	466	18.5
HK\$10 000 - 29 999	957	38.1
HK\$30 000 - 49 999	392	15.6
HK\$50 000 - 69 999	57	2.3
HK\$70 000 - 99 999	59	2.3
HK\$100 000 - 149 999	54	2.1
HK\$150 000 - 199 999	33	1.3
≥HK\$200 000	32	1.3
Information cannot be provided	282	11.2

Base : All establishments engaged in “manufacturing” industry for which the present work location is rented (2 516)

3A.3 Recent Location Decision

Duration of locating in the present work location

3A.3.1 Business establishments engaged in “manufacturing” industry are in general located in the present work location for more years. 41.9% of the establishments for 10 years or more. 20.0% for 5 years to less than 10 years, 24.8% for 2 years to less than 5 years, only 13.3% were located in the present work location for less than 2 years.

History of locating in Kowloon East

3A.3.2 83.6% were located in the present work location since setting up the business/moved from other addresses in Kowloon East, 11.9% were relocated/expanded from non-CBD area and 4.5% were relocated/expanded from traditional CBD area. The top 3 factors of choosing/expanding at the present work location were “availability of suitable premises/capable to meet floor space requirements” (59.6%), “low occupancy/operational cost” (53.4%) and “good accessibility to local public transport (e.g. MTR)/convenient location” (38.2%).

3A.4 Views on Present Location, Future Plans and Potential for Relocation

Satisfaction of the present location

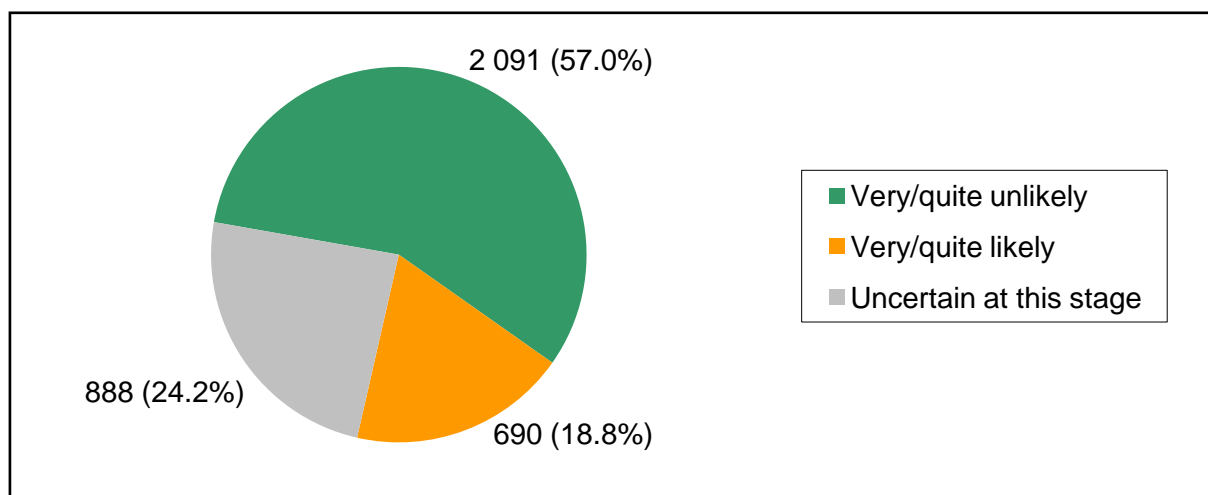
3A.4.1 Overall speaking, more than half (51.1%) of the business establishments engaged in “manufacturing” industry were very/quite satisfied with the present location. Only 3.1% rated very/quite dissatisfied. Most of the establishments were very/quite satisfied with “accessibility to local public transport” (61.4%) and “proximity to business supporting services” (57.4%) when they were asked to rate the satisfaction level of various factors

influencing the choice of work location.

Possibility of leaving the present work location in the coming 5 years/ when the lease expires

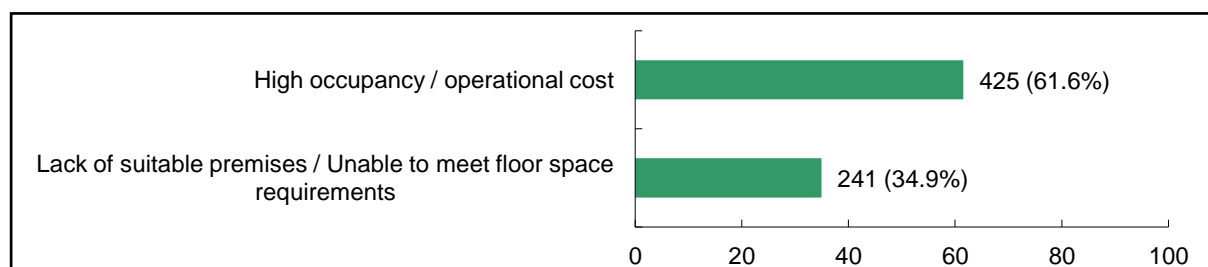
3A.4.2 Of the 3 670 business establishments which did not expect to wind up the business, over half of the business establishments (57.0%) expected that they were very/quite unlikely to leave the present work location in the coming 5 years or when the lease expires. 18.8% claimed they were very/quite likely to leave, mainly because of the “high occupancy/operational cost” (61.6%) and “lack of suitable premises/unable to meet floor space requirements” (34.9%). (Charts 3.5 and 3.6)

Chart 3.5 : Manufacturing industry - Possibility of leaving the present work location in the coming 5 years / when the lease expires



Base: All establishments engaged in “manufacturing” industry which would not wind up business in the coming 5 years (3 670)

Chart 3.6 : Manufacturing industry - Top 2 major reasons for leaving the present work location



Base: All establishments engaged in manufacturing industry which are very likely / quite likely to leave the present work location in the next 5 years or when the lease expires (690)

Note: Multiple answers were allowed for the question

Preferred locations if deciding/assuming to relocate in the future

3A.4.3 For those business establishments which would not wind up the business in the coming 5 years, if (or assuming that) they decided to relocate the establishment in the future, 96.5% would prefer Hong Kong, with 75.2% would consider Kowloon East only, 4.9% would consider non-CBD area only, 1.2% would consider traditional CBD area only and 15.1% would considering more than one area. 3.5% would prefer locations outside Hong Kong.

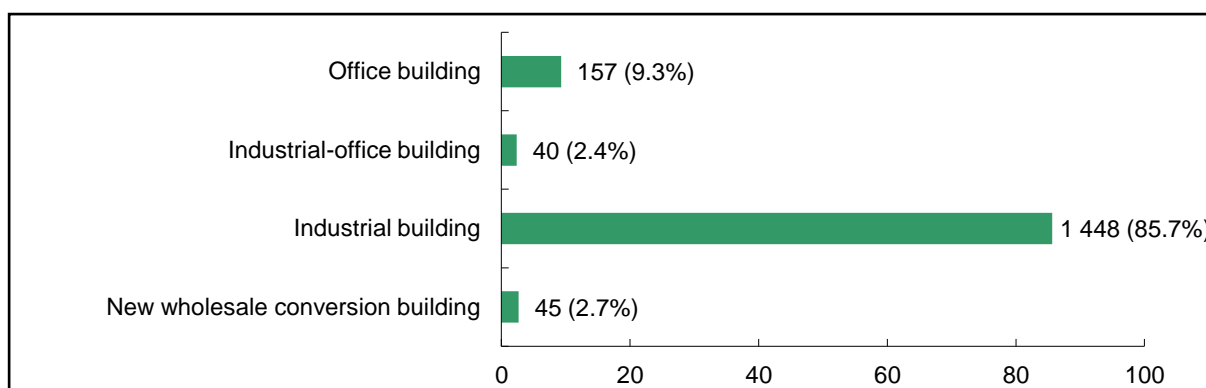
3B. Arts, Cultural and Creative Uses

To understand the profile of business establishments engaged in arts, cultural and creative-related activities in Kowloon East, their past considerations and aspirations regarding the choice of locations and premises, a particular group of business establishments with “arts, cultural and creative uses” was newly identified in the 2018 Survey¹¹. It was estimated that 1 690 business establishments were engaged in arts, cultural and creative-related activities. The key observations were highlighted below.

3B.1 Building and District Information

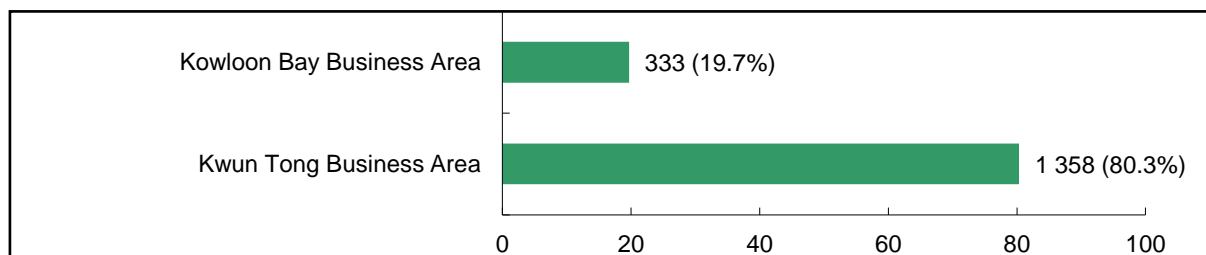
3B.1.1 For the 1 690 business establishments with “arts, cultural and creative uses”, 85.7% were located in industrial buildings, 9.3% in office buildings, 2.7% in new wholesale conversion buildings and 2.4% in I-O buildings. 80.3% were in KTBA while 19.7% in KBBA. (Charts 3.7 and 3.8)

Chart 3.7 : Arts, cultural and creative uses - Building type



Base: All establishments with “arts, cultural and creative uses” (1 690)

¹¹ Business establishments with “arts, cultural and creative uses” refer to those engaged in the industry of “publishing, media, multi-media”; or “creative performing art activities, and specialized design activities”; or those with primary function/operation of “cultural and creative workshop”.

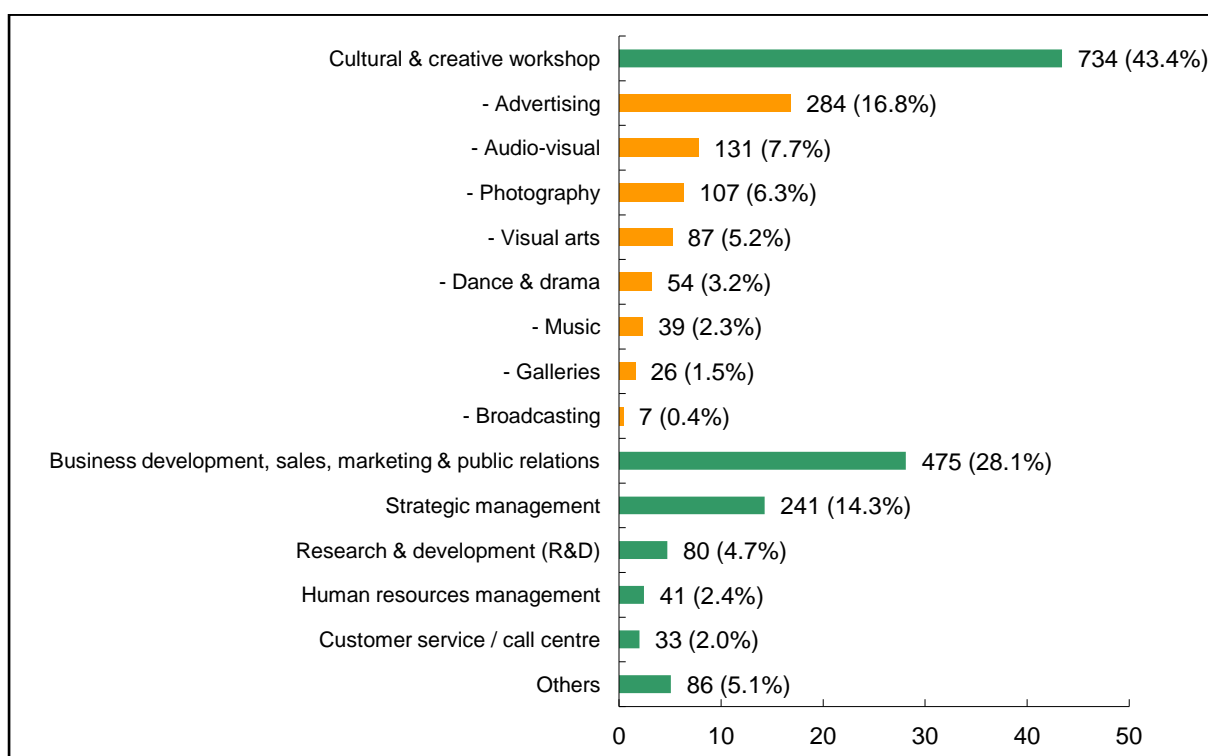
Chart 3.8 : Arts, cultural and creative uses - District

Base: All establishments with “arts, cultural and creative uses” (1 690)

3B.2 Establishment Characteristics

Primary functions/operations

3B.2.1 43.4% reported that the primary function or operation in their present work location were “cultural and creative workshop”, followed by “business development, sales, marketing and public relations” (28.1%) and “strategic management” (14.3%). For those establishments with the primary function/operation of “cultural and creative workshop”, their major detailed functions/operations were advertising (16.8%), audio-visual (7.7%), photography (6.3%) and visual arts (5.2%). (Table 3.9)

Chart 3.9 : Arts, cultural and creative uses - Primary functions / operations in the present work location

Base: All establishments with “arts, cultural and creative uses” (1 690)

Note: Multiple answers were allowed for the question

Internal floor area

3B.2.2 Regarding the internal floor area of the present work location, 28.8% reported an area of less than 500 square feet, 25.0% reported 500 to 999 square feet, 33.9% reported 1 000 to 2 999 square feet and 12.3% reported 3 000 square feet or above. The mean and median internal floor areas of the present work location were 800 square feet and 620 square feet respectively.

Monthly rent

3B.2.3 29.5% reported that the monthly rent (excl. management fee) was below HK\$10 000. 40.0% reported the monthly rent of HK\$10 000 to \$29 999, while 2.9% reported the monthly rent of HK\$100 000 or above. (Table 3.2)

Table 3.2 Arts, cultural and creative uses - Monthly rent of the present work location

	Arts, Cultural and Creative Uses	
	No. of establishments	%
<HK\$5 000	182	12.3
HK\$5 000 - 9 999	254	17.2
HK\$10 000 - 29 999	594	40.0
HK\$30 000 - 49 999	133	9.0
HK\$50 000 - 69 999	64	4.3
HK\$70 000 - 99 999	53	3.6
HK\$100 000 - 149 999	33	2.3
HK\$150 000 - 199 999	2	0.1
≥HK\$200 000	7	0.5
Information cannot be provided	160	10.8

Base : All establishments for which the present work location is rented (1 482)

3B.3 Recent Location Decision

Duration of locating in present work location

3B.3.1 Business establishments engaged in “arts, cultural and creative uses” are in general located in the present work location for less years. 27.4% had been located in the present work location for less than 2 years, 44.1% for 2 years to less than 5 years, 17.7% for 5 years to less than 10 years. Only 10.8% of business establishments located for 10 years or more.

History of locating in Kowloon East

3B.3.2 73.2% were located in the present work location since setting up the business/moved from other addresses in Kowloon East, 14.0% were relocated/ expanded from non-CBD area and 12.8% were relocated/expanded from traditional CBD area. The top three reasons of choosing/expanding at the present work location were “low occupancy/operational cost” (61.8%), “availability of suitable premises/capable to meet floor space requirements” (61.8%) and “good accessibility to local public transport/convenient location” (37.4%).

3B.4 Views on Present Location, Future Plans and Potential for Relocation

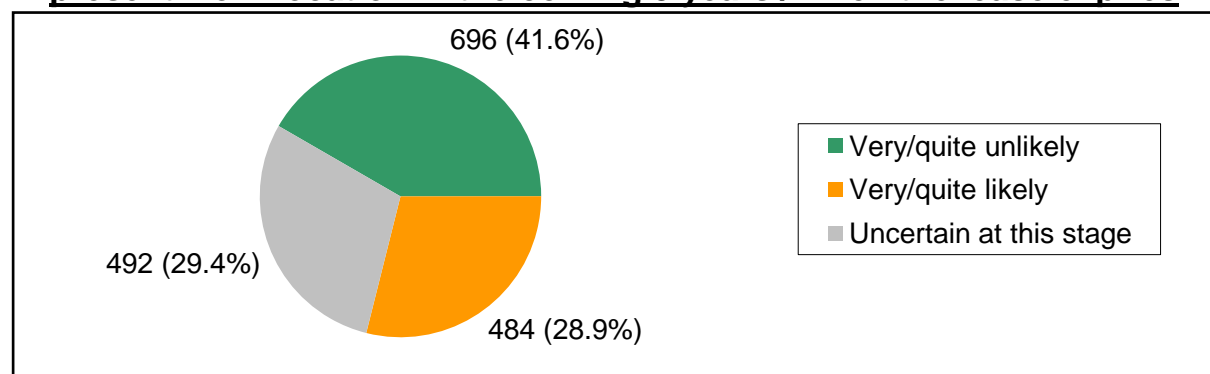
Satisfaction of the present location

3B.4.1 Overall speaking, more than half (50.9%) of the business establishments with “arts, cultural and creative uses” were very/quite satisfied with the present location. Only 2.9% rated very/quite dissatisfied. Most of the establishments were very/quite satisfied with “accessibility to local public transport” (56.3%) and “proximity to business supporting services” (55.9%) when they were asked to rate the satisfaction level of various factors influencing the choice of work location.

Possibility of leaving the present work location in the coming 5 years/when the lease expires

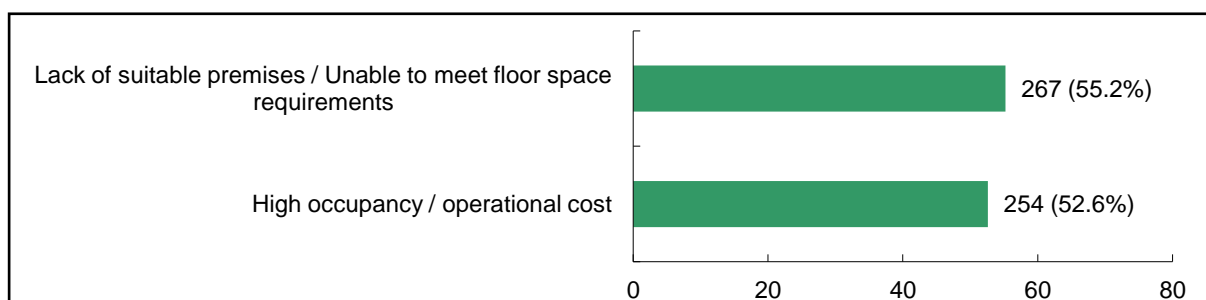
3B.4.2 Of the 1 672 business establishments which did not expect to wind up the business, 41.6% expected that they were very/quite unlikely to leave the present work location. 28.9% claimed that they were very/quite likely to leave, mainly because of “lack of suitable premises/unable to meet floor space requirements” (55.2%) and “high occupancy/operational cost” (52.6%). (Charts 3.10 and 3.11)

Chart 3.10 : Arts, cultural and creative uses - Possibility of leaving the present work location in the coming 5 years / when the lease expires



Base: All establishments with “arts, cultural and creative uses” which would not wind up business in the coming 5 years (1 672)

Chart 3.11 : Arts, cultural and creative uses - Top 2 major reasons for leaving the present work location



Base: All establishments with “arts, cultural and creative uses” which are very likely / quite likely to leave the present work location in the next 5 years or when the lease expires (484)

Note: Multiple answers were allowed for the question

Preferred locations if deciding/assuming to relocate in the future

3B.4.3 For those business establishments which would not wind up the business in the coming 5 years, if (or assuming that) business establishments decided to relocate the establishment in the future, 99.3% would prefer Hong Kong, with 61.9% would consider Kowloon East only, 6.6% would consider non-CBD area only, 3.8% would consider traditional CBD area only and 26.6% would consider more than one area.

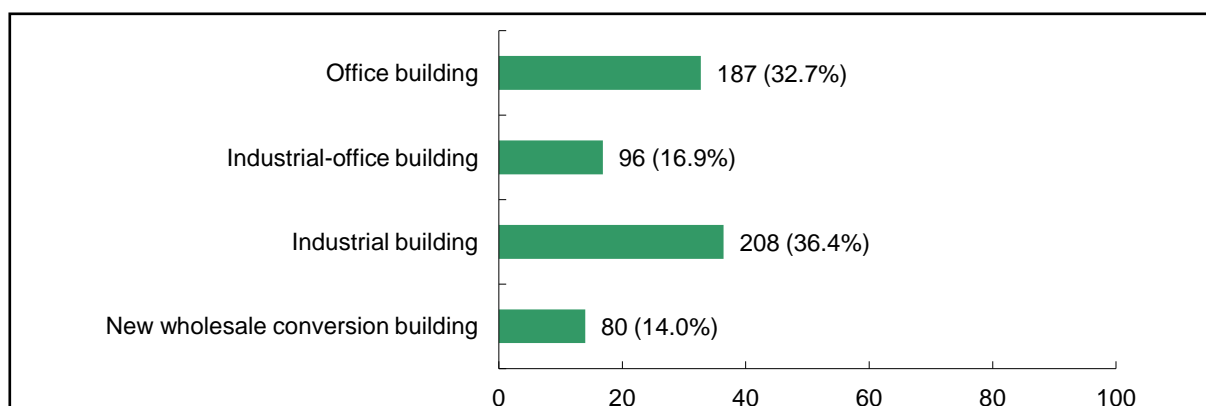
3C. Co-Working Space Establishments or Business Centres

It was estimated that 570 establishments were located in co-working space establishments or business centres according to field observation. The major criteria for identifying a co-working space establishment or business centre included whether there is (i) operator’s reception for the multiple business establishments therein; or (ii) indication that the company is operating a co-working space / business centre, which was further verified by desktop research and/or the operator of the co-working space establishments / business centre. The key observations were highlighted below.

3C.1 Building and District Information

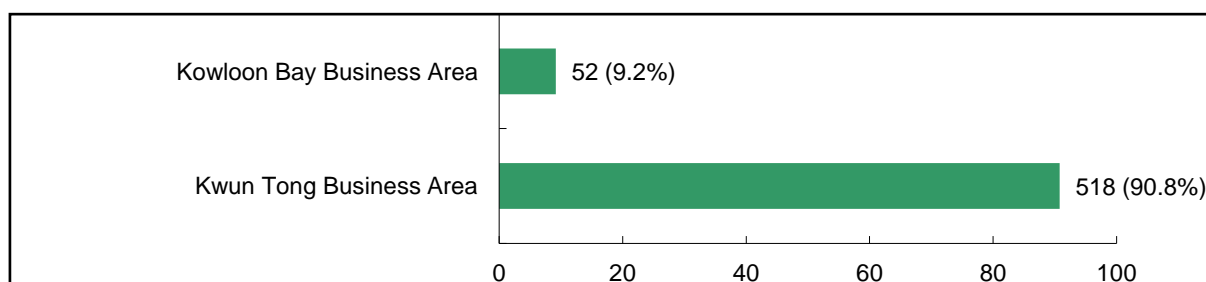
3C.1.1 For the 570 business establishments in co-working space establishments or business centres, 36.4% were located in industrial buildings, 32.7% in office buildings, 16.9% in I-O buildings and 14.0% in new wholesale conversion buildings. The vast majority (90.8%) were in KTBA while only 9.2% in KBBA. (*Charts 3.12 and 3.13*)

**Chart 3.12 : Co-working space establishment or business centre -
Building type**



Base: All establishments in co-working space establishment / business centre (570)

Chart 3.13 : Co-working space establishment or business centre - District



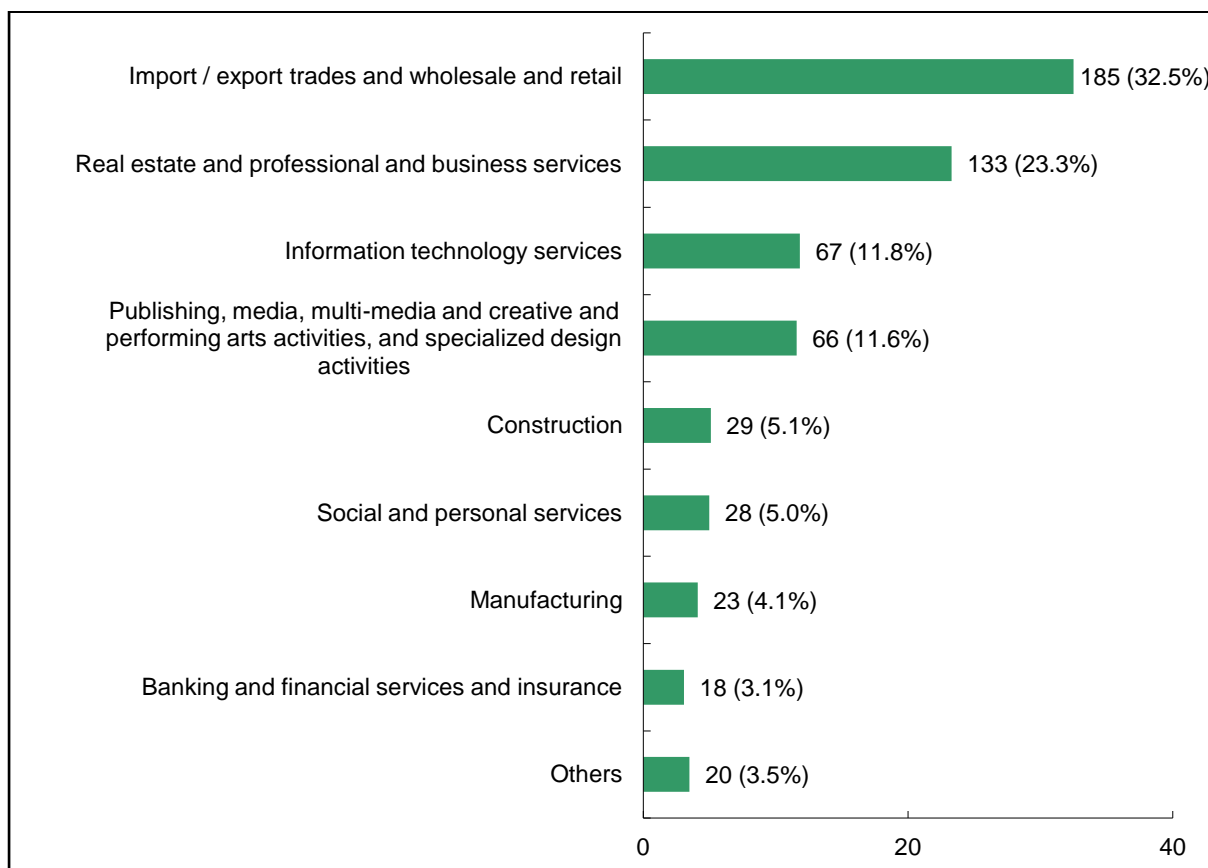
Base: All establishments in co-working space establishment / business centre (570)

3C.2 Establishment Characteristics

Industry

3C.2.1 In terms of the industry, 32.5% of the establishments were engaged in “import/export trades and wholesale and retail”, followed by “real estate and professional and business services” (23.3%), “telecommunications services and information technology services” (11.8%) and “publishing, media and multi-media and creative and performing arts activities and specialized design activities” (11.6%). (Chart 3.14)

**Chart 3.14 : Co-working space establishment or business centre -
Industry mainly engaged in**



Base: All establishments in co-working space establishment / business centre (570)

Monthly rent

3C.2.2 Nearly 75% reported that the monthly rent (excl. management fee) was below HK\$10 000. 10.9% reported the monthly rent of HK\$10 000 to \$49 999, while 4.8% reported the monthly rent of HK\$50 000 or above. (Table 3.3)

Table 3.3 Co-working space establishment or business centre - Monthly rent of the present work location

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
<HK\$5 000	259	48.2
HK\$5 000 - 9 999	139	25.9
HK\$10 000 - 29 999	50	9.2
HK\$30 000 - 49 999	9	1.7
HK\$50 000 - 69 999	12	2.3
HK\$70 000 - 99 999	13	2.5
Information cannot be provided	55	10.2

Base : All establishments in co-working space establishment / business centre for which the present work location is rented (537)

3C.3 Recent Location Decision

Duration of locating in present work location

3C.3.1 Business establishments in co-working space establishments or business centres generally had shorter history in the present work location. 35.6% had been located in the present work location for less than 2 years, 41.5% for 2 years to less than 5 years, 19.7% for 5 years to less than 10 years. Only 3.2% of business establishments located for 10 years or more.

History of locating in Kowloon East

3C.3.2 63.9% were located in the present work location since setting up the business/moved from other addresses in Kowloon East, 20.1% were relocated/expanded from non-CBD area and 16.0% were relocated/expanded from traditional CBD area. The top three reasons of choosing/expanding at the present work location were “low occupancy/operational cost” (61.7%), “availability of suitable premises/capable to meet floor space requirements” (48.2%) and “good accessibility to local public transport/convenient location” (44.0%).

3C.4 Views on Present Location, Future Plans and Potential for Relocation

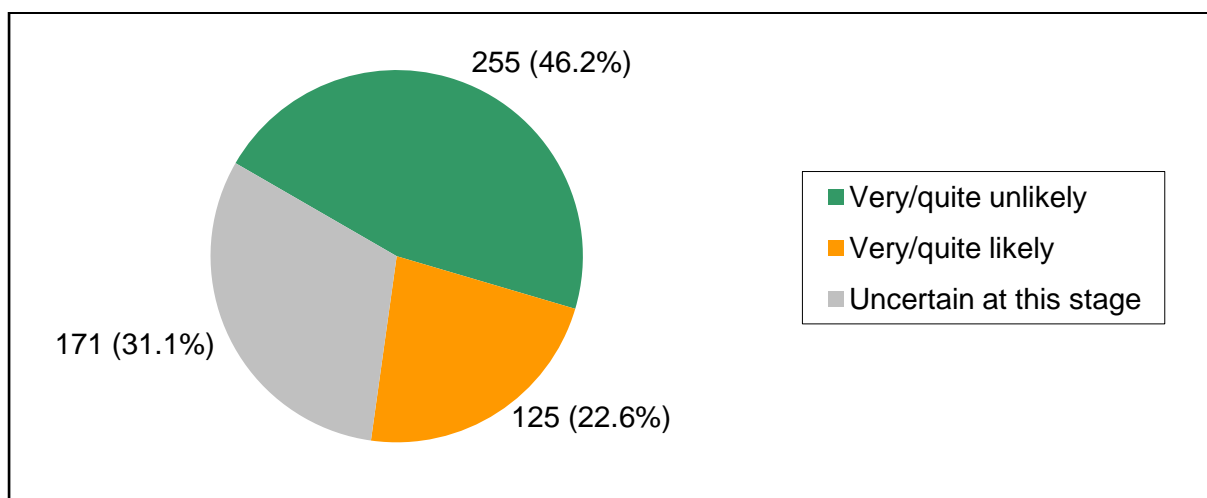
Satisfaction of the present location

3C.4.1 Overall speaking, more than half (55.1%) of the business establishments in co-working space establishments or business centres were very/quite satisfied with the present location. Only 8% rated very/quite dissatisfied. Most of the establishments were very/quite satisfied with “proximity to business supporting services” (53.4%) and “accessibility to local public transport” (50.7%) when they were asked to rate the satisfaction level of various factors influencing the choice of work location.

Possibility of leaving the present work location in the coming 5 years/ when the lease expires

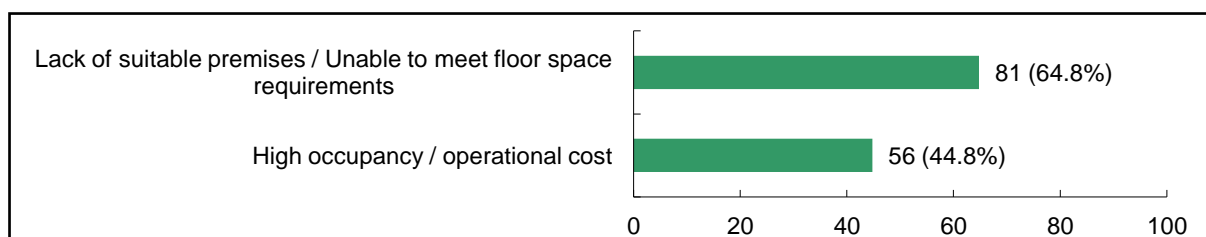
3C.4.2 Of the 551 business establishments which did not expect to wind up the business, 46.2% expected that they were very/quite unlikely to leave the present work location. 22.6% claimed that they were very/quite likely to leave, mainly because of “lack of suitable premises/unable to meet floor space requirements” (64.8%) and “high occupancy/operational cost” (44.8%). (Charts 3.15 and 3.16)

Chart 3.15 : Co-working space establishment or business centre - Possibility of leaving the present work location in the coming 5 years / when the lease expires



Base: All establishments in co-working space establishment / business centre which would not wind up business in the coming 5 years (551)

Chart 3.16 : Co-working space establishment or business centre - Top 2 major reasons for leaving the present work location



Base: All establishments in co-working space establishment / business centre which are very likely / quite likely to leave the present work location in the next 5 years or when the lease expires (125)

Note: Multiple answers were allowed for the question

Preferred locations if deciding/assuming to relocate in the future

3C.4.3 For those business establishments which would not wind up the business in the coming 5 years, if (or assuming that) business establishments decided to relocate the establishment in the future, 96.9% would prefer Hong Kong, with 53.2% would consider Kowloon East only, 11.8% would consider traditional CBD area only, 9.6% would consider non-CBD area only and 22.3% would consider more than one area.

3D. New Wholesale Conversion Buildings

New wholesale conversion buildings, a newly introduced building type for analysis in the 2018 Survey, refer to buildings of which wholesale conversion works have been completed under the policy initiatives implemented since 2010 to revitalize the entire old industrial buildings. Key features of business establishments therein, their views on present buildings and their future plans were highlighted below:

3D.1 Establishment Characteristics

3D.1.1 It was estimated that 706 business establishments were located in new wholesale conversion buildings. The vast majority of them (96.9%) were located in KTBA.

3D.1.2 Considering that these buildings were newly converted in 2011 and after, a relatively high proportion of the business establishments was located in the present work location for less than 5 years. Many of the business establishments were relocated from other parts of Kowloon East, and from office buildings. Besides, business establishments therein had relatively large mean internal floor space (2 861 square feet vs. 1 556 square feet to 2 635 square feet for other building types).

3D.1.3 Compared to Grade B and C office buildings, while both of them had relatively high proportions of business establishments engaged in “real estate, professional and business services” and those having the major functions/operations of “human resources management” and “research and development”, new wholesale conversion buildings had relatively high proportions of business establishments engaged in “transportation, storage and logistics”, “publishing, media and multi-media and creative and performing arts activities and specialized design activities” and “social and personal services”; and those having the major functions/operations engaged in “strategic management”, “showroom”, and “training centre/educational institutions”. (Tables 3.4 and 3.5)

Table 3.4 New wholesale conversion building - Industry mainly engaged in by building type

	Building type										New wholesale conversion building		Overall	
	Industrial building		Industrial-office building		Office building									
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Manufacturing	3 274	16.4	128	10.7	328	6.3	273	5.9	55	9.0	66	9.3	3 795	14.0
Construction	1 768	8.8	61	5.1	170	3.2	147	3.2	23	3.8	32	4.5	2 031	7.5
Import / export trades and wholesale and retail	8 348	41.7	600	50.3	1 394	26.6	1 187	25.7	206	33.8	282	39.9	10 624	39.2
Restaurants and hotels	150	0.8	8	0.7	41	0.8	24	0.5	17	2.7	6	0.8	206	0.8
Transportation, storage and logistics	793	4.0	50	4.2	205	3.9	176	3.8	28	4.6	48	6.9	1 096	4.0
Telecommunications services and information technology services	927	4.6	113	9.5	272	5.2	215	4.6	57	9.3	50	7.1	1 362	5.0
Banking and financial services and insurance	271	1.4	34	2.9	1 899	36.3	1 811	39.2	88	14.4	13	1.8	2 217	8.2
Real estate and professional and business services	2 088	10.4	125	10.4	553	10.6	461	10.0	92	15.0	98	13.9	2 864	10.6
Publishing, media and multi-media and creative and performing arts activities and specialized design activities	1 225	6.1	38	3.2	140	2.7	116	2.5	24	4.0	45	6.4	1 448	5.3
Healthcare services, and research and development on natural sciences	152	0.8	4	0.3	76	1.5	73	1.6	3	0.5	14	1.9	245	0.9
Social and personal services	944	4.7	32	2.6	152	2.9	134	2.9	18	2.9	53	7.5	1 180	4.3
Waste management	58	0.3	3	0.2	7	0.1	7	0.2	-	-	-	-	68	0.3
Base	19 998	100.0	1 195	100.0	5 238	100.0	4 626	100.0	611	100.0	706	100.0	27 136	100.0

Base : All establishments
Ref. : A1

Table 3.5 New wholesale conversion building - Major functions / operations in the present work location by building type

	Building type												Overall	
	Industrial building		Industrial-office building		Office building						New wholesale conversion building			
					Total		Grade A		Grade B + C					
No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	
Business development, sales, marketing and public relations	12 873	64.4	757	63.4	3 847	73.4	3 472	75.0	375	61.3	470	66.5	17 947	66.1
Strategic management	5 666	28.3	361	30.2	1 605	30.6	1 400	30.3	205	33.5	368	52.1	7 999	29.5
Warehouse / storage	3 969	19.8	88	7.4	115	2.2	100	2.2	15	2.5	45	6.4	4 217	15.5
Customer service / call centre	2 193	11.0	212	17.7	1 493	28.5	1 403	30.3	90	14.8	172	24.4	4 070	15.0
Financial / asset management	1 595	8.0	230	19.3	1 851	35.3	1 664	36.0	186	30.5	130	18.4	3 806	14.0
Sourcing and procurement	2 299	11.5	189	15.8	381	7.3	311	6.7	69	11.3	62	8.7	2 930	10.8
Human resources management	1 210	6.1	57	4.8	266	5.1	209	4.5	57	9.3	73	10.4	1 607	5.9
Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)	1 391	7.0	20	1.7	26	0.5	25	0.5	2	0.3	3	0.4	1 441	5.3
Showroom	890	4.4	52	4.3	146	2.8	126	2.7	20	3.3	49	6.9	1 135	4.2
Cultural and creative workshop	866	4.3	24	2.0	67	1.3	56	1.2	11	1.8	11	1.6	968	3.6
Research and development (R&D)	672	3.4	40	3.4	181	3.5	140	3.0	41	6.7	37	5.3	931	3.4
Transportation	670	3.3	41	3.4	162	3.1	142	3.1	20	3.3	18	2.5	891	3.3
Technical support (excl. data / computer centre)	570	2.8	56	4.7	102	1.9	85	1.8	17	2.7	12	1.7	740	2.7
Training centre / educational institution	246	1.2	17	1.4	118	2.3	102	2.2	16	2.6	30	4.3	411	1.5
Data / computer centre	128	0.6	15	1.2	40	0.8	31	0.7	9	1.5	2	0.2	185	0.7
Catering service	30	0.2	-	-	-	-	-	-	-	-	3	0.4	33	0.1
Base	19 998		1 195		5 238		4 626		611		706		27 136	

Base : All establishments
 Note : Multiple answers were allowed
 Ref. : A2

3D.2 Views on Present Building and Future Plans

3D.2.1 New wholesale conversion building as an option of premises between industrial buildings and Grade A office buildings can be observed from the aspirations of the business establishments therein (*Table 3.6*). Many of them considered “building facilities, physical condition and management”, “prestige”, “amenities in the same building” important when

compared with those in industrial buildings, but not as much as those in Grade A office buildings. Meanwhile, many of them also considered “occupancy cost” important when compared with those in office buildings.

Table 3.6 New wholesale conversion building - Perceived level of importance of factors influencing the choice of building by building type

	Building type												Overall	
	Industrial building	Industrial-office building		Office building						New wholesale conversion building				
				Total		Grade A		Grade B + C						
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
<u>Occupancy cost</u>														
Very / quite important	17 752	88.8	1 033	86.5	4 391	83.8	3 884	84.0	506	82.8	614	87.0	23 790	87.7
Neutral	2 007	10.0	153	12.8	718	13.7	618	13.4	100	16.4	66	9.3	2 943	10.8
Not quite / not important at all	239	1.2	9	0.8	129	2.5	124	2.7	5	0.9	26	3.7	403	1.5
<u>Ability to meet floor space requirements</u>														
Very / quite important	16 342	81.7	909	76.1	4 151	79.3	3 687	79.7	464	76.0	558	79.0	21 960	80.9
Neutral	3 396	17.0	274	22.9	976	18.6	836	18.1	139	22.8	133	18.8	4 778	17.6
Not quite / not important at all	260	1.3	12	1.0	111	2.1	103	2.2	8	1.2	16	2.2	398	1.5
<u>Prestige</u>														
Very / quite important	6 047	30.2	466	39.0	3 106	59.3	2 777	60.0	329	53.8	284	40.2	9 903	36.5
Neutral	10 169	50.8	643	53.8	1 855	35.4	1 621	35.0	234	38.3	352	49.9	13 019	48.0
Not quite / not important at all	3 780	18.9	86	7.2	276	5.3	228	4.9	49	7.9	70	9.9	4 213	15.5
No comment	2	*	-	-	-	-	-	-	-	-	-	-	2	*
<u>Building facilities, physical condition and management</u>														
Very / quite important	12 451	62.3	817	68.4	3 874	74.0	3 457	74.7	417	68.2	497	70.4	17 639	65.0
Neutral	6 598	33.0	351	29.4	1 204	23.0	1 031	22.3	172	28.2	158	22.4	8 310	30.6
Not quite / not important at all	940	4.7	27	2.2	160	3.1	138	3.0	22	3.6	51	7.3	1 179	4.3
No comment	9	*	-	-	-	-	-	-	-	-	-	-	9	*
<u>Parking facilities</u>														
Very / quite important	10 170	50.9	661	55.3	3 009	57.5	2 659	57.5	350	57.3	403	57.1	14 244	52.5
Neutral	7 108	35.5	420	35.1	1 790	34.2	1 581	34.2	209	34.1	212	30.0	9 529	35.1
Not quite / not important at all	2 713	13.6	114	9.5	437	8.3	386	8.3	51	8.3	91	12.9	3 355	12.4
No comment	7	*	-	-	2	*	-	-	2	0.3	-	-	9	*
<u>Environment-friendly design</u>														
Very / quite important	6 728	33.6	477	39.9	2 580	49.3	2 307	49.9	273	44.6	291	41.2	10 075	37.1
Neutral	9 574	47.9	585	49.0	2 265	43.3	1 979	42.8	287	46.9	320	45.4	12 745	47.0
Not quite / not important at all	3 693	18.5	133	11.1	392	7.5	340	7.4	52	8.5	95	13.4	4 312	15.9
No comment	4	*	-	-	-	-	-	-	-	-	-	-	4	*
<u>IT facilities</u>														
Very / quite important	8 422	42.1	559	46.8	2 871	54.8	2 561	55.4	309	50.6	333	47.2	12 185	44.9
Neutral	8 866	44.3	548	45.9	2 067	39.5	1 809	39.1	258	42.2	307	43.5	11 788	43.4
Not quite / not important at all	2 708	13.5	87	7.3	300	5.7	256	5.5	44	7.2	65	9.3	3 161	11.6
No comment	2	*	-	-	-	-	-	-	-	-	-	-	2	*
<u>Amenities in the same building</u>														
Very / quite important	7 942	39.7	445	37.2	2 955	56.4	2 668	57.7	287	46.9	317	44.8	11 657	43.0
Neutral	8 464	42.3	554	46.3	1 863	35.6	1 611	34.8	252	41.2	294	41.6	11 174	41.2
Not quite / not important at all	3 592	18.0	196	16.4	418	8.0	345	7.5	72	11.8	96	13.6	4 302	15.9
No comment	-	-	-	-	3	0.1	3	0.1	-	-	-	-	3	*
Base	19 998	100.0	1 195	100.0	5 238	100.0	4 626	100.0	611	100.0	706	100.0	27 136	100.0

Base : All establishments
 Note: * denotes percentage of less than 0.05%
 Ref. : C2ai-viii

3D.2.2 In spite of the relatively high proportion of business establishments in new wholesale conversion buildings which was very/quite satisfied with the “ability to meet floor space requirements”, the proportion of establishments which was very/quite satisfied with “occupancy cost” was lower than those in industrial buildings and Grade A office buildings. The proportion of business establishments which was very/quite satisfied with “prestige” of the building was even lower than those in I-O buildings. (*Table 3.7*)

3D.2.3 For those establishments in new wholesale conversion buildings which would very/quite likely to leave the present work location in the coming 5 years/when the lease expires, “high occupancy/operational cost” was the most important reason, but also a relatively high proportion of establishments mentioned “poor building facilities, physical conditions and management” as compared with establishments in other building types. This echoes the finding that 60.1% of the establishments preferred office building most if they preferred Hong Kong when deciding to relocate in future.

Table 3.7 New wholesale conversion building - Satisfaction level of the present building in respect of each factor by building type

	Building type												Overall	
	Industrial building		Industrial-office building		Office building						New wholesale conversion building			
					Total		Grade A		Grade B + C					
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Occupancy cost														
Very / quite satisfied	9 833	49.2	465	38.9	2 404	45.9	2 168	46.9	235	38.5	280	39.7	12 981	47.8
Neutral	8 061	40.3	633	53.0	2 457	46.9	2 147	46.4	309	50.6	364	51.6	11 514	42.4
Very / quite dissatisfied	2 103	10.5	96	8.1	377	7.2	310	6.7	67	11.0	62	8.8	2 639	9.7
No comment	2	*	1	0.1	-	-	-	-	-	-	-	-	3	*
Ability to meet floor space requirements														
Very / quite satisfied	10 568	52.8	597	50.0	2 791	53.3	2 488	53.8	303	49.6	384	54.5	14 341	52.8
Neutral	7 810	39.1	542	45.4	2 135	40.8	1 873	40.5	262	42.9	286	40.6	10 774	39.7
Very / quite dissatisfied	1 617	8.1	55	4.6	311	5.9	265	5.7	46	7.5	35	5.0	2 018	7.4
No comment	4	*	-	-	-	-	-	-	-	-	-	-	4	*
Prestige														
Very / quite satisfied	4 092	20.5	331	27.7	2 092	39.9	1 851	40.0	241	39.4	169	23.9	6 683	24.6
Neutral	12 179	60.9	755	63.2	2 747	52.5	2 421	52.3	327	53.4	470	66.6	16 151	59.5
Very / quite dissatisfied	3 710	18.6	109	9.2	397	7.6	353	7.6	44	7.1	67	9.5	4 284	15.8
No comment	17	0.1	-	-	1	*	1	*	-	-	-	-	18	0.1
Building facilities, physical condition and management														
Very / quite satisfied	6 342	31.7	521	43.6	2 723	52.0	2 422	52.4	300	49.1	324	45.8	9 909	36.5
Neutral	9 763	48.8	561	47.0	2 118	40.4	1 887	40.8	230	37.7	301	42.6	12 743	47.0
Very / quite dissatisfied	3 883	19.4	113	9.4	397	7.6	317	6.8	81	13.2	80	11.4	4 474	16.5
No comment	9	*	-	-	-	-	-	-	-	-	1	0.2	11	*
Parking facilities														
Very / quite satisfied	4 745	23.7	425	35.5	1 992	38.0	1 751	37.9	240	39.3	211	30.0	7 372	27.2
Neutral	9 032	45.2	597	50.0	2 582	49.3	2 310	49.9	272	44.5	350	49.6	12 562	46.3
Very / quite dissatisfied	6 207	31.0	173	14.5	661	12.6	564	12.2	97	15.8	143	20.2	7 184	26.5
No comment	14	0.1	-	-	3	0.1	1	*	2	0.3	2	0.2	18	0.1
Environment-friendly design														
Very / quite satisfied	2 889	14.4	250	20.9	1 765	33.7	1 603	34.7	161	26.4	191	27.1	5 095	18.8
Neutral	10 029	50.2	699	58.5	2 834	54.1	2 504	54.1	330	54.0	394	55.9	13 957	51.4
Very / quite dissatisfied	7 071	35.4	246	20.5	638	12.2	519	11.2	120	19.6	120	17.0	8 075	29.8
No comment	9	*	-	-	-	-	-	-	-	-	-	-	9	*
IT facilities														
Very / quite satisfied	3 665	18.3	315	26.3	1 816	34.7	1 632	35.3	184	30.0	164	23.3	5 960	22.0
Neutral	10 336	51.7	693	58.0	2 896	55.3	2 570	55.6	326	53.3	417	59.1	14 341	52.8
Very / quite dissatisfied	5 993	30.0	187	15.7	524	10.0	422	9.1	102	16.6	125	17.6	6 829	25.2
No comment	5	*	-	-	2	*	2	*	-	-	-	-	6	*
Amenities in the same building														
Very / quite satisfied	4 451	22.3	249	20.9	1 820	34.7	1 687	36.5	133	21.7	120	17.0	6 640	24.5
Neutral	9 603	48.0	603	50.5	2 464	47.0	2 146	46.4	318	51.9	450	63.7	13 120	48.3
Very / quite dissatisfied	5 928	29.6	342	28.7	954	18.2	793	17.1	161	26.3	137	19.4	7 361	27.1
No comment	16	0.1	-	-	-	-	-	-	-	-	-	-	16	0.1
Base	19 998	100.0	1 195	100.0	5 238	100.0	4 626	100.0	611	100.0	706	100.0	27 136	100.0

Base : All establishments

Note: * denotes percentage of less than 0.05%

Ref. : C2bi-viii

4. Comparison with the Previous Round of Survey on Business Establishments in Kowloon East in 2011

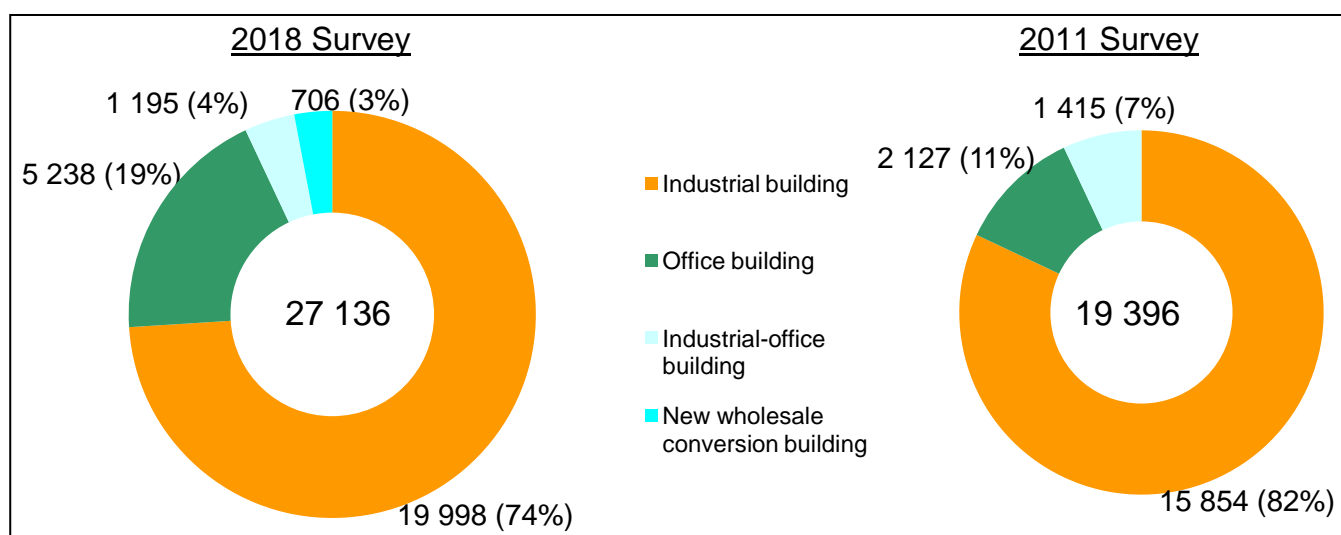
In the light of the rapid transformation of Kowloon East from a predominantly industrial area into CBD2 since the previous round of *Survey on Business Establishments in Kowloon East* in 2011, a comparison of the key findings of the 2018 Survey and 2011 Survey was undertaken¹² to understand the situation of the transformation. The key observations of the comparison were highlighted below.

4.1 Building and District Information

4.1.1 The total estimated number of establishments in Kowloon East falling within the survey coverage¹³ has increased from 19 396 in 2011 Survey to 27 136 in 2018 Survey, with establishments in office buildings increased from 2 127 (11%) to 5 238 (19%); in industrial buildings from 15 854 (82%) to 19 998 (74%); and in I-O buildings decreased from 1 415 (7%) to 1 195 (4%). (Chart 4.1)

4.1.2 In the 2018 Survey, a new building type of “new wholesale conversion building” was introduced for the analysis. There were 706 business establishments (3%) located in new wholesale conversion buildings.

**Chart 4.1 : Comparison with the 2011 Survey -
Total estimated number of business establishments**



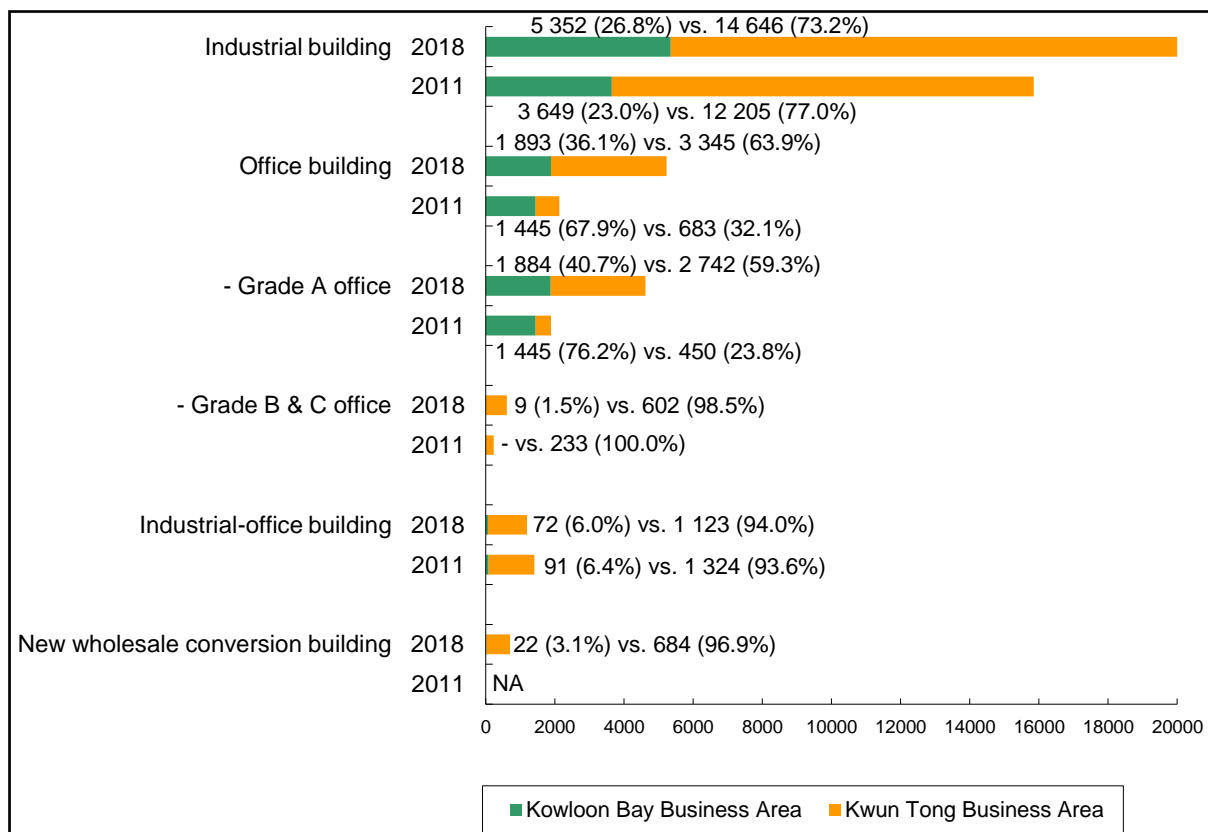
Base: All establishments in 2011 Survey (19 396) and 2018 Survey (27 136)

¹² Cautions should be noted when interpreting and comparing the survey findings of the 2018 Survey and 2011 Survey due to (i) the differences in sampling and compilation method adopted in the two surveys; (ii) changes in the question phrasing, definition of terms and pre-coded answers under the 2018 Survey; and (iii) the change in the expectation towards the CBD2 as compared to the earlier stage of the transformation.

¹³ Only small difference in the geographical coverage of the two surveys mainly to exclude the residential areas in Kowloon Bay included in the 2011 Survey and include a few existing industrial and office buildings near Kai Tak.

4.1.3 The majority of the establishments which were located in industrial buildings and I-O buildings were in KTBA (73.2% and 94.0% respectively) as similar to the 2011 Survey (77.0% and 93.6% respectively). However, the proportion of establishments located in office buildings in KTBA has substantially increased (from 32.1% in 2011 Survey to 63.9% in 2018 Survey). (Chart 4.2)

**Chart 4.2 : Comparison with the 2011 Survey -
Number and proportion of business establishments in different
districts and building types**



Base: All establishments in 2011 Survey (19 396) and 2018 Survey (27 136)

Note: According to the estimation of the 2011 Survey, all establishments in Grade B and C office buildings were located in Kwun Tong Business Area

4.2 Establishment Characteristics

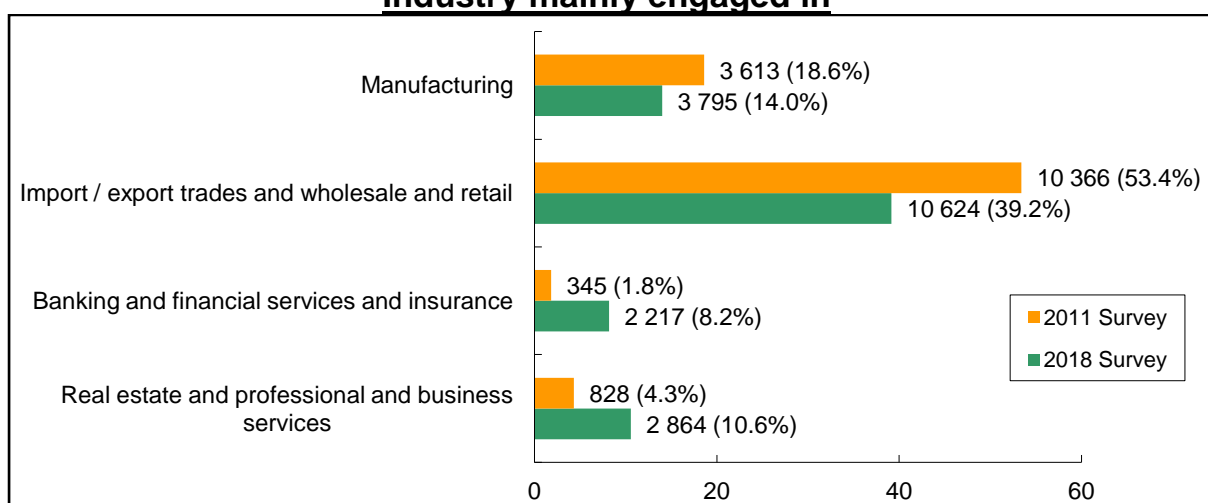
Industry and major functions/operations

4.2.1 The transformation of Kowloon East into another CBD2 is taking shape. As compared to the 2011 Survey, there has been an increase in the proportion of business establishments engaged in “real estate and professional and business services” (from 4.3% in 2011 Survey to 10.6% in 2018 Survey) and “banking and financial services and insurance” (from 1.8% in 2011 Survey to 8.2% in 2018 Survey) as well as those with major functions or operation of “business development, sales, marketing and public relations” (from 59.2% in 2011 Survey to 66.1% in 2018 Survey) and “strategic management” (from 10.9% in 2011

Survey to 29.5% in 2018 Survey).

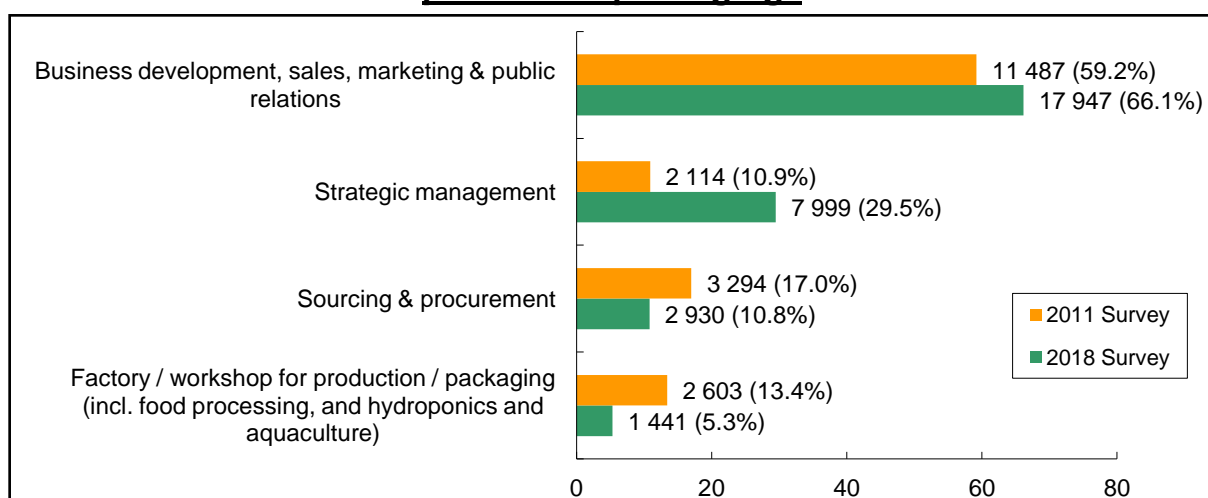
4.2.2 On the other hand, a decrease was recorded for the proportion of business establishments engaged in “import/export trades and wholesale and retail” (from 53.4% in 2011 Survey to 39.2% in 2018 Survey) and “manufacturing” (from 18.6% in 2011 Survey to 14.0% in 2018 Survey) as well as those with major functions or operation of “sourcing and procurement” (from 17.0% in 2011 Survey to 10.8% in 2018 Survey) and “factory/workshop for production/packaging (including food processing, ad hydroponics and aquaculture)” (from 13.4% in 2011 Survey to 5.3% in 2018 Survey). (Charts 4.3 and 4.4)

Chart 4.3 : Comparison with the 2011 Survey - Industry mainly engaged in



Base: All establishments of 2011 Survey (19 396) and 2018 Survey (27 136)

Chart 4.4 : Comparison with the 2011 Survey - Business establishments with the functions/operations of “business development, sales, marketing and public relations”, “strategic development”, “sourcing and procurement” and “factory/workshop for production/packaging”



Base: All establishments of 2011 Survey (19 396) and 2018 Survey (27 136)

Note: Multiple answers were allowed for the question

Major functions/operations of manufacturing industry

4.2.3 Regarding the business establishments engaged in “manufacturing” industry, an increase was also recorded for the proportion of business establishments with major functions or operations of “business development, sales, marketing and public relations” (from 39.0% in 2011 Survey to 63.4% in 2018 Survey), “strategic management” (from 14.1% in 2011 Survey to 28.2% in 2018 Survey) and “customer service/call centre” (from 5.7% in 2011 Survey to 12.3% in 2018 Survey) whereas a decrease was recorded for the proportion of business establishments with major function or operation of “factory/workshop for production/packaging (including food processing, and hydroponics and aquaculture)” (from 50.2% in 2011 Survey to 22.7% in 2018 Survey). (Table 4.1)

Table 4.1 Comparison with the 2011 Survey - Major functions / operations in the present work location of manufacturing industry

	Overall			
	2011		2018	
	No. of establishments	%	No. of establishments	%
Business development, sales, marketing and public relations	1410	39.0	2 405	63.4
Strategic management	509	14.1	1 071	28.2
Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)	1812	50.2	862	22.7
Warehouse / storage	394	10.9	628	16.6
Customer service / call centre	206	5.7	468	12.3
Financial / asset management	395	10.9	438	11.5
Sourcing and procurement	402	11.1	406	10.7
Human resources management	159	4.4	212	5.6
Research and development (R&D)	95	2.6	193	5.1
Showroom	191	5.3	189	5.0
Transportation	43	1.2	96	2.5
Technical support (excl. data / computer centre)	40	1.1	77	2.0
Cultural and creative workshop	14	0.4	11	0.3

Base: All establishments engaged in “manufacturing” industry in 2011 Survey (3 613) and 2018 Survey (3 795)
Note: Multiple answers were allowed

Monthly rent

4.2.4 For the monthly rent of the present work location, the proportion of business establishments which reported the monthly rent of below HK\$10 000 (from 48.3% in 2011 Survey to 26.3% in 2018 Survey) has decreased¹⁴. (Table 4.2)

¹⁴ It should be noted that no inflation adjustment has been made.

Table 4.2 Comparison with the 2011 Survey - Monthly rent of the present work location

	Overall			
	2011		2018	
	No. of establishments	%	No. of establishments	%
<HK\$5 000	3 118	23.4	2 046	10.3
HK\$5 000 - 9 999	3 324	24.9	3 166	16.0
HK\$10 000 - 29 999	4 828	36.2	7 553	38.1
HK\$30 000 - 49 999	984	7.4	2 220	11.2
HK\$50 000 - 99 999	724	5.4	1 288	6.5
≥HK\$100 000	347	2.6	1 026	5.2
Information cannot be provided	NA	NA	2 519	12.7

Base: All establishments for which the present work location is rented in 2011 Survey (13 325) and 2018 Survey (19 818)

4.3 Recent Location Decision

History of locating in Kowloon East

4.3.1 An increase was recorded for the proportion of business establishments which were relocated/expanded from traditional CBD area (from 9.2% in 2011 Survey to 11.8% in 2018 Survey). (Table 4.3)

Table 4.3 Comparison with the 2011 Survey - History of establishment located in Kowloon East

	Overall			
	2011		2018	
	No. of establishments	%	No. of establishments	%
Located in Kln East since setting up the business / moved from Kln East	14 923	76.9	20 103	74.1
Relocated / expanded from Non-CBD area	2 661	13.7	3 795	14.0
Relocated / expanded from traditional CBD area	1 788	9.2	3 194	11.8
Relocated / expanded from other address outside HK	25	0.1	44	0.2

Base: All establishments in 2011 Survey (19 396) and 2018 Survey (27 136)

Reasons for choosing/expanding at the present work location

4.3.2 In both rounds of the survey, the top 3 reasons for choosing/expanding at the present work location were “low occupancy/operational cost” (60.8% in 2011 Survey and 55.7% in 2018 Survey), “availability of suitable premises/capable to meet floor space requirements” (60.7% in 2011 Survey and 59.2% in 2018 Survey) and “good accessibility to local public transport/convenient location” (36.2% in 2011 Survey and 36.6% in 2018 Survey). (Table 4.4)

Table 4.4 Comparison with the 2011 Survey - Top 3 reasons for choosing / expanding at the present work location

	Overall			
	2011		2018	
	No. of establishments	%	No. of establishments	%
Availability of suitable premises / Capable to meet floor space requirements	11 773	60.7	16 057	59.2
Low occupancy / operational cost	11 790	60.8	15 105	55.7
Good accessibility to local public transport (e.g. MTR) / Convenient location	7 022	36.2	9 944	36.6

Base: All establishments in 2011 Survey (19 396) and 2018 Survey (27 136)
 Note: Multiple answers were allowed

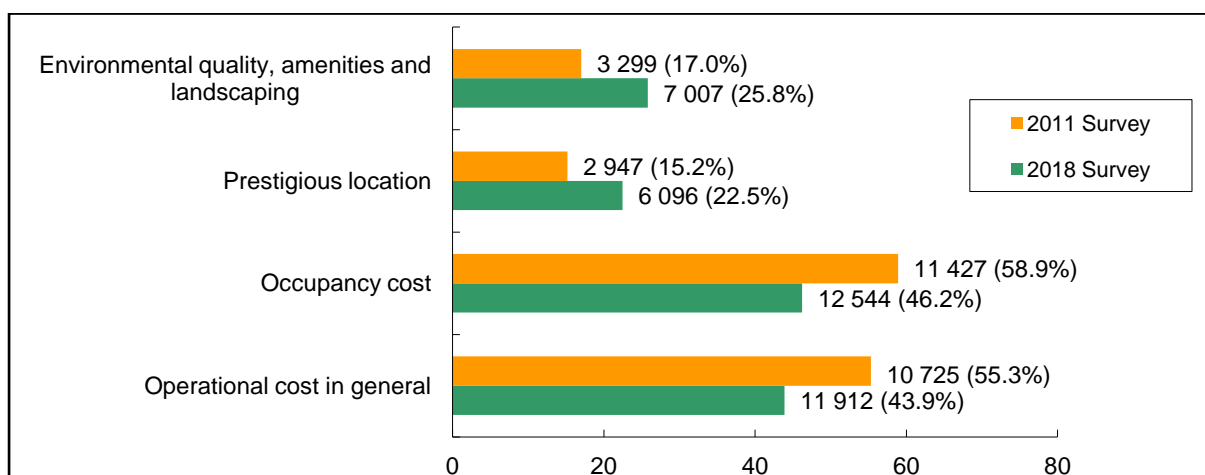
4.4 Views on Present Location, Future Plans and Potential for Relocation

Satisfaction of the present location

4.4.1 There is an increase in the perceived level of satisfaction for “environmental quality, amenities and landscaping” (17.0% in 2011 Survey to 25.8% in 2018 Survey) and “prestigious location” (15.2% in 2011 Survey to 22.5% in 2018 Survey).

4.4.2 However, the proportion of establishments which were very/quite satisfied with the present location has decreased, particularly on “occupancy cost” (58.9% in 2011 Survey to 46.2% in 2018 Survey) and “operational cost in general” (55.3% in 2011 Survey to 43.9% in 2018 Survey). (Chart 4.5)

Chart 4.5 : Comparison with the 2011 Survey - Perceived level of satisfaction of the present location in respect of “environmental quality, amenities and landscaping”, “prestigious location”, “occupancy cost” and “operational cost in general”



Base: All establishments of 2011 Survey (19 396) and 2018 Survey (27 136)

Expected changes of the establishments in the coming 5 years

4.4.3 The proportion of establishments which expected to expand in scope/volume has increased (from 2.5% in 2011 Survey to 18.5% in 2018 Survey). On the other hand, the proportion of establishments which expected reduction has decreased (from 17.0% in 2011 Survey to 3.7% in 2018 Survey). (Table 4.5)

Table 4.5 Comparison with the 2011 Survey - Expected changes of the establishments in the coming 5 years

	Overall			
	2011		2018	
	No. of establishments	%	No. of establishments	%
Reduce in scope / volume	3 292	17.0	997	3.7
Remain the same	10 212	52.6	13 924	51.3
Expand in scope / volume	492	2.5	5 018	18.5
Uncertain at this stage	5 007	25.8	6 659	24.5
Wind up the business	393	2.0	539	2.0

Base: All establishments in 2011 Survey (19 396) and 2018 Survey (27 136)

Possibility of leaving the present work location in the coming 5 years/ when the lease expires

4.4.4 Among those establishments which would not wind up business in the coming 5 years, the proportion of establishments which expected that they were very/quite unlikely (47.4% in 2011 Survey vs. 51.0% in 2018 Survey) and very/quite likely (17.9% in 2011 Survey vs. 21.3% in 2018 Survey) to leave the present work location¹⁵ in the coming 5 years or when the lease expires have both increased.

Reasons for leaving the present work location

4.4.5 Of those establishments which were very/quite likely to leave the present work location in the coming 5 years or when the lease expires¹⁴, relatively high proportions claimed that the most important reason of leaving was “high occupancy/operational cost” (49.5% in the 2011 Survey vs. 44.9% in 2018 Survey) and “lack of suitable premises/unable to meet floor space requirements” (34.4% in the 2011 Survey vs. 32.1% in 2018 Survey) in both rounds of the survey.

¹⁵ The question asked in 2011 was based on “leaving the present building” instead of “leaving the present work location”.

Preferred locations if deciding/assuming to relocate in the future

4.4.6 For those establishments which would not wind up business in the coming 5 years, if (or assuming that) they decided to relocate the establishment in the future, a slightly higher proportion would prefer Kwun Tong/Kowloon Bay in the two surveys (84.5% in 2011 Survey vs. 86.5% in 2018 Survey). (Table 4.6)

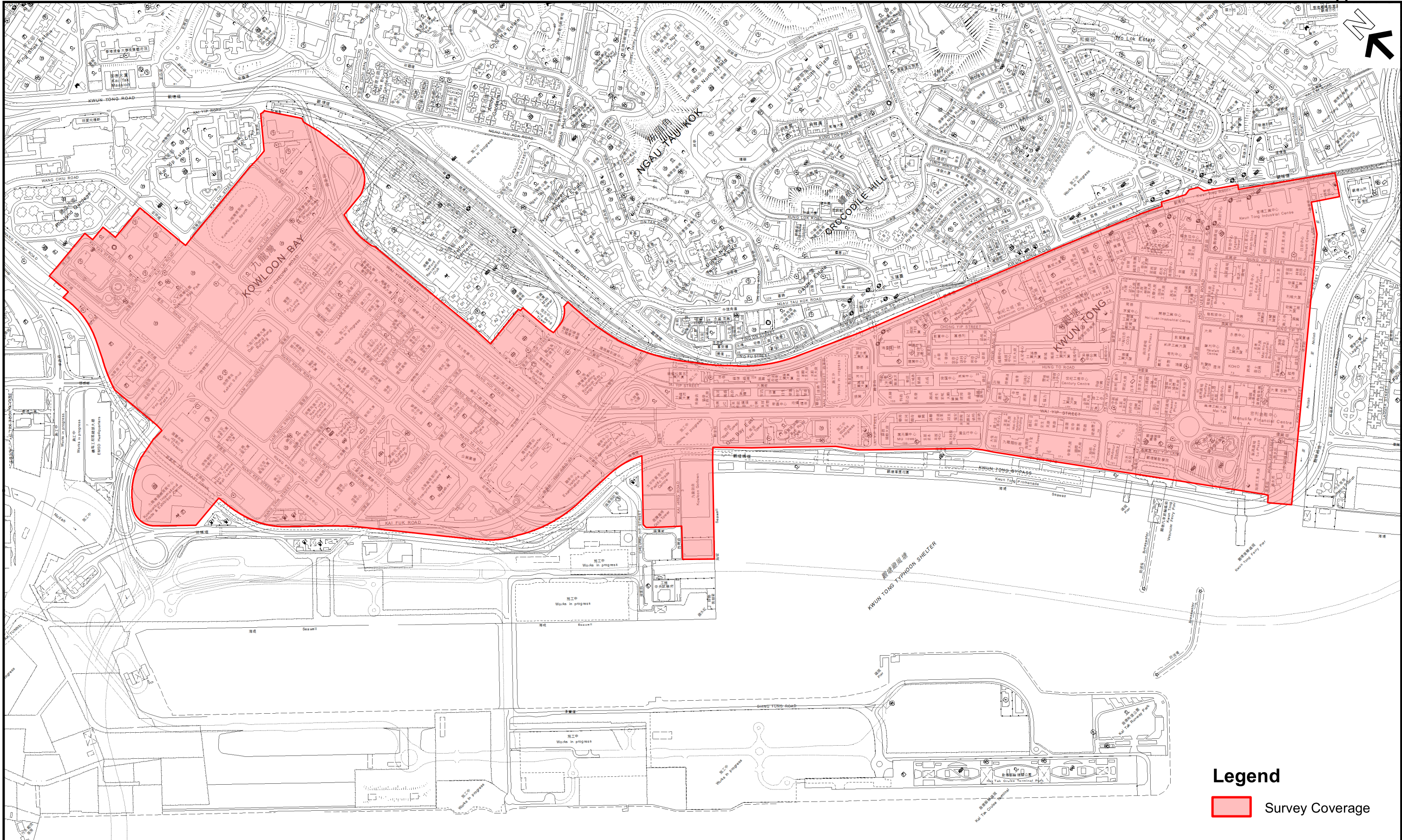
Table 4.6 Comparison with the 2011 Survey - Preferred location if deciding to relocate in the future¹⁶

	Overall			
	2011		2018	
	No. of establishments	%	No. of establishments	%
Hong Kong	18 292	96.3	26 115	98.2
Kwun Tong / Kowloon Bay	16 056	84.5	23 011	86.5
Non-CBD area	NA	NA	5 439	20.4
Traditional CBD area	1 650	8.7	3 006	11.3
Uncertain at this stage	420	2.2	54	0.2
Summary				
Only consider Kwun Tong / Kowloon Bay	NA	NA	18 527	69.7
Only consider Non-CBD area	NA	NA	1 616	6.1
Only consider traditional CBD area	636	3.3	935	3.5
Consider more than one area	NA	NA	4 983	18.7
Uncertain at this stage	420	2.2	54	0.2
Outside Hong Kong	712	3.7	482	1.8

Base: All establishments which would not wind up business in the coming 5 years in 2011 Survey (19 003) and 2018 Survey (26 597)
 Note: Multiple answers were allowed

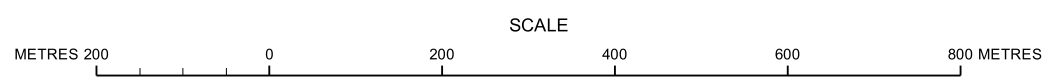
¹⁶ The figures for “non-CBD area”, “only consider Kwun tong / Kowloon Bay” and “only consider non-CBD area” cannot be provided for 2011 Survey due to the different classification being adopted .

APPENDICES




Legend
 Survey Coverage

Appendix I - Survey on Business Establishments in Kowloon East 2018 - Survey Coverage



PLANNING DEPARTMENT	
Plan No. : M/SP/17/124	
Date : 05/07/2017	

 規劃署 Planning Department 香港特別行政區政府 The Government of the Hong Kong Special Administrative Region	S/N:
	訪員編號:
	問卷編號:

2018 年九龍東商業機構的統計調查 Survey on Business Establishments in Kowloon East 2018

規劃署現正委託獨立市場研究公司米奧特資料搜集中心有限公司(米奧特)進行上述統計調查，目的是了解不同商業機構選址九龍東(在「起動九龍東」措施帶動下正轉型為香港第二個核心商業區)的意見及其業務運作上的需要，所搜集的資料將有助政府了解區內工商業活動的概況、機構選址的考慮因素、九龍東作為營商地點的優劣、以及需要加強及改善的地方。

懇請 貴機構的負責人(管理層 / 行政董事 / 行政總經理) 回答這份問卷，於 2018 年 5 月 31 日或之前傳真至 3900 1122，或將完成的問卷掃描至電腦檔案電郵到 pland@mov.com.hk。閣下所提供的公司及個人資料將會絕對保密，並只會用作綜合分析。多謝您的合作。如希望由米奧特進行上門訪問、電話訪問或收回填妥的問卷，或對問卷有任何疑問，敬請致電米奧特的熱線 3900 1259。

The Planning Department has commissioned MOV Data Collection Center Limited (MOV), an independent market research company, to conduct the captioned survey. The survey aims to collect views of different business establishments on the choice of business location in Kowloon East (which is transforming into another core business district (CBD2) in Hong Kong under the Energizing Kowloon East initiative) and their operational needs. The survey findings will be useful for the Government to understand the profile of the industrial undertakings and other business establishments in the area, factors pertaining to the choice of location of business undertakings, advantages and disadvantages of Kowloon East as a choice of business location, as well as the aspects requiring enhancement or improvement measures.

We sincerely invite the person-in-charge of your company (management level / executive director / general manager) to complete the questionnaire on or before 31 May 2018, and return it to MOV via fax to 3900 1122, or you may scan the completed questionnaire into an electronic file and email to pland@mov.com.hk. Please be assured that the company and personal information provided by your company will be kept strictly confidential, and will be analyzed on an aggregate basis. Thank you for your co-operation. For making appointment for face-to-face interview, telephone interview or collection of completed questionnaire by MOV, or any enquiries regarding the questionnaire, please call the hotline of MOV at 3900 1259.

填寫前請留意 Please note before answering :

若貴公司在香港有多於一個辦公地點(例如總辦事處、其他辦公室或分行)，此調查中所指的「機構」只針對此地址的工作單位；否則，所指的就等於貴公司。

If your company has more than one work / operation locations (such as head office, sub-offices or branches) in Hong Kong, "establishment" in this survey refers ONLY to the unit working / operating in this address. Otherwise, it means the same as your company.

【請在所選答案的 加 “✓”】

【Please “✓” the appropriate box 】

A. 機構特徵

Establishment characteristics

A1. 請問貴機構**主要**從事以下哪一個行業？

Which of the following industry does your company / establishment **mainly** engage in?

- | | |
|---|--|
| <input type="checkbox"/> ₁ 製造業
Manufacturing | <input type="checkbox"/> ₂ 專業及商業服務
Professional & business services |
| ↳ <input type="checkbox"/> ₁₀₁ 食品、飲品及煙草製品
Food, beverages and tobacco | ↳ <input type="checkbox"/> ₂₀₁ 建築、測量及工程顧問服務
Architectural, surveying and engineering <u>consultancy</u>
services |
| <input type="checkbox"/> ₁₀₂ 紡織製品、成衣及皮革
Textiles, wearing apparel and leather | <input type="checkbox"/> ₂₀₂ 技術測試及分析
Technical testing and analysis |
| <input type="checkbox"/> ₁₀₃ 木製品及紙製品
Wood products and paper products | <input type="checkbox"/> ₂₀₃ 廣告及市場研究
Advertising and market research |
| <input type="checkbox"/> ₁₀₄ 印刷及已儲錄資料媒體的複製
Printing and reproduction of recorded media | <input type="checkbox"/> ₂₀₄ 科學研究及發展 (自然科學研究及發展除外)
Scientific research and development (excl. research
and development on natural sciences) |
| <input type="checkbox"/> ₁₀₅ 金屬、電腦、電子及光學產品、機械及設備
Metal, computer, electronic and optical products,
machinery and equipment | <input type="checkbox"/> ₂₀₅ 法律
Legal |
| <input type="checkbox"/> ₁₀₆ 其他 (請註明)
Others (please specify) : _____ | <input type="checkbox"/> ₂₀₆ 會計
Accounting |
| <input type="checkbox"/> ₃ 進出口貿易及批發
Import / export trades and wholesale | <input type="checkbox"/> ₄ 零售
Retail |
| <input type="checkbox"/> ₅ 飲食及住宿
Restaurants & accommodation | <input type="checkbox"/> ₆ 運輸、倉庫、物流業
Transportation, storage, logistics |
| <input type="checkbox"/> ₇ 電訊服務
Telecommunications services | <input type="checkbox"/> ₈ 資訊科技服務
Information technology services |
| <input type="checkbox"/> ₉ 銀行業及金融服務
Banking & financial services | <input type="checkbox"/> ₁₀ 保險業
Insurance |
| <input type="checkbox"/> ₁₁ 地產 (包括地產發展、物業代理、物業管理)
Real estate (incl. development, property
agency, property management) | <input type="checkbox"/> ₁₂ 建造業
Construction |
| <input type="checkbox"/> ₁₃ 出版、傳播媒介、多媒體
Publishing, media, multi-media | <input type="checkbox"/> ₁₄ 教育
Education |
| <input type="checkbox"/> ₁₅ 創作、表演藝術活動及專門設計活動
Creative and performing arts activities,
and specialized design activities | <input type="checkbox"/> ₁₆ 醫療保健服務及自然科學研究及發展 (例如生物技術及製藥)
Healthcare services, and research and development
on natural sciences (e.g. Biotechnology) |
| <input type="checkbox"/> ₁₇ 個人服務
Personal services | <input type="checkbox"/> ₉₆ 其他 (請註明)
Others (please specify) : _____ |
| ↳ <input type="checkbox"/> ₁₇₁ 社會工作活動
Social work activities | |
| <input type="checkbox"/> ₁₇₂ 電腦維修
Computer repair and maintenance | |
| <input type="checkbox"/> ₁₇₃ 個人或家庭用品維修
Personal or households goods repair
and maintenance | |
| <input type="checkbox"/> ₁₇₄ 車輛維修
Vehicle repair and maintenance | |
| <input type="checkbox"/> ₁₇₅ 其他 (請註明)
Others (please specify) _____ | |

A2. 貴機構最主要(及第二 / 第三主要(如有))的職務或工作範圍是甚麼?

What is the primary (and secondary / tertiary (if any)) function or operation of this establishment?

	最主要職務 或工作範圍 Primary function/ operation	第二主要職務 或工作範圍(如有) Secondary function/ operation (if any)	第三主要職務 或工作範圍(如有) Tertiary function/ operation (if any)
策劃管理 Strategic management	<input type="checkbox"/> 1	<input type="checkbox"/> 1	<input type="checkbox"/> 1
業務發展、銷售、推廣及公共關係 Business development, sales, marketing & public relations	<input type="checkbox"/> 2	<input type="checkbox"/> 2	<input type="checkbox"/> 2
財務 / 資產管理 Financial / asset management	<input type="checkbox"/> 3	<input type="checkbox"/> 3	<input type="checkbox"/> 3
客戶服務 / 電話中心 Customer service / call centre	<input type="checkbox"/> 4	<input type="checkbox"/> 4	<input type="checkbox"/> 4
人力資源管理 Human resources management	<input type="checkbox"/> 5	<input type="checkbox"/> 5	<input type="checkbox"/> 5
陳列室 Showroom	<input type="checkbox"/> 6	<input type="checkbox"/> 6	<input type="checkbox"/> 6
運輸 Transportation	<input type="checkbox"/> 7	<input type="checkbox"/> 7	<input type="checkbox"/> 7
採購 Sourcing & procurement	<input type="checkbox"/> 8	<input type="checkbox"/> 8	<input type="checkbox"/> 8
倉庫 / 儲存 Warehouse / storage	<input type="checkbox"/> 9	<input type="checkbox"/> 9	<input type="checkbox"/> 9
通用貨倉 (迷你倉除外) General warehouse (excl. mini-storages)	<input type="checkbox"/> 901	<input type="checkbox"/> 901	<input type="checkbox"/> 901
迷你倉 Mini-storages	<input type="checkbox"/> 902	<input type="checkbox"/> 902	<input type="checkbox"/> 902
冷藏庫 Cold storage	<input type="checkbox"/> 903	<input type="checkbox"/> 903	<input type="checkbox"/> 903
危險品倉庫 Dangerous goods godown	<input type="checkbox"/> 904	<input type="checkbox"/> 904	<input type="checkbox"/> 904
貨物裝卸及配送 Cargo handling and distribution	<input type="checkbox"/> 905	<input type="checkbox"/> 905	<input type="checkbox"/> 905
貨物組裝、加工及重新包裝 Cargo assembly, re-work & re-packaging	<input type="checkbox"/> 906	<input type="checkbox"/> 906	<input type="checkbox"/> 906
研發 Research & development (R&D)	<input type="checkbox"/> 10	<input type="checkbox"/> 10	<input type="checkbox"/> 10
研發 / 設計中心 R&D / Design centre	<input type="checkbox"/> 101	<input type="checkbox"/> 101	<input type="checkbox"/> 101
檢查 / 測試中心 Inspection / Test centre	<input type="checkbox"/> 102	<input type="checkbox"/> 102	<input type="checkbox"/> 102
工廠 / 生產工場 / 包裝 (包括食品加工、及水培生產及水產養殖場) Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)	<input type="checkbox"/> 11	<input type="checkbox"/> 11	<input type="checkbox"/> 11
文化及創作工作室 Cultural & creative workshop	<input type="checkbox"/> 12	<input type="checkbox"/> 12	<input type="checkbox"/> 12
畫廊 Galleries	<input type="checkbox"/> 121	<input type="checkbox"/> 121	<input type="checkbox"/> 121
舞蹈及戲劇 Dance & drama	<input type="checkbox"/> 122	<input type="checkbox"/> 122	<input type="checkbox"/> 122
影視 Audio-visual	<input type="checkbox"/> 123	<input type="checkbox"/> 123	<input type="checkbox"/> 123
視覺藝術 Visual arts	<input type="checkbox"/> 124	<input type="checkbox"/> 124	<input type="checkbox"/> 124
攝影 Photography	<input type="checkbox"/> 125	<input type="checkbox"/> 125	<input type="checkbox"/> 125
音樂 Music	<input type="checkbox"/> 126	<input type="checkbox"/> 126	<input type="checkbox"/> 126
廣告製作 Advertising	<input type="checkbox"/> 127	<input type="checkbox"/> 127	<input type="checkbox"/> 127
廣播 Broadcasting	<input type="checkbox"/> 128	<input type="checkbox"/> 128	<input type="checkbox"/> 128
其他 (請註明) Others (please specify) :	<input type="checkbox"/> 129	<input type="checkbox"/> 129	<input type="checkbox"/> 129
數據 / 電腦中心 Data / computer centre	<input type="checkbox"/> 13	<input type="checkbox"/> 13	<input type="checkbox"/> 13
技術支援 (不包括數據 / 電腦中心) Technical support (excl. data / computer centre)	<input type="checkbox"/> 14	<input type="checkbox"/> 14	<input type="checkbox"/> 14
培訓 / 教育中心 Training centre / educational institution	<input type="checkbox"/> 15	<input type="checkbox"/> 15	<input type="checkbox"/> 15
其他 (請註明) Others (please specify) :	<input type="checkbox"/> 96	<input type="checkbox"/> 96	<input type="checkbox"/> 96

A3. 貴機構主要服務的對象 / 客戶位於以下哪一個地方? [可選多項]

Where is (are) the main serviced targets / clients of your establishment? [Can choose more than one answer]

港島 Hong Kong Island

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> 1 中環
Central | <input type="checkbox"/> 2 上環
Sheung Wan | <input type="checkbox"/> 3 金鐘
Admiralty | <input type="checkbox"/> 4 灣仔
Wan Chai |
| <input type="checkbox"/> 5 銅鑼灣
Causeway Bay | <input type="checkbox"/> 6 北角 / 鰂魚涌
North Point / Quarry Bay | <input type="checkbox"/> 7 西環
Western District | <input type="checkbox"/> 8 南區
Southern District |

九龍 Kowloon

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> 9 尖沙咀
Tsim Sha Tsui | <input type="checkbox"/> 10 油麻地 / 旺角 (不包括西九龍)
Yau Ma Tei / Mong Kok
(excl. West Kowloon) | <input type="checkbox"/> 11 深水埗
Sham Shui Po | <input type="checkbox"/> 12 西九龍 (即港鐵九龍站)
West Kowloon (i.e.
Kowloon Station of MTR) |
| <input type="checkbox"/> 13 九龍城
Kowloon City | <input type="checkbox"/> 14 觀塘 / 九龍灣
Kwun Tong / Kowloon Bay | <input type="checkbox"/> 15 黃大仙
Wong Tai Sin | |

新界 The New Territories

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> 16 荃灣
Tsuen Wan | <input type="checkbox"/> 17 葵青
Kwai Tsing | <input type="checkbox"/> 18 屯門
Tuen Mun | <input type="checkbox"/> 19 元朗
Yuen Long |
| <input type="checkbox"/> 20 北區
Northern District | <input type="checkbox"/> 21 大埔
Tai Po | <input type="checkbox"/> 22 沙田
Sha Tin | <input type="checkbox"/> 23 西貢
Sai Kung |
| <input type="checkbox"/> 24 離島
Islands | | | |
| <input type="checkbox"/> 96 其他 (請註明)
Others (please specify) : _____ | | | |

- 30 全港
Overall Hong Kong

香港以外 Outside Hong Kong

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> 51 深圳
Shenzhen | <input type="checkbox"/> 52 廣州
Guangzhou | <input type="checkbox"/> 53 珠江三角洲的其他地區 (不包括深圳及廣州)
Other regions in Pearl River Delta Region
(excl. Shenzhen & Guangzhou) | |
| <input type="checkbox"/> 54 上海
Shanghai | <input type="checkbox"/> 55 北京
Beijing | <input type="checkbox"/> 56 澳門
Macau | <input type="checkbox"/> 57 台灣
Taiwan |
| <input type="checkbox"/> 58 日本
Japan | <input type="checkbox"/> 59 新加坡
Singapore | <input type="checkbox"/> 60 南韓
South Korea | <input type="checkbox"/> 61 馬來西亞
Malaysia |
| <input type="checkbox"/> 62 越南
Vietnam | <input type="checkbox"/> 63 澳洲 / 紐西蘭
Australia / New Zealand | <input type="checkbox"/> 64 歐洲
Europe | <input type="checkbox"/> 65 北美洲 (美國, 加拿大)
North America
(USA, Canada) |
| <input type="checkbox"/> 96 其他 (請註明)
Others (please specify) : _____ | | | |

A4. 貴機構在此地址的面積 (指內部樓面面積) 大約多少?

What is the estimated floor area (i.e. internal floor area) of this address occupied by your establishment?

_____ 平方尺 Sq.ft.

A5. 貴機構在此地點工作的員工數目是多少? (不包括沒有佔用樓面面積的員工, 例如沒有指定工作位置或候命地點的外勤工作人員)

How many persons are working in this work location? (excl. person(s) who does/do not occupy floor space, e.g. outdoor working staff without designated working / waiting area)

_____ 人 persons

A6. 貴機構有否以下工作模式 / 工作空間安排?

Does your establishment adopt the following work / work space arrangement?

- | | 有
Yes | 沒有
No |
|---|----------------------------|----------------------------|
| i) 在家工作模式 (即在家辦理所有原本在辦公室的工作)
Working from home (i.e. performing all tasks at home instead of in the office) | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 |
| ii) 共用資源的工作模式 (例如 10 位員工共同使用 6 個工作位置及有關設備)
Practice of hot desking (e.g. 10 employees sharing 6 common work stations & associated facilities) | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 |
| iii) 共用工作空間 (由營運者出租房間或工作位置, 讓機構與其他租戶共用一個辦公室)
Co-working space (i.e. the operator provides tenantable rooms or work stations for establishment to share an office with other tenants) | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 |

A7a. 此工作地點是自置還是租用的？

Does your establishment own or rent this work location?

₁ 自置的 → 去 A8

Own go to A8

₂ 租用的 → A7b. 每月租金大約多少？(不包括管理費)

Rent

How much is the monthly rent approximately? (excl. management fee)

₁ <HK\$5,000

₆ HK\$70,000 – 99,999

₂ HK\$5,000 – 9,999

₇ HK\$100,000 – 149,999

₃ HK\$10,000 – 29,999

₈ HK\$150,000 – 199,999

₄ HK\$30,000 – 49,999

₉ HK\$200,000+

₅ HK\$50,000 – 69,999

₉₇ 不便透露

Information cannot be provided

A8. 此地址是否貴機構的總辦事處 (即直接管理貴機構的總部)？

Is this address the head office that directly manages or controls this establishment?

₁ 是 → 去 A10

₂ 不是 → 繼續 A9

Yes go to A10

No continue with A9

A9. 該總辦事處在何處？

Where is that head office?

港島 Hong Kong Island

₁ 中環

Central

₂ 上環

Sheung Wan

₃ 金鐘

Admiralty

₄ 灣仔

Wan Chai

₅ 銅鑼灣

Causeway Bay

₆ 北角 / 鯽魚涌

North Point / Quarry Bay

₇ 西環

Western District

₈ 南區

Southern District

九龍 Kowloon

₉ 尖沙咀

Tsim Sha Tsui

₁₀ 油麻地 / 旺角 (不包括西九龍)

Yau Ma Tei / Mong Kok
(excl. West Kowloon)

₁₁ 深水埗

Sham Shui Po

₁₂ 西九龍 (即港鐵九龍站)

West Kowloon (i.e.
Kowloon Station of MTR)

₁₃ 九龍城

Kowloon City

₁₄ 觀塘 / 九龍灣

Kwun Tong / Kowloon Bay

₁₅ 黃大仙

Wong Tai Sin

新界 The New Territories

₁₆ 荃灣

Tsuen Wan

₁₇ 葵青

Kwai Tsing

₁₈ 屯門

Tuen Mun

₁₉ 元朗

Yuen Long

₂₀ 北區

Northern District

₂₁ 大埔

Tai Po

₂₂ 沙田

Sha Tin

₂₃ 西貢

Sai Kung

₂₄ 離島

Islands

₉₆ 其他 (請註明)

Others (please specify) : _____

香港以外 Outside Hong Kong

₅₁ 深圳

Shenzhen

₅₂ 廣州

Guangzhou

₅₃ 珠江三角洲的其他地區 (不包括深圳及廣州)

Other regions in Pearl River Delta Region (excl.
Shenzhen & Guangzhou)

₅₄ 上海

Shanghai

₅₅ 北京

Beijing

₅₆ 澳門

Macau

₅₇ 台灣

Taiwan

₅₈ 日本

Japan

₅₉ 新加坡

Singapore

₆₀ 南韓

South Korea

₆₁ 馬來西亞

Malaysia

₆₂ 越南

Vietnam

₆₃ 澳洲 / 紐西蘭

Australia / New Zealand

₆₄ 歐洲

Europe

₆₅ 北美洲 (美國, 加拿大)

North America
(USA, Canada)

₉₆ 其他 (請註明)

Others (please specify) : _____

A10. 貴機構在中國內地有沒有由貴機構管理的辦公地點？(例如分公司、分行、工廠等)

Does your establishment manage any office / work station in the Mainland China? (e.g. sub-office(s) / branch(es) / factory(ies))

₁ 有 →繼續 A11

Yes continue with A11

₂ 沒有 →去 B 部份

No go to Part B

A11. 在中國內地的哪個地方？[可選多項]

Which part(s) in the Mainland China? [Can choose more than one answer]

₁ 深圳

Shenzhen

₂ 廣州

Guangzhou

₃ 珠江三角洲的其他地區 (不包括深圳及廣州)

Other regions in Pearl River Delta Region (excl. Shenzhen & Guangzhou)

₄ 上海

Shanghai

₅ 北京

Beijing

₉₆ 其他 (請註明)

Others (please specify) : _____

A12. 在中國內地的**主要**職務或工作範圍是甚麼？[若多於一項，請選最主要的 3 項]

What are the **main** function(s) or operation(s) in the Mainland China? [If more than one, please choose the major 3 items]

₁ 策劃管理

Strategic management

₂ 業務發展、銷售、推廣及公共關係

Business development, sales, marketing & public relations

₃ 財務 / 資產管理

Financial / asset management

₄ 客戶服務 / 電話中心

Customer service / call centre

₅ 人力資源管理

Human resources management

₆ 陳列室

Showroom

₇ 運輸

Transportation

₈ 採購

Sourcing & procurement

₉ 倉庫 / 儲存

Warehouse / storage

₁₀ 研發

Research & development

₁₁ 工廠 / 生產工場 / 包裝 (包括食品加工)

Factory / workshop for production / packaging (incl. food processing)

₁₂ 文化及創作工作室 (例如藝術 / 音樂 / 電影工作室)

Cultural & creative workshop (e.g. art / music / film studio)

₁₃ 數據 / 電腦中心

Data / computer centre

₁₄ 技術支援 (不包括數據 / 電腦中心)

Technical support (excl. data / computer centre)

₁₅ 培訓 / 教育中心

Training centre / educational institution

₉₆ 其他 (請註明)

Others (please specify) : _____

B. 選擇現址的決定及對現址的意見

Recent location decision & Views on present location

B1. 貴機構已在此地址開業多久？

How many years has your establishment been located in this address?

- ₁ <2 年 Years ₂ 2 - <5 年 Years ₃ 5 - <10 年 Years ₄ ≥ 10 年 Years

B2. 貴機構是於現址開業至今，還是由另一地址（香港或香港以外）搬/擴充到這裡？

Was your establishment located here since setting up the business, or relocated / expanded from other address (within or outside HK)?

- ₁ 在現址開業至今
Located here since setting up the business → 去 B7
go to B7
- ₂ 由另一地址（香港或香港以外）搬/擴充到這裡
Relocated / Expanded from other address (within or outside HK) → 繼續 B3
continue with B3

B3. 搬遷 / 擴充前的工作地點在何處？[若多於一個地點，請選最主要的 1 個]

Where did this establishment move / expand from? [If more than one location, please choose the major ONE]

港島 Hong Kong Island

- | | | |
|--|---|--|
| <input type="checkbox"/> ₁ 中環
Central | <input type="checkbox"/> ₂ 上環
Sheung Wan | <input type="checkbox"/> ₃ 金鐘
Admiralty |
| <input type="checkbox"/> ₄ 灣仔
Wan Chai | <input type="checkbox"/> ₅ 銅鑼灣
Causeway Bay | <input type="checkbox"/> ₆ 北角 / 鯉魚涌
North Point / Quarry Bay |
| <input type="checkbox"/> ₇ 西環
Western District | <input type="checkbox"/> ₈ 南區
Southern District | |

九龍 Kowloon

- | | | |
|---|--|--|
| <input type="checkbox"/> ₉ 尖沙咀
Tsim Sha Tsui | <input type="checkbox"/> ₁₀ 油麻地/旺角(不包括西九龍)
Yau Ma Tei / Mong Kok
(excl. West Kowloon) | <input type="checkbox"/> ₁₁ 深水埗
Sham Shui Po |
| <input type="checkbox"/> ₁₂ 西九龍(即港鐵九龍站)
West Kowloon (i.e.
Kowloon Station of MTR) | <input type="checkbox"/> ₁₃ 九龍城
Kowloon City | <input type="checkbox"/> ₁₄ 觀塘 / 九龍灣
Kwun Tong / Kowloon Bay |
| <input type="checkbox"/> ₁₅ 黃大仙
Wong Tai Sin | | |

新界 The New Territories

- | | | |
|--|--|---|
| <input type="checkbox"/> ₁₆ 荃灣
Tsuen Wan | <input type="checkbox"/> ₁₇ 葵青
Kwai Tsing | <input type="checkbox"/> ₁₈ 屯門
Tuen Mun |
| <input type="checkbox"/> ₁₉ 元朗
Yuen Long | <input type="checkbox"/> ₂₀ 北區
Northern District | <input type="checkbox"/> ₂₁ 大埔
Tai Po |
| <input type="checkbox"/> ₂₂ 沙田
Sha Tin | <input type="checkbox"/> ₂₃ 西貢
Sai Kung | <input type="checkbox"/> ₂₄ 離島
Islands |

₉₆ 其他
Others (請註明 please specify) : _____

香港以外 Outside Hong Kong

- | | | |
|--|---|---|
| <input type="checkbox"/> ₅₁ 深圳
Shenzhen | <input type="checkbox"/> ₅₂ 廣州
Guangzhou | <input type="checkbox"/> ₅₃ 珠江三角洲的其他地區
(不包括深圳及廣州)
Other regions in Pearl
River Delta Region (excl.
Shenzhen & Guangzhou) |
| <input type="checkbox"/> ₅₄ 上海
Shanghai | <input type="checkbox"/> ₅₅ 北京
Beijing | <input type="checkbox"/> ₅₆ 澳門
Macau |
| <input type="checkbox"/> ₅₇ 台灣
Taiwan | <input type="checkbox"/> ₅₈ 日本
Japan | <input type="checkbox"/> ₅₉ 新加坡
Singapore |
| <input type="checkbox"/> ₆₀ 南韓
South Korea | <input type="checkbox"/> ₆₁ 馬來西亞
Malaysia | <input type="checkbox"/> ₆₂ 越南
Vietnam |
| <input type="checkbox"/> ₆₃ 澳洲 / 紐西蘭
Australia / New Zealand | <input type="checkbox"/> ₆₄ 歐洲
Europe | <input type="checkbox"/> ₆₅ 北美洲(美國,加拿大)
North America
(USA, Canada) |

₉₆ 其他
Others (請註明 please specify) : _____

→ 繼續 B4
continue with B4

→ 去 B6
go to B6

B4. 搬遷/擴充前在何種類型的樓宇辦公？

What type of building was this establishment previously located in / expanded from?

- ₁ 辦公室樓宇 Office building
₂ 工業樓宇 Industrial building
₃ 工業 - 辦公室樓宇 Industrial-office building
₉₆ 其他 Others (請註明 please specify) : _____
₉₈ 不確定 Uncertain (請提供地址 / 大廈名稱 please provide the address / building name) : _____

B5. 當時貴機構為何搬離舊址/不在原址擴充？

Why did your establishment leave the previous work location or not expand at the previous work location?

	最主要原因 The most important reason	其他原因 Other reasons [其他原因若多於一項，請選最主要的5項 If more than one other reason, please choose the major 5 items]
租金貴 / 樓價貴 / 營運成本高 High occupancy / operational cost	<input type="checkbox"/> ₁	<input type="checkbox"/> ₁
沒有合適單位 / 地方不夠用 Lack of suitable premises / Unable to meet floor space requirements	<input type="checkbox"/> ₂	<input type="checkbox"/> ₂
往機場 / 跨境交通服務不方便 Poor accessibility to the airport / cross-boundary transport services	<input type="checkbox"/> ₃	<input type="checkbox"/> ₃
往本地交通服務 (例如港鐵) 不方便 / 地點不方便 Poor accessibility to local public transport (e.g. MTR) / Inconvenient location	<input type="checkbox"/> ₄	<input type="checkbox"/> ₄
泊車位或上落客貨車位不足夠 Inadequate parking or loading/unloading spaces	<input type="checkbox"/> ₅	<input type="checkbox"/> ₅
距離經常聯絡的機構太遠 (例如客戶 / 商業夥伴 / 政府部門) Far from regular contacts (e.g. clients / business partners / government departments)	<input type="checkbox"/> ₆	<input type="checkbox"/> ₆
距離同業 / 母公司或附屬公司太遠 Far from like business / parent or subsidiary companies	<input type="checkbox"/> ₇	<input type="checkbox"/> ₇
商業輔助服務 (例如速遞、專業服務、銀行等) 及零售店舖 / 食肆不足 Insufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	<input type="checkbox"/> ₈	<input type="checkbox"/> ₈
周圍環境、綠化及美化工程差 (例如樹木、戶外空間、街道) Poor environmental quality, amenities & landscaping (e.g. trees, open space, streets)	<input type="checkbox"/> ₉	<input type="checkbox"/> ₉
地點不夠尊貴 / 優越 Location not prestigious	<input type="checkbox"/> ₁₀	<input type="checkbox"/> ₁₀
跟隨總辦事處搬遷 Following the relocation of head office	<input type="checkbox"/> ₁₁	<input type="checkbox"/> ₁₁
該樓宇整座 / 部分 / 一些樓層要拆卸重建 Redevelopment of the whole, portion or floor(s) of the building	<input type="checkbox"/> ₁₂	<input type="checkbox"/> ₁₂
樓宇設備、質素及管理差 Poor building facilities, physical conditions & management	<input type="checkbox"/> ₁₃	<input type="checkbox"/> ₁₃
不能續租 Unable to renew the lease	<input type="checkbox"/> ₁₄	<input type="checkbox"/> ₁₄
其他 (請註明) Others (please specify) : _____	<input type="checkbox"/> ₉₆	<input type="checkbox"/> ₉₆

B6. 整體而言，你認為現址與舊址比較，較好還是較差？

Overall speaking, do you consider the present work location better or worse than the previous one?

現時的地點差很多 The present location is much worse <input type="checkbox"/> 1	現時的地點差少少 The present location is a little worse <input type="checkbox"/> 2	兩者差不多 More or less the same <input type="checkbox"/> 3	現時的地點好少少 The present location is a little better <input type="checkbox"/> 4	現時的地點好很多 The present location is much better <input type="checkbox"/> 5
--	--	--	---	---

B7. 當時貴機構為何選擇現址 / 在現址擴充？

Why did your establishment choose the current work location or expand at the current work location?

	最主要原因 The most important reason	其他原因 Other reasons [其他原因若多於一項，請選最主要的 5 項 If more than one other reason, please choose the major 5 items]
租金平 / 樓價平 / 營運成本低 Low occupancy / operational cost	<input type="checkbox"/> 1	<input type="checkbox"/> 1
有合適單位 / 地方足夠應用 Availability of suitable premises / Capable to meet floor space requirements	<input type="checkbox"/> 2	<input type="checkbox"/> 2
往機場 / 跨境交通服務方便 Good accessibility to the airport / cross-boundary transport services	<input type="checkbox"/> 3	<input type="checkbox"/> 3
往本地交通服務 (例如港鐵) 方便 / 地點方便 Good accessibility to local public transport (e.g. MTR) / Convenient location	<input type="checkbox"/> 4	<input type="checkbox"/> 4
泊車位或上落客貨車位足夠 Adequate parking or loading/unloading spaces	<input type="checkbox"/> 5	<input type="checkbox"/> 5
鄰近經常聯絡的機構 (例如客戶 / 商業夥伴 / 政府部門) Proximity to regular contacts (e.g. clients / business partners / government departments)	<input type="checkbox"/> 6	<input type="checkbox"/> 6
鄰近同業 / 母公司或附屬公司 Proximity to like business / parent or subsidiary companies	<input type="checkbox"/> 7	<input type="checkbox"/> 7
商業輔助服務 (例如速遞、專業服務、銀行等) 及零售店舖 / 食肆足夠 Sufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	<input type="checkbox"/> 8	<input type="checkbox"/> 8
周圍環境好、綠化及美化工程完善 (例如樹木、戶外空間、街道) Good environmental quality, amenities & landscaping (e.g. trees, open space, streets)	<input type="checkbox"/> 9	<input type="checkbox"/> 9
地點尊貴/優越 Prestigious location	<input type="checkbox"/> 10	<input type="checkbox"/> 10
其他 (請註明) Others (please specify) : _____	<input type="checkbox"/> 96	<input type="checkbox"/> 96

C. 對現址的意見、未來的計劃及遷址的機會

Views on present location, Future plans & Potential for relocation

地點

Location

- C1. a. 請就下列因素是否影響貴機構選擇辦公地點的重要程度評分。
Please weigh the level of importance of the following factors in influencing the choice of location for your establishment.
- b. 請指出貴機構對現時所在地點在下列各項因素的滿意程度。
Please state the level of satisfaction for the present location in respect of each factor.

	a. 重要程度 Level of importance					b. 滿意程度 Level of satisfaction				
	完全不重要 Not important at all		非常重要 Very important			非常不滿意 Very dissatisfied		非常滿意 Very satisfied		
i) 租金/樓價 Occupancy cost (price or rent)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
ii) 整體營運成本 (例如 運輸 / 交通及倉庫) Operational cost in general (e.g. transportation & storage)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
iii) 可供租 / 售的合適單位選擇 Choices of suitable premises to buy / rent	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
iv) 往機場 / 跨境交通服務的方便程度 Accessibility to the airport / cross-boundary transport services	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
v) 往本地交通服務的方便程度 Accessibility to local public transport	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
vi) 九龍東區內交通的方便程度 (包括易於步行的程度) Accessibility within Kowloon East (including walkability)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
vii) 是否鄰近客戶 / 商業夥伴 Proximity to clients / business partners	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
viii) 是否鄰近政府部門 Proximity to government departments	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
ix) 是否有同業在附近 (包括母公司 / 附屬公司) Presence of like businesses (incl. parent / subsidiary companies)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
x) 是否鄰近商業輔助服務 (例如 速遞、會議設施、銀行、專業服務等) Proximity to business supporting services (e.g. courier services, conference facilities, banks, professional support services, etc.)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
xi) 零售店舖及食肆的選擇 Choices of retail & eating outlets	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
xii) 周圍環境質素、綠化及美化工程 (例如 樹木、戶外空間、街道) Environmental quality, amenities & landscaping (e.g. trees, open space, streets)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
xiii) 地區是否具有活力、備有各類休閒活動 Vibrant location with various leisure activities and events	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
xiv) 地點是否尊貴/優越 Prestigious location	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5

	非常不滿意 Very dissatisfied	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	非常滿意 Very satisfied
C1. c. 整體而言，你對現時所在地點是否滿意？ Overall speaking, are you satisfied / dissatisfied with the present location?		<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	

樓宇

Building

- C2. a. 請就下列因素是否影響貴機構選擇辦公樓宇的重要程度評分。
Please weigh the level of importance of the following factors in influencing your choice of **building**.
- b. 請指出貴機構對現時所在樓宇在下列各項因素的滿意程度。
Please state the level of satisfaction for the present **building** in respect of each factor.

	a. 重要程度 Level of importance					b. 滿意程度 Level of satisfaction				
	完全不重要 Not important at all		非常重要 Very important			非常不滿意 Very dissatisfied		非常滿意 Very satisfied		
i) 租金/樓價 Occupancy cost (price or rent)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
ii) 地方是否足夠應用 Ability to meet floor space requirements	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
iii) 是否尊貴 / 優越 Prestige	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
iv) 樓宇設備、質素及管理 Building facilities, physical conditions & management	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
v) 停車場 / 泊車位 Parking facilities	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
vi) 環保設計 (例如樓宇綠化措施及節約能源樓宇設計) Environmental-friendly design (e.g. greenery of building and energy-saving building design)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
vii) 資訊科技設施 IT facilities	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
viii) 有否配套設施在同一座大廈 (例如休憩設施、食肆、便利店等) Amenities in the same building (e.g. sitting-out areas, recreational facilities, eating outlets, convenience stores, etc.)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5

	非常不滿意 Very dissatisfied					非常滿意 Very satisfied				
C2. c. 整體而言，你對現時所在樓宇是否滿意？ Overall speaking, are you satisfied / dissatisfied with the present building?	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5

C3. 在未來 5 年，你預計貴機構在業務運作方面有何轉變？

In the coming 5 years, what kind of changes do you expect to take place in your establishment?

- | | | |
|--|---|--|
| <input type="checkbox"/> ₃ 擴充業務 Expand in scope / volume | } | → 繼續 C4
continue with C4 |
| <input type="checkbox"/> ₂ 維持不變 Remain the same | | |
| <input type="checkbox"/> ₁ 縮減業務 Reduce in scope / volume | | |
| <input type="checkbox"/> ₈ 現時未能確定 Uncertain at this stage | | |
| <input type="checkbox"/> ₉ 結業 Wind up the business | | → 去尾頁 D 部份
go to Part D on the last page. |

C4. 在未來 5 年 / 在租約期滿時，你預計貴機構 (或擴充的業務) 是否有機會搬離現址？

How likely will this establishment (or the expanded business) leave the present work location in the next 5 years or when the lease expires?

- | | | |
|--|---|-----------------------------|
| <input type="checkbox"/> ₄ 很有可能 Very likely | } | → 繼續 C5
continue with C5 |
| <input type="checkbox"/> ₃ 頗有可能 Quite likely | | |
| <input type="checkbox"/> ₂ 不大可能 Quite unlikely | } | → 去 C6
go to C6 |
| <input type="checkbox"/> ₁ 沒有可能 Very unlikely | | |
| <input type="checkbox"/> ₈ 現時未能確定 Uncertain at this stage | | |

C5. 為何會搬離現址？

Why will your establishment leave the present work location?

	最主要原因 The most important reason	其他原因 Other reasons [其他原因若多於一項，請選最主要的 5 項 If more than one other reason, please choose the major 5 items]
租金貴/樓價貴/營運成本高 High occupancy / operational cost	<input type="checkbox"/> ₁	<input type="checkbox"/> ₁
沒有合適單位/地方不夠用 Lack of suitable premises / Unable to meet floor space requirements	<input type="checkbox"/> ₂	<input type="checkbox"/> ₂
往機場/跨境交通服務不方便 Poor accessibility to the airport / cross-boundary transport services	<input type="checkbox"/> ₃	<input type="checkbox"/> ₃
往本地交通服務 (例如港鐵) 不方便 / 地點不方便 Poor accessibility to local public transport (e.g. MTR) / Inconvenient location	<input type="checkbox"/> ₄	<input type="checkbox"/> ₄
泊車位或上落客貨車位不足夠 Inadequate parking or loading/unloading spaces	<input type="checkbox"/> ₅	<input type="checkbox"/> ₅
距離經常聯絡的機構太遠 (例如客戶/商業夥伴/政府部門) Far from regular contacts (e.g. clients / business partners / government departments)	<input type="checkbox"/> ₆	<input type="checkbox"/> ₆
距離同業/母公司或附屬公司太遠 Far from like business / parent or subsidiary companies	<input type="checkbox"/> ₇	<input type="checkbox"/> ₇
商業輔助服務 (例如速遞、專業服務、銀行等) 及零售店舖/食肆不足 Insufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	<input type="checkbox"/> ₈	<input type="checkbox"/> ₈
周圍環境、綠化及美化工程差 (例如樹木、戶外空間、街道) Poor environmental quality, amenities & landscaping (e.g. trees, open space, streets)	<input type="checkbox"/> ₉	<input type="checkbox"/> ₉
地點不夠尊貴 / 優越 Location not prestigious	<input type="checkbox"/> ₁₀	<input type="checkbox"/> ₁₀
跟隨總辦事處搬遷 Following the relocation of head office	<input type="checkbox"/> ₁₁	<input type="checkbox"/> ₁₁
該樓宇需要拆卸重建 / 進行整幢或局部改裝 Redevelopment / partial or wholesale conversion of the building	<input type="checkbox"/> ₁₂	<input type="checkbox"/> ₁₂
樓宇設備、質素及管理差 Poor building facilities, physical conditions & management	<input type="checkbox"/> ₁₃	<input type="checkbox"/> ₁₃
不能續租 Unable to renew the lease	<input type="checkbox"/> ₁₄	<input type="checkbox"/> ₁₄
其他 (請註明) Others (please specify) : _____	<input type="checkbox"/> ₉₆	<input type="checkbox"/> ₉₆

C6. 如果 (或假設) 將來再遷址，你會最先考慮香港還是香港以外的地方？
If (or Assuming that) you decide to relocate this establishment in the future, will you prefer Hong Kong or other places outside Hong Kong most?

₁ 香港 → 繼續 C7
Hong Kong continue with C7

₂ 香港以外 → 去 C11
Outside Hong Kong go to C11

C7. 你會考慮搬到香港何處？
Where will you consider moving to in Hong Kong?

	最先考慮 The most preferred	其他所有考慮 All other considerations [可選多項 Can choose more than one answer]
<u>港島</u> Hong Kong Island		
中環 Central	<input type="checkbox"/> ₁	<input type="checkbox"/> ₁
上環 Sheung Wan	<input type="checkbox"/> ₂	<input type="checkbox"/> ₂
金鐘 Admiralty	<input type="checkbox"/> ₃	<input type="checkbox"/> ₃
灣仔 Wan Chai	<input type="checkbox"/> ₄	<input type="checkbox"/> ₄
銅鑼灣 Causeway Bay	<input type="checkbox"/> ₅	<input type="checkbox"/> ₅
北角/鰂魚涌 North Point / Quarry Bay	<input type="checkbox"/> ₆	<input type="checkbox"/> ₆
西環 Western District	<input type="checkbox"/> ₇	<input type="checkbox"/> ₇
南區 Southern District	<input type="checkbox"/> ₈	<input type="checkbox"/> ₈
<u>九龍</u> Kowloon		
尖沙咀 Tsim Sha Tsui	<input type="checkbox"/> ₉	<input type="checkbox"/> ₉
油麻地/旺角 (不包括西九龍) Yau Ma Tei / Mong Kok (excl. West Kowloon)	<input type="checkbox"/> ₁₀	<input type="checkbox"/> ₁₀
深水埗 Sham Shui Po	<input type="checkbox"/> ₁₁	<input type="checkbox"/> ₁₁
西九龍 (即港鐵九龍站) West Kowloon (i.e. Kowloon Station of MTR)	<input type="checkbox"/> ₁₂	<input type="checkbox"/> ₁₂
九龍城 Kowloon City	<input type="checkbox"/> ₁₃	<input type="checkbox"/> ₁₃
觀塘/九龍灣 Kwun Tong / Kowloon Bay	<input type="checkbox"/> ₁₄	<input type="checkbox"/> ₁₄
黃大仙 Wong Tai Sin	<input type="checkbox"/> ₁₅	<input type="checkbox"/> ₁₅
<u>新界</u> The New Territories		
荃灣 Tsuen Wan	<input type="checkbox"/> ₁₆	<input type="checkbox"/> ₁₆
葵青 Kwai Tsing	<input type="checkbox"/> ₁₇	<input type="checkbox"/> ₁₇
屯門 Tuen Mun	<input type="checkbox"/> ₁₈	<input type="checkbox"/> ₁₈
元朗 Yuen Long	<input type="checkbox"/> ₁₉	<input type="checkbox"/> ₁₉
北區 Northern District	<input type="checkbox"/> ₂₀	<input type="checkbox"/> ₂₀
大埔 Tai Po	<input type="checkbox"/> ₂₁	<input type="checkbox"/> ₂₁
沙田 Sha Tin	<input type="checkbox"/> ₂₂	<input type="checkbox"/> ₂₂
西貢 Sai Kung	<input type="checkbox"/> ₂₃	<input type="checkbox"/> ₂₃
離島 Islands	<input type="checkbox"/> ₂₄	<input type="checkbox"/> ₂₄
其他 (請註明) Others (please specify) : _____	<input type="checkbox"/> ₉₆	<input type="checkbox"/> ₉₆

C8. 為何會**最先考慮**選擇該處？
Why is that location **most preferred** by your establishment?

	最主要原因 The most important reason	其他原因 Other reasons [其他原因若多於一項，請選最主要的 5 項 If more than one other reason, please choose the major 5 items]
地點尊貴 / 優越 Prestigious location	<input type="checkbox"/> 1	<input type="checkbox"/> 1
租金 / 樓價 / 營運成本較低 Lower occupancy / operation cost	<input type="checkbox"/> 2	<input type="checkbox"/> 2
有合適單位 / 地方足夠應用 Availability of suitable premises / capable to meet floor space requirements	<input type="checkbox"/> 3	<input type="checkbox"/> 3
會選擇買入該物業，而該處的物業回報一般都較高 Prefer to own the premises and premises in that area generally have a higher return	<input type="checkbox"/> 4	<input type="checkbox"/> 4
整體交通較方便 Better accessibility in general	<input type="checkbox"/> 5	<input type="checkbox"/> 5
泊車位或上落客貨車位足夠 Adequate parking or loading/unloading spaces	<input type="checkbox"/> 6	<input type="checkbox"/> 6
鄰近經常聯絡的機構 (例如客戶 / 商業夥伴 / 政府部門) Proximity to regular contacts (e.g. clients / business partners / government departments)	<input type="checkbox"/> 7	<input type="checkbox"/> 7
鄰近同業 / 母公司或附屬公司 Proximity to like business / parent or subsidiary companies	<input type="checkbox"/> 8	<input type="checkbox"/> 8
商業輔助服務 (例如速遞、專業服務、銀行等) 及零售店舖 / 食肆足夠 Sufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	<input type="checkbox"/> 9	<input type="checkbox"/> 9
周圍環境較好 Better environmental quality	<input type="checkbox"/> 10	<input type="checkbox"/> 10
綠化及美化工程較好 Better amenities & landscaping	<input type="checkbox"/> 11	<input type="checkbox"/> 11
能夠吸引有質素的員工 Able to attract quality staff	<input type="checkbox"/> 12	<input type="checkbox"/> 12
其他 (請註明) Others (please specify) : _____	<input type="checkbox"/> 96	<input type="checkbox"/> 96

C9. 如果 (或假設) 將來再遷址，何種類型樓宇會獲你優先考慮？
If (or Assuming that) you decide to relocate this establishment in the future, what type of building do you most prefer moving to?

- ₁ 辦公室樓宇
Office building → 去尾頁 D 部份
go to Part D on the last page
- ₂ 工業樓宇
Industrial building → 繼續 C10
continue with C10
- ₃ 工業 - 辦公室樓宇
Industrial-office building
- ₉₆ 其他
Others (請註明 please specify) : _____ → 去尾頁 D 部份
go to Part D on the last page
- ₉₈ 現時未能確定
Uncertain at this stage

C10. 為何會優先考慮工業樓宇？[可選多項]
What is/are the reason(s) of most preferring moving to industrial building?[Can choose more than one answer]

- ₁ 租金平 / 樓價平 / 營運成本低
Low occupancy / operational cost
 - ₂ 地方足夠應用
Capable to meet floor space requirements
 - ₃ 樓底夠高
Capable to meet floor height requirements
 - ₄ 工業安全設施足夠
Capable to meet industrial safety requirements
 - ₅ 上 / 落貨設施足夠
Capable to meet loading / unloading requirement
 - ₆ 環境合適 (例如業務運作會對樓宇其他使用者造成不便)
Suitable environment (e.g. operation would cause inconvenience to other users of the building)
 - ₉₆ 其他 (請註明)
Others (please specify) : _____
- 去尾頁 D 部份
go to Part D on the last page

C11. 你會考慮搬到何處？

Where will you consider moving to? [可選多項 Can choose more than one answer]

- | | | |
|---|---|---|
| <input type="checkbox"/> 1 深圳
Shenzhen | <input type="checkbox"/> 2 廣州
Guangzhou | <input type="checkbox"/> 3 珠江三角洲的其他地區 (不包括深圳及廣州)
Other regions in Pearl River Delta Region
(excl. Shenzhen & Guangzhou) |
| <input type="checkbox"/> 4 上海
Shanghai | <input type="checkbox"/> 5 北京
Beijing | <input type="checkbox"/> 6 澳門
Macau |
| <input type="checkbox"/> 8 日本
Japan | <input type="checkbox"/> 9 新加坡
Singapore | <input type="checkbox"/> 10 南韓
South Korea |
| <input type="checkbox"/> 12 越南
Vietnam | <input type="checkbox"/> 13 澳洲 / 紐西蘭
Australia / New Zealand | <input type="checkbox"/> 14 歐洲
Europe |
| <input type="checkbox"/> 96 其他 (請註明)
Others (please specify) : _____ | | <input type="checkbox"/> 7 台灣
Taiwan |
| | | <input type="checkbox"/> 11 馬來西亞
Malaysia |
| | | <input type="checkbox"/> 15 北美洲(美國,加拿大)
North America
(USA, Canada) |

C12. 為何會考慮遷離香港？

Why will you consider moving outside Hong Kong?

	最主要原因 The most important reason	其他所有原因 All other reasons [可選多項 Can choose more than one answer]
其他地方有更佳商機 Better business opportunities elsewhere	<input type="checkbox"/> 1	<input type="checkbox"/> 1
其他地方有更吸引的投資機會 / 政府營商政策 Attractive investment incentives / favourable government policies elsewhere	<input type="checkbox"/> 2	<input type="checkbox"/> 2
香港的商用物業租金 / 價錢貴 High cost of business accommodation in Hong Kong	<input type="checkbox"/> 3	<input type="checkbox"/> 3
香港的住宅物業租金 / 價錢貴 High cost of residential accommodation in Hong Kong	<input type="checkbox"/> 4	<input type="checkbox"/> 4
香港的僱員人工貴 High operational cost in employees' salaries in Hong Kong	<input type="checkbox"/> 5	<input type="checkbox"/> 5
其他地方有更佳環境 Better environmental quality elsewhere	<input type="checkbox"/> 6	<input type="checkbox"/> 6
鄰近原料供應 / 廠房 Proximity to source of raw materials / production plant	<input type="checkbox"/> 7	<input type="checkbox"/> 7
其他 (請註明) Others (please specify) : _____	<input type="checkbox"/> 96	<input type="checkbox"/> 96

S/N: _____

D. 填報本問卷人士的資料

Particulars of the person completing this questionnaire

公司名稱 Company name		
公司地址 Company address		

姓名 Name	_____	職位 Position	_____
電話 Tel. No.	_____	傳真 Fax No.	_____
電郵 Email	_____	日期 Date	_____

* 問卷結束 · 多謝合作 End of Questionnaire, Thank You *