

*Survey on Business Establishments
in Kowloon East 2018*

- Final Report -

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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 “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.

SURVEY OBJECTIVES AND METHODOLOGY

I. SURVEY OBJECTIVES AND METHODOLOGY

1. Background

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. Between 2012 and 2017, new office space in Kowloon East has contributed a significant share (about 40% on average annually) of the total new supply in the territory. "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030"³ reaffirmed Kowloon East (CBD2) as an important new business area in providing a steady supply of new offices in the Metropolitan Business Core to help meet the economic floor space requirements and support economic growth of Hong Kong.

1.2 A "Survey on Business Establishments in Kowloon East" was carried out in 2011 (2011 Survey) by the Planning Department (PlanD) of the HKSAR Government to understand the situation of business establishments under the transformation of Kowloon East from a predominantly industrial area into CBD2. In the light of the rapid changes as mentioned above, it is considered timely and necessary to update the latest situation of transformation and undertake a similar survey so as to shed light on the implications of the transformation on the business establishments in Kowloon East, especially the small and medium-sized enterprises, manufacturing industry as well as arts, cultural and creative uses. PlanD commissioned MOV Data Collection Center Limited (MOV) in February 2018 to undertake the "Survey on Business Establishments in Kowloon East 2018" (2018 Survey).

2. Survey Objectives

1.3 The main objectives of the 2018 Survey are to collect and analyse the profile of the business establishments in different types of premises in Kowloon East, and to understand their past considerations and aspirations regarding the choice of business locations and premises, and their operational needs.

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

³ "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" is a comprehensive strategic study to update the territorial development strategy and provide a spatial planning framework to guide the future planning, land and infrastructure development and the shaping of the built and natural environment of Hong Kong beyond 2030 being conducted by the Planning Department.

1.4 The findings of the 2018 Survey would elucidate the profile of the business establishments in the area, advantages and disadvantages of Kowloon East as a choice of business location, factors pertaining to the relocation of business undertakings to and from the area, scope of office decentralization from the traditional CBD⁴, as well as those aspects requiring planning actions or improvement measures.

3. Survey Coverage

1.5 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 the following four types of buildings within the survey coverage (see a map showing the geographical coverage of the 2018 Survey at **Appendix I**), which covered primarily the Kwun Tong Business Area and Kowloon Bay Business Area:

Building Type District	Industrial Building	Industrial-Office (I-O) Building	Office Building	New Wholesale Conversion Building⁵	Total
Kwun Tong Business Area	204 (83%)	14 (93%)	28 (62%)	18 (90%)	264 (81%)
Kowloon Bay Business Area	42 (17%)	1 (7%)	17 (38%)	2 (10%)	62 (19%)
Total Number of Buildings	246 (100%)	15 (100%)	45 (100%)	20 (100%)	326 (100%)

4. Sample Design

1.6 Based on the records of the CRE and excluded all establishments in hotel buildings, bus depot, open-air car parks and schools, and records of catering, retail and entertainment outlets located on the dedicated commercial podiums/floors or in the shopping arcade, there was a total of 32 920 RBEs within the survey coverage, forming the preliminary population of business establishments located in the four types of buildings in the survey coverage.

1.7 The RBEs operating in the four types of buildings naturally form four separate lists for sample selection. To ensure the selection of a representative sample and to facilitate subgroup analysis, records of RBEs in each sample list were stratified by building completion

⁴ The traditional CBD included Central, Sheung Wan, Admiralty, Wan Chai, Causeway Bay, Tsim Sha Tsui and West Kowloon.

⁵ 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.

year, industry group and employment size. For RBEs in the new wholesale conversion buildings and/or engaged in the industry group of “arts, entertainment and recreation”, 100% sampling was adopted to better understand the profile of these RBEs. For the remaining RBEs, a disproportionate random sampling was adopted in view of the highly skewed distribution of RBEs by the stratification variables. A total of 15 947 RBEs were sampled for enumeration.

1.8 Data collected in the survey have been properly weighted according to the number of RBEs falling under different strata to arrive at estimations which represent the overall profile of the RBEs.

5. Data Collection Method

1.9 Survey data were collected through the use of a structured bilingual questionnaire. A copy of the questionnaire is given in **Appendix II**.

1.10 A survey pack, containing a notification letter to invite the sampled establishment to participate in the survey and the bilingual questionnaire, was prepared for each of the sampled establishments. The survey packs were dispatched to sampled establishments by enumerators in person.

1.11 During the fieldwork period, enumerators assisted respondents in completing the questionnaires by face-to-face interview or phone interview. Self-administered questionnaires were received from the respondents by email, fax, post, or collected by enumerators upon request by the respondents.

6. Fieldwork Period and Enumeration Results

1.12 Fieldwork was carried out between 17 April and 20 July 2018. Among the 15 947 sampled establishments, 2 684 were confirmed invalid cases. In total, 8 684 were successfully enumerated, constituting a response rate of 65%. Details of the enumeration results by building type are given below.

	<i>Total</i>	<i>Building Type</i>			
		<i>Industrial building</i>	<i>I-O building</i>	<i>Office building</i>	<i>New wholesale conversion building</i>
Total no. of establishments sampled	15 947	8 649	1 236	5 178	884
(1) No. of establishments successfully enumerated	8 684	4 873	720	2 655	436
(2) No. of valid cases confirmed unsuccessful	4 579	2 362	237	1 724	256
(a) Non-response (refusal/contacted but data cannot be provided)	2 022	955	85	900	82
(b) Non-contact	2 557	1 407	152	824	174
(3) No. of reported invalid cases	2 684	1 414	279	799	192
(a) Suspended operation/closed operation/not yet operated/ registered without operation	829	385	107	267	70
(b) Out of survey coverage (moved outside the survey coverage, or located in dedicated commercial podiums/floors or shopping arcades)	419	158	25	202	34
(c) Untraceable #	1 436	871	147	330	88
Response Rate : (1) / [(1) + (2)]	65%	67%	75%	61%	63%

"Untraceable" cases: RBE relocated or RBE's address vacant, but could not find its new address or determine whether it was a closed operation

7. Reliability of the Estimates

1.13 Based on the results of this survey, the total number of establishments falling within the survey coverage was estimated to be 27 136.

1.14 The successfully enumerated sample size of 8 684 establishments would produce survey findings with high levels of precision, and the estimates of selected variable (and their coefficient of variation (CVs)⁶ and margin of error at 95% confidence level) as given in the table below demonstrate that the survey results are statistically reliable. However, it is important to note that some figures in this report which are derived from small sample bases may be subject to relatively large sampling error.

Variable	Sample estimate	Coefficient of variation	Margin of error at 95% confidence level
Proportion of business establishments which rented the present work location	73.0%	0.8%	±1.1%
Proportion of business establishments which were located in the present work location for 2 years to less than 5 years	34.6%	1.8%	±1.2%
Proportion of business establishments which expected that their business activities will remain the same in the coming 5 years	51.3%	1.3%	±1.3%

⁶ Coefficient of variation is obtained by expressing the standard error as a percentage of the estimate to which it refers.

8. Points to Note

1.15 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 address. As observed from field visit, there could be multiple establishments operating in a single address.

1.16 Some of the individual descriptive figures as shown in this report may not add up to the total due to rounding of figures. For questions allowing multiple responses, the sum of individual responses does not add up to the total number of establishments. On the other hand, a percentage figure of less than 0.05% will be denoted by asterisk (*).

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

1.18 Cautions should also 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. Hence, figures in this report may not be strictly comparable with those presented in the Final Report of the 2011 Survey.

DETAILED SURVEY FINDINGS

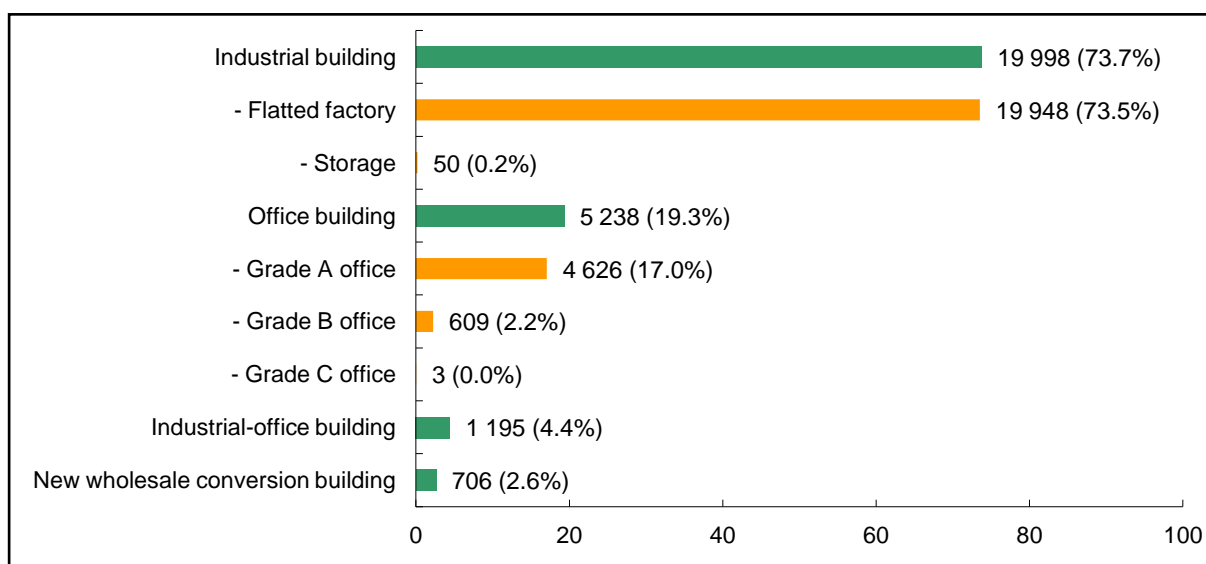
II. DETAILED SURVEY FINDINGS

A. Building and District Information

A1. Building type

2.1 Of the 27 136 business establishments, 73.7% were located in industrial buildings, with the majority (73.5%) in flatted factories and 0.2% in storage. 19.3% were located in office buildings, mainly in Grade A office buildings (17.0%), followed by Grade B office buildings (2.2%). 4.4% were located in I-O buildings and 2.6% were located in new wholesale conversion buildings. (Chart 2.1)

Chart 2.1 : Building type

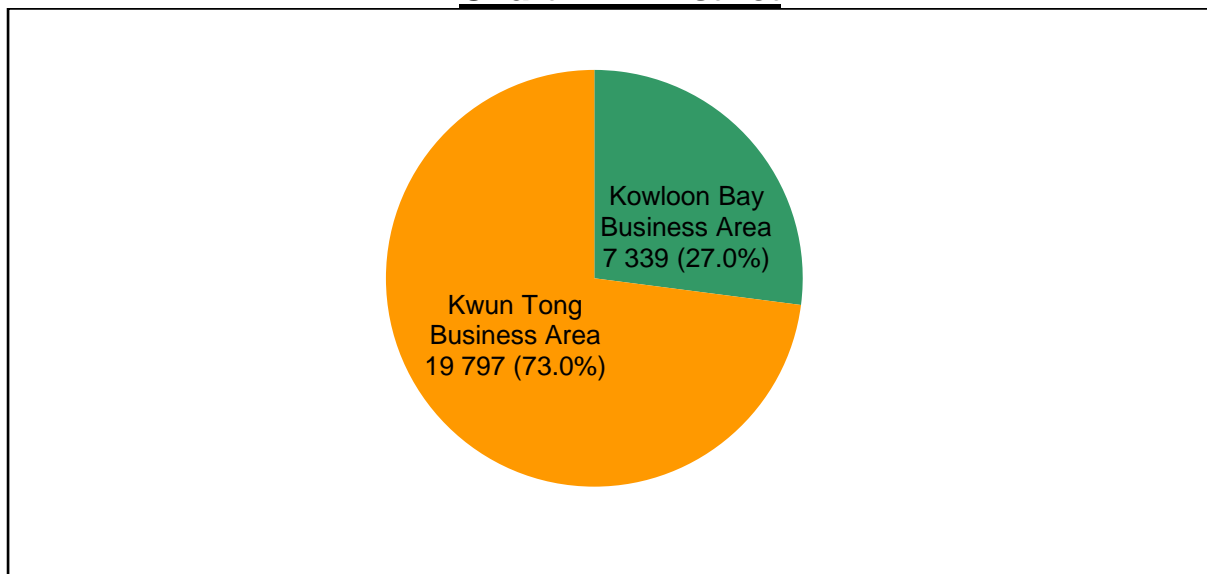


Base : All establishments (27 136)

A2. District

2.2 Of the 27 136 business establishments, 73.0% were in Kwun Tong Business Area while 27.0% were in Kowloon Bay Business Area. (Chart 2.2)

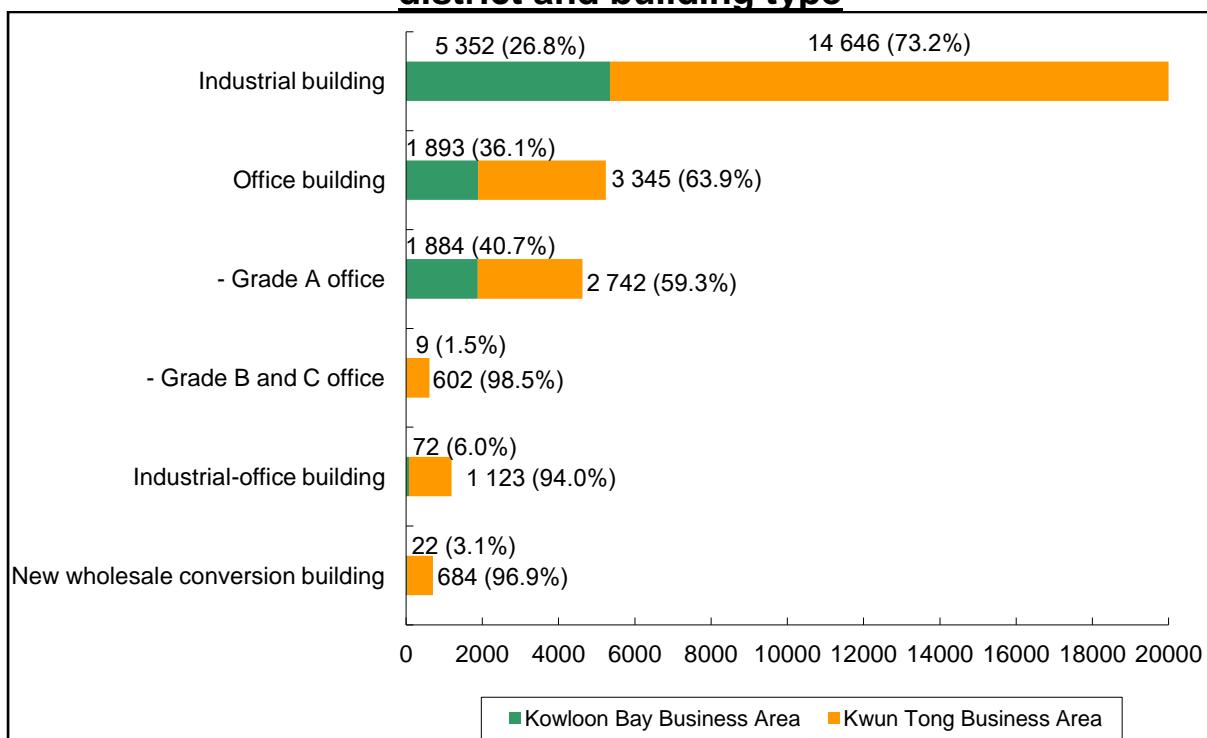
Chart 2.2 : District



Base : All establishments (27 136)

2.3 Further analyses show that the vast 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 Kwun Tong Business Area (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 Kwun Tong Business Area vs. 40.7% in Kowloon Bay Business Area). (Chart 2.3)

Chart 2.3 : Number and proportion of establishments by district and building type

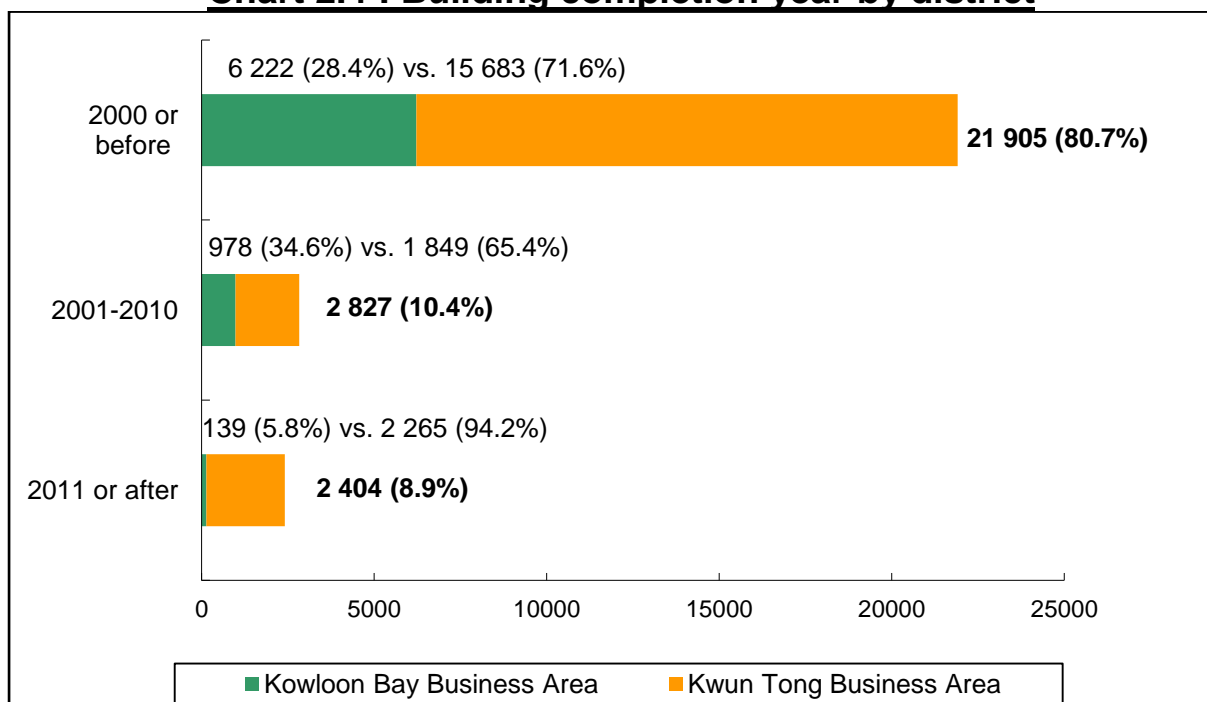


Base : All establishments (27 136)

A3. Building completion year

2.4 The majority (80.7%) of the business establishments were located in buildings which were completed in 2000 or before, 10.4% between 2001 and 2010⁷ and 8.9% in 2011 or after⁸. The majority of the business establishments located in buildings completed in all three year groups were in Kwun Tong Business Area, and the proportion was particularly higher for business establishments located in buildings completed in 2011 or after (94.2%). (Chart 2.4)

Chart 2.4 : Building completion year by district



Base : All establishments (27 136)

2.5 Further analyses reveal that the building completion year of business establishments varied among different building types: (Table 2.1)

- Relatively high proportions of business establishments in industrial-office buildings (92.5%) and industrial buildings (98.5%) were located in buildings which were completed in 2000 or before.
- A relatively high proportion of business establishments in Grade A office buildings (49.1%) was located in buildings which were completed between 2001 and 2010,

⁷ Since 2001, industrial land has been rezoned from “Industrial” to “Other Specified Uses” annotated “Business” on the statutory outline zoning plans covering the Kwun Tong Business Area and Kowloon Bay Business Area.

⁸ The Energizing Kowloon East initiative was announced in the 2011-12 Policy Address, and the Energizing Kowloon East Office was subsequently established in June 2012 to steer, supervise, oversee and monitor the development of Kowloon East. A set of revitalisation measures to facilitate the redevelopment and wholesale conversion of old industrial buildings was also implemented by the Government from April 2010 to March 2016.

followed by 2011 or after (27.2%).

- A relatively high proportion of business establishments in Grade B and C office buildings (61.8%) and all new wholesale conversion buildings (100%) were located in buildings which were completed in 2011 or after.

Table 2.1 Building completion year 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	%		
2000 or before	19 691	98.5	1 105	92.5	1 109	21.2	1 096	23.7	13	2.1	-	-	21 905	80.7
2001-2010	246	1.2	90	7.5	2 491	47.6	2 271	49.1	221	36.1	-	-	2 827	10.4
2011 or after	61	0.3	-	-	1 637	31.3	1 259	27.2	378	61.8	706	100.0	2 404	8.9
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

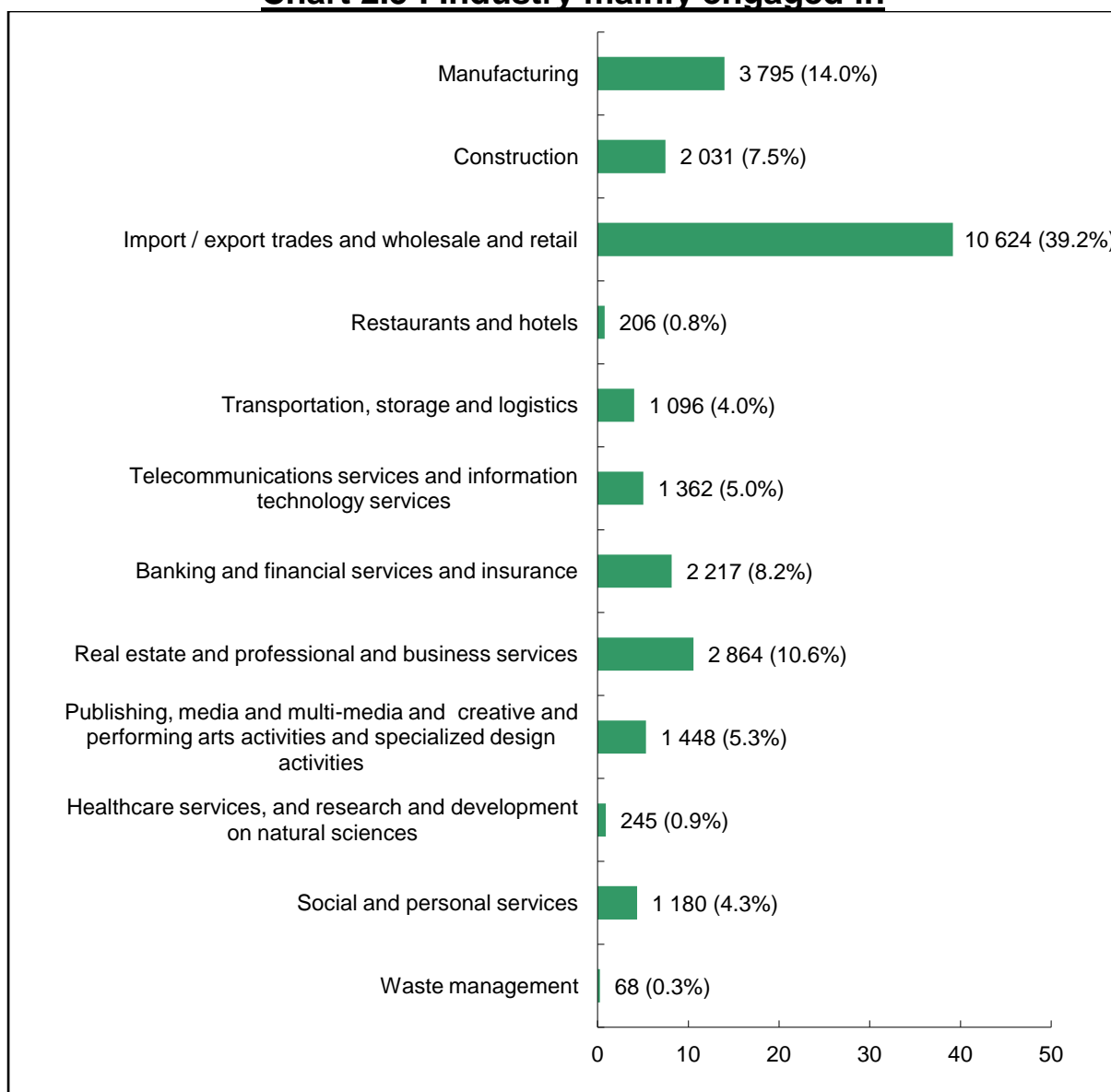
Base : All establishments
Ref. : B_Year

B. Establishment Characteristics

B1. Industry

2.6 39.2% of the business establishments were mainly engaged in “import/export trades and wholesale and retail”, followed by “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 2.5)

Chart 2.5 : 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.

2.7 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. The presence of this kind of business establishments may have implications to the analysis of key establishment characteristics including internal floor area, number of persons working in the present work location, tenure, and choice of location, which would be detailed in the following sections.

2.8 Further analyses reveal that the distribution of industry type varied among different building types, districts and building completion years:

By building type (Table 2.2)

- Industrial buildings accommodated the majority of business establishments of every industry groups, except for “banking and financial services and insurance” industry. A relatively high proportion of business establishments in industrial buildings was engaged in “manufacturing” (16.4%), as compared with 10.7%, 6.3% and 9.3% respectively for I-O buildings, office buildings and new wholesale conversion buildings.
- A relatively high proportion of business establishments in I-O buildings was engaged in “import/export trades and wholesale and retail” (50.3%), as compared with 41.7%, 26.6% and 39.9% respectively for industrial buildings, office buildings and new wholesale conversion buildings.
- A relatively high proportion of business establishments in Grade A office buildings was engaged in “banking and financial services and insurance” (39.2%), as compared with 1.4%, 2.9%, 14.4% and 1.8% respectively for industrial buildings, I-O buildings, Grade B and C office buildings and new wholesale conversion buildings.
- Relatively high proportions of business establishments in Grade B and C office buildings (15.0%) and new wholesale conversion buildings (13.9%) were engaged in “real estate and professional and business services”, as compared with 10.4%, 10.4% and 10.0% respectively for industrial buildings, I-O buildings, Grade A office buildings and new wholesale conversion buildings.

By district (Table 2.3)

- Relatively high proportions of business establishments in Kwun Tong Business Area were engaged in “manufacturing” (14.8%), “banking and financial services and

insurance” (9.5%), where a considerable number (7.0% vs. 1.8% in Kowloon Bay Business Area) were established by insurance agents who set up their work stations at their partnering insurance companies, and “publishing, media and multi-media and creative and performing arts activities and specialized design activities” (5.9%) (cf. 11.8%, 4.7% and 3.9% respectively in Kowloon Bay Business Area).

- Relatively high proportions of business establishments in Kowloon Bay Business Area were engaged in “import/export trades and wholesale and retail” (43.1%), “construction” (9.5%) and “transportation, storage and logistics” (6.4%) (cf. 37.7%, 6.8% and 3.2% respectively in Kwun Tong Business Area).

By building completion year (Table 2.4)

- Relatively high proportions of business establishments located in buildings which were completed in 2000 or before were engaged in “import/export trades and wholesale and retail” (42.0%), “manufacturing” (15.8%) and “construction” (8.5%).
- A relatively high proportion of business establishments located in buildings which were completed between 2001 and 2010 was engaged in “banking and financial services and insurance” (39.7%).
- Relatively high proportions of business establishments located in buildings which were completed in 2011 or after were engaged in “real estate and professional and business services” (13.1%) and “telecommunications services and information technology services” (6.8%).

Table 2.2 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

Table 2.3 Industry mainly engaged in by district

	District				Overall	
	Kowloon Bay Business Area		Kwun Tong Business Area			
	No. of establishments	%	No. of establishments	%	No. of establishments	%
Manufacturing	866	11.8	2 929	14.8	3 795	14.0
Construction	694	9.5	1 337	6.8	2 031	7.5
Import / export trades and wholesale and retail	3 164	43.1	7 460	37.7	10 624	39.2
Restaurants and hotels	45	0.6	161	0.8	206	0.8
Transportation, storage and logistics	469	6.4	627	3.2	1 096	4.0
Telecommunications services and information technology services	363	4.9	999	5.0	1 362	5.0
Banking and financial services and insurance	343	4.7	1 874	9.5	2 217	8.2
• <i>Business establishments set up by insurance agents at their partnering insurance companies</i>	131	1.8	1 380	7.0	1 510	5.6
• <i>Banking and financial services and insurance (excluding insurance agents)</i>	212	2.9	494	2.5	707	2.6
Real estate and professional and business services	753	10.3	2 111	10.7	2 864	10.6
Publishing, media and multi-media and creative and performing arts activities and specialized design activities	289	3.9	1 159	5.9	1 448	5.3
Healthcare services, and research and development on natural sciences	50	0.7	195	1.0	245	0.9
Social and personal services	274	3.7	906	4.6	1 180	4.3
Waste management	29	0.4	39	0.2	68	0.3
Base	7 339	100.0	19 797	100.0	27 136	100.0

Base : All establishments
Ref. : A1

Table 2.4 Industry mainly engaged in by building completion year

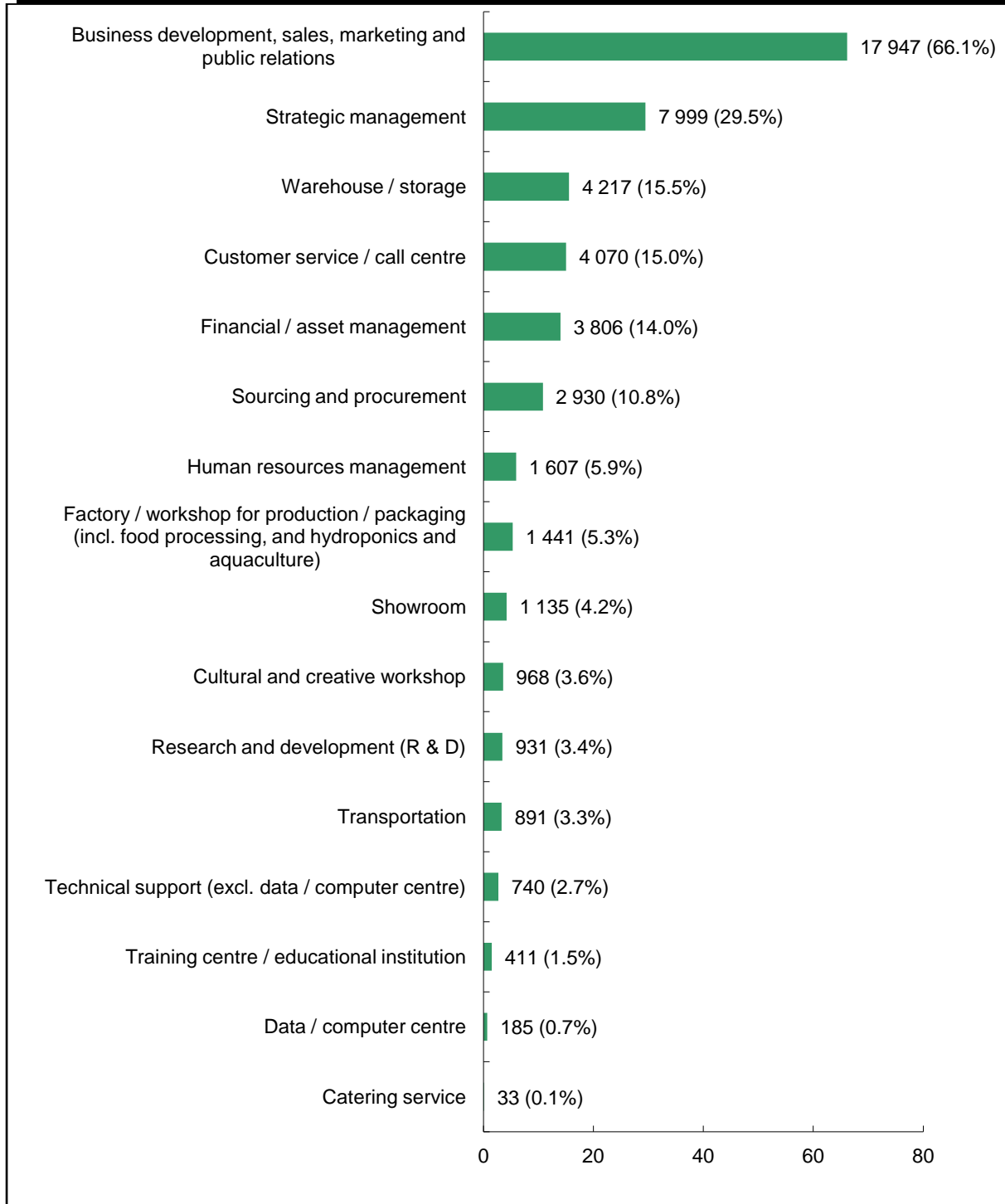
	Building Completion Year						Overall	
	2000 or before		2001-2010		2011 or after			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Manufacturing	3 456	15.8	164	5.8	175	7.3	3 795	14.0
Construction	1 863	8.5	87	3.1	80	3.3	2 031	7.5
Import / export trades and wholesale and retail	9 209	42.0	733	25.9	682	28.4	10 624	39.2
Restaurants and hotels	163	0.7	19	0.7	24	1.0	206	0.8
Transportation, storage and logistics	877	4.0	117	4.1	101	4.2	1 096	4.0
Telecommunications services and information technology services	1 078	4.9	121	4.3	163	6.8	1 362	5.0
Banking and financial services and insurance	470	2.1	1 122	39.7	626	26.0	2 217	8.2
Real estate and professional and business services	2 288	10.4	261	9.2	315	13.1	2 864	10.6
Publishing, media and multi-media and creative and performing arts activities and specialized design activities	1 248	5.7	84	3.0	115	4.8	1 448	5.3
Healthcare services, and research and development on natural sciences	172	0.8	46	1.6	27	1.1	245	0.9
Social and personal services	1 015	4.6	70	2.5	96	4.0	1 180	4.3
Waste management	65	0.3	3	0.1	-	-	68	0.3
Base	21 905	100.0	2 827	100.0	2 404	100.0	27 136	100.0

Base : All establishments
Ref. : A1

B2. Major functions/operations

2.9 In the survey, business establishments were asked to list out the major three functions or operations in their present work location. Two-thirds (66.1%) reported “business development, sales, marketing and public relations”, followed by “strategic management” (29.5%), “warehouse/storage” (15.5%), “customer service / call centre” (15.0%) and “financial / asset management” (14.0%). (Chart 2.6)

Chart 2.6 : Major functions / operations in the present work location



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

2.10 The major functions/operations in the present work location varied among different building types, districts and related to the industries engaged in:

By building type (Table 2.5)

- Relatively high proportions 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%).
- Relatively high proportions of business establishments in I-O buildings mentioned “sourcing and procurement” (15.8%) and “technical support (excluding data/computer centre)” (4.7%).
- Relatively high proportions of business establishments in Grade A office buildings mentioned “business development, sales, marketing and public relations” (75.0%) and “financial/asset management” (36.0%).
- Relatively high proportions 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).

By industry (Table 2.6)

- Relatively high proportions of business establishments engaged in “manufacturing” (22.7%) and “restaurants and hotels” (18.7%) mentioned “factory/workshop for production/packaging (including food processing, and hydroponics and aquaculture)”, as compared with other industries (ranging from 0% to 8.7%).
- A relatively high proportion of business establishments engaged in “import/export trades and wholesale and retail” mentioned “sourcing and procurement” (21.0%), as compared with other industries (ranging from 0% to 10.7%).
- Relatively high proportions of business establishments engaged in “telecommunications services and information technology services” mentioned “technical support (excluding data/computer centre)” (21.9%) and “data / computer centre” (9.7%), as compared with other industries (ranging from 0% to 6.3% and 0 to 1.5% respectively).

- A relatively high proportion of business establishments engaged in “banking and financial services and insurance” mentioned “financial/asset management” (50.7%), as compared with other industries (ranging from 3.1% to 20.7%).
- A relatively high proportion of business establishments engaged in “publishing, media and multi-media and creative and performing arts activities and specialized design activities” mentioned “cultural and creative workshop” (42.9%), as compared with other industries (ranging from 0 to 6.7%).
- A relatively high proportion of business establishments engaged in “social and personal services” mentioned “training centre/educational institution” (24.3%), as compared with other industries (ranging from 0 to 3.5%).

2.11 Analysis of major functions / operations in the present work location by district was attempted but no major difference between the subgroups is found.

Table 2.5 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

Table 2.6 Major functions / operations in the present work location by industry

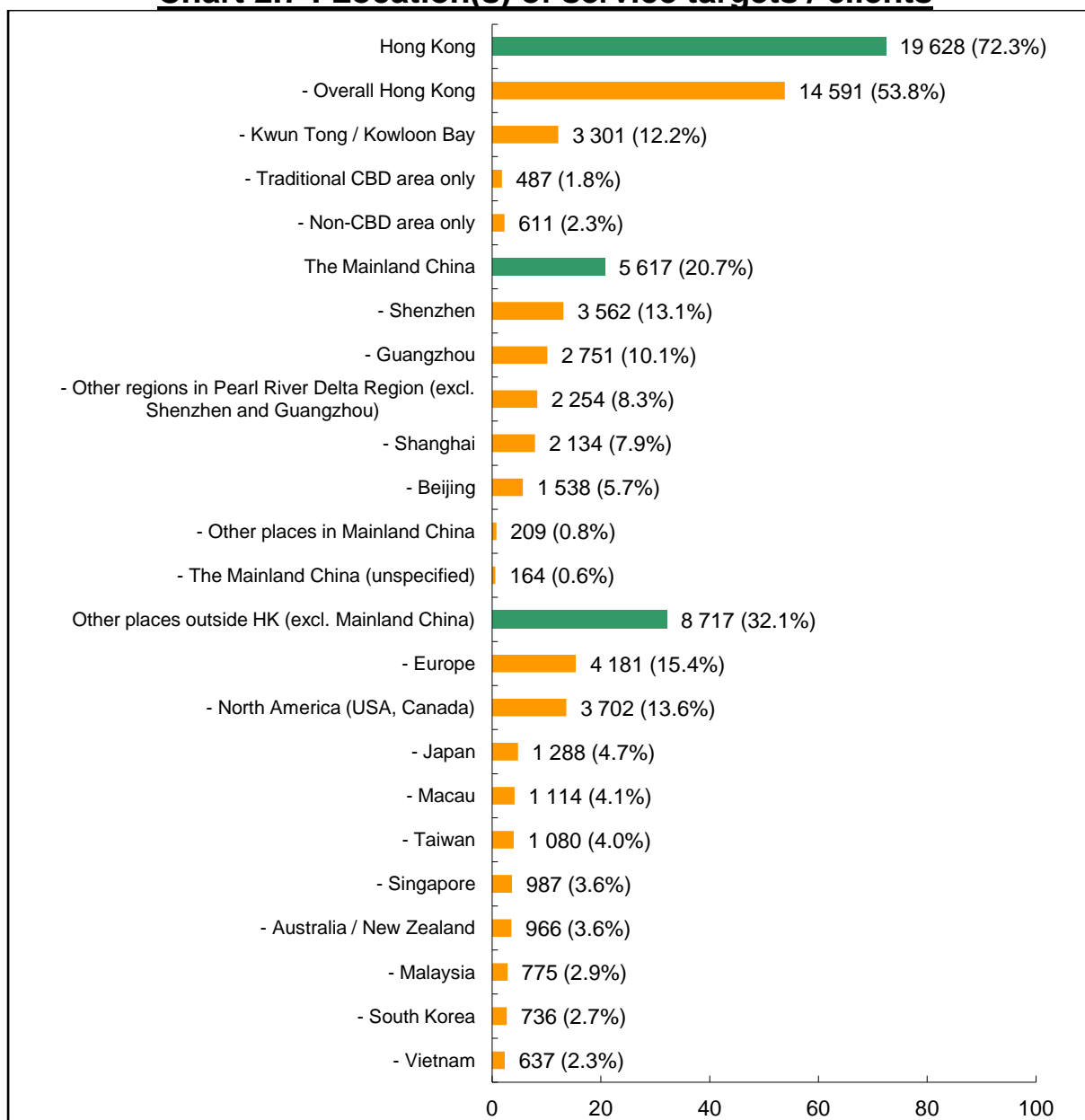
	Industry																				Overall					
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences			Social and personal services		Waste management		
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	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	2 405	63.4	1 341	66.0	7 770	73.1	119	58.1	533	48.6	814	59.7	1 649	74.4	1 653	57.7	776	53.6	165	67.4	681	57.7	42	60.9	17 947	66.1
Strategic management	1 071	28.2	732	36.0	3 113	29.3	54	26.4	242	22.1	377	27.7	627	28.3	1 092	38.1	339	23.4	66	27.0	277	23.4	10	14.5	7 999	29.5
Warehouse / storage	628	16.6	412	20.3	2 209	20.8	21	10.2	338	30.9	177	13.0	13	0.6	172	6.0	86	6.0	24	9.7	96	8.2	39	57.2	4 217	15.5
Customer service / call centre	468	12.3	255	12.6	1 073	10.1	19	9.4	224	20.5	236	17.3	918	41.4	471	16.5	128	8.8	89	36.3	187	15.9	1	2.0	4 070	15.0
Financial / asset management	438	11.5	188	9.3	1 088	10.2	17	8.4	119	10.8	91	6.7	1 123	50.7	593	20.7	77	5.3	8	3.1	62	5.2	2	3.2	3 806	14.0
Sourcing and procurement	406	10.7	127	6.3	2 236	21.0	6	2.8	18	1.6	49	3.6	-	-	54	1.9	13	0.9	4	1.6	14	1.2	2	3.2	2 930	10.8
Human resources management	212	5.6	222	11.0	512	4.8	23	11.4	54	4.9	85	6.2	62	2.8	231	8.1	96	6.7	12	4.8	89	7.6	8	12.4	1 607	5.9
Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)	862	22.7	131	6.5	193	1.8	38	18.7	33	3.0	26	1.9	-	-	68	2.4	16	1.1	21	8.7	51	4.3	1	2.0	1 441	5.3
Showroom	189	5.0	51	2.5	778	7.3	4	1.8	2	0.2	17	1.3	12	0.5	16	0.6	13	0.9	13	5.3	41	3.5	-	-	1 135	4.2
Cultural and creative workshop	11	0.3	12	0.6	31	0.3	2	0.7	-	-	30	2.2	-	-	193	6.7	622	42.9	-	-	68	5.8	-	-	968	3.6
Research and development (R&D)	193	5.1	83	4.1	142	1.3	2	1.1	2	0.2	202	14.9	-	-	115	4.0	134	9.2	27	10.9	27	2.3	3	4.3	931	3.4
Transportation	96	2.5	17	0.8	354	3.3	-	-	371	33.8	21	1.6	2	0.1	18	0.6	3	0.2	4	1.8	4	0.4	-	-	891	3.3
Technical support (excl. data / computer centre)	77	2.0	49	2.4	76	0.7	-	-	2	0.1	298	21.9	-	-	139	4.8	20	1.4	6	2.3	74	6.3	-	-	740	2.7
Training centre / educational institution	9	0.2	6	0.3	19	0.2	6	2.7	-	-	9	0.6	13	0.6	25	0.9	29	2.0	9	3.5	287	24.3	-	-	411	1.5
Data / computer centre	1	*	5	0.2	13	0.1	-	-	-	-	132	9.7	-	-	6	0.2	22	1.5	-	-	6	0.5	-	-	185	0.7
Catering service	2	*	-	-	1	*	28	13.4	-	-	-	-	-	-	-	-	-	-	-	-	3	0.2	-	-	33	0.1
Base	3 795		2 031		10 624		206		1 096		1 362		2 217		2 864		1 448		245		1 180		68		27 136	

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

B3. Locations of service targets / clients

2.12 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%), with 53.8% serving overall Hong Kong (i.e. service targets / clients not in specific district(s)). On the other hand, 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 2.7)

Chart 2.7 : Location(s) of service targets / clients



Base : All establishments (27 136)

Note : Multiple answers were allowed

Those locations outside Hong Kong (excluding Mainland China) which were mentioned by less than 1% of the establishments were not shown

2.13 Further analyses indicate that the locations of service targets / clients varied among different industries engaged in and major functions/operations of the business establishments:

By industry (Table 2.7)

- Relatively high proportions of business establishments engaged in “construction” (98.5%), “social and personal services” (97.2%), “restaurants and hotels” (97.1%), “waste management” (96.2%), “banking and financial services and insurance” (95.0%), “real estate and professional and business services” (91.9%), “publishing, media and multi-media and creative and performing arts activities and specialized design activities” (91.8%), “telecommunications services and information technology services” (88.6%) and “healthcare services and research and development on natural sciences” (85.3%) had service targets / clients in Hong Kong, as compared with other industries (ranging from 53.4% to 67.1%).
- Relatively high proportions of business establishments engaged in “import/export trades and wholesale and retail” (49.0%), “manufacturing” (45.4%) and “transportation, storage and logistics” (41.0%) had service targets / clients outside Hong Kong (excluding the Mainland China), as compared with other industries (ranging from 2.3% to 21.1%).
- A relatively high proportion of business establishments engaged in “transportation, storage and logistics” (40.6%) claimed that they had service targets / clients in the Mainland China, as compared with other industries (ranging from 4.3% to 24.5%).

By major functions/operations (Table 2.8)

- Relatively high proportions of business establishments with major functions/operations as “catering service” (100%), “training centre/educational institution” (99.4%), “cultural and creative workshop” (95.9%), “data/computer centre” (94.4%), “technical support (excluding data/computer centre)” (87.4%), “human resources management” (86.3%) and “factory/workshop for production/packaging (including food processing, and hydroponics and aquaculture)” (85.3%) claimed that they had service targets / clients in Hong Kong, as compared with other functions/operations (ranging from 49.0% to 76.9%).
- Relatively high proportions of business establishments with major functions/operations as “showroom” (59.8%), “sourcing and procurement” (51.3%), “transportation” (46.8%) and “research and development” (41.5%) claimed that they had service targets / clients outside Hong Kong (excluding the Mainland China), as

compared with other functions/operations (ranging from 0% to 35%).

- A relatively high proportion of business establishments with major functions/operations as “transportation” (40.2%) claimed that they had service targets / clients in the Mainland China, as compared with other functions/operations (ranging from 0% to 30.7%).

Table 2.7 Location(s) of service targets / clients by industry

	Industry																				Overall					
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences			Social and personal services		Waste management		
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		No. of establishments	%	No. of establishments	%	
Hong Kong	2 320	61.1	2 000	98.5	5 678	53.4	200	97.1	736	67.1	1 207	88.6	2 106	95.0	2 631	91.9	1 329	91.8	209	85.3	1 147	97.2	66	96.2	19 628	72.3
- Overall Hong Kong	1 689	44.5	1 652	81.4	4 099	38.6	91	44.1	556	50.7	928	68.1	1 793	80.9	1 770	61.8	1 078	74.5	156	63.8	749	63.4	30	43.7	14 591	53.8
- Kwun Tong / Kowloon Bay	407	10.7	210	10.4	1 024	9.6	83	40.4	112	10.2	130	9.6	233	10.5	536	18.7	148	10.2	41	16.8	344	29.2	33	48.0	3 301	12.2
- Traditional CBD area only	73	1.9	42	2.1	145	1.4	2	1.0	16	1.5	44	3.2	30	1.4	89	3.1	37	2.5	-	-	9	0.7	-	-	487	1.8
- Non-CBD area only	79	2.1	55	2.7	196	1.8	17	8.3	41	3.7	39	2.8	10	0.5	109	3.8	26	1.8	-	-	37	3.2	2	2.3	611	2.3
The Mainland China	890	23.5	105	5.2	2 600	24.5	9	4.3	445	40.6	288	21.1	446	20.1	449	15.7	253	17.4	43	17.7	85	7.2	4	6.0	5 617	20.7
- Shenzhen	525	13.8	66	3.3	1 625	15.3	3	1.4	337	30.8	206	15.1	319	14.4	263	9.2	140	9.6	19	7.9	59	5.0	-	-	3 562	13.1
- Guangzhou	423	11.1	54	2.6	1 199	11.3	4	2.2	251	22.9	117	8.6	270	12.2	235	8.2	126	8.7	25	10.2	47	4.0	-	-	2 751	10.1
- Other regions in Pearl River Delta Region (excl. Shenzhen and Guangzhou)	400	10.5	52	2.5	1 091	10.3	2	0.8	201	18.4	98	7.2	140	6.3	150	5.2	74	5.1	14	5.8	31	2.6	-	-	2 254	8.3
- Shanghai	301	7.9	46	2.3	851	8.0	9	4.3	240	21.9	103	7.6	179	8.1	219	7.7	127	8.7	21	8.4	33	2.8	4	6.0	2 134	7.9
- Beijing	153	4.0	40	2.0	638	6.0	3	1.4	147	13.5	64	4.7	146	6.6	170	6.0	131	9.1	10	4.2	32	2.7	2	2.3	1 538	5.7
- Other places in the Mainland China	42	1.1	10	0.5	106	1.0	-	-	3	0.3	3	0.2	15	0.7	21	0.7	-	-	-	-	8	0.7	-	-	209	0.8
- The Mainland China (unspecified)	19	0.5	5	0.2	107	1.0	-	-	1	0.1	1	0.1	10	0.5	12	0.4	4	0.3	-	-	5	0.4	-	-	164	0.6
Base	3 795		2 031		10 624		206		1 096		1 362		2 217		2 864		1 448		245		1 180		68		27 136	

Base : All establishments

Note : Multiple answers were allowed

Ref. : A3

Table 2.7 Location(s) of service targets / clients by industry (cont'd)

	Industry														Overall											
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance				Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management	
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%			No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Other places outside HK (excl. the Mainland China)	1 722	45.4	113	5.6	5 204	49.0	5	2.3	449	41.0	287	21.1	118	5.3	407	14.2	287	19.8	48	19.7	75	6.4	2	2.3	8 717	32.1
- Macau	111	2.9	74	3.6	444	4.2	-	-	46	4.2	108	7.9	41	1.9	143	5.0	93	6.4	25	10.1	27	2.3	2	2.3	1 114	4.1
- Taiwan	170	4.5	24	1.2	467	4.4	-	-	124	11.3	76	5.6	33	1.5	75	2.6	96	6.7	2	0.9	11	1.0	2	2.3	1 080	4.0
- Japan	319	8.4	24	1.2	654	6.2	1	0.6	100	9.1	34	2.5	29	1.3	53	1.8	64	4.4	2	0.9	7	0.6	2	2.3	1 288	4.7
- Singapore	129	3.4	20	1.0	537	5.1	1	0.6	77	7.1	52	3.8	35	1.6	79	2.8	42	2.9	3	1.1	10	0.8	2	2.3	987	3.6
- South Korea	132	3.5	18	0.9	382	3.6	-	-	83	7.5	23	1.7	6	0.3	48	1.7	42	2.9	-	-	-	-	2	2.3	736	2.7
- Malaysia	135	3.6	15	0.8	375	3.5	-	-	62	5.7	44	3.3	31	1.4	70	2.4	30	2.1	1	0.6	9	0.8	2	2.3	775	2.9
- Vietnam	125	3.3	15	0.8	308	2.9	-	-	78	7.1	31	2.3	5	0.2	53	1.8	19	1.3	2	0.9	-	-	2	2.3	637	2.3
- Australia / New Zealand	230	6.1	17	0.8	497	4.7	2	0.9	70	6.4	26	1.9	22	1.0	42	1.5	49	3.4	2	0.9	7	0.6	2	2.3	966	3.6
- Europe	945	24.9	26	1.3	2 704	25.5	2	0.8	190	17.4	84	6.2	14	0.6	118	4.1	75	5.2	6	2.3	15	1.3	2	2.3	4 181	15.4
- North America (USA, Canada)	955	25.2	19	1.0	2 282	21.5	2	0.9	173	15.8	80	5.9	21	0.9	81	2.8	70	4.8	7	2.9	11	0.9	2	2.3	3 702	13.6
- South America	18	0.5	-	-	53	0.5	-	-	4	0.4	-	-	-	-	4	0.1	3	0.2	-	-	-	-	-	-	82	0.3
- Asia	17	0.5	2	0.1	76	0.7	-	-	4	0.3	5	0.3	-	-	5	0.2	-	-	4	1.8	-	-	-	-	113	0.4
- Middle East	23	0.6	2	0.1	39	0.4	-	-	2	0.2	1	0.1	-	-	6	0.2	4	0.3	-	-	3	0.2	-	-	80	0.3
- Central America	4	0.1	-	-	1	*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	*
- Southeast Asia	16	0.4	-	-	139	1.3	-	-	13	1.2	7	0.5	4	0.2	7	0.2	7	0.5	1	0.6	5	0.5	-	-	199	0.7
- Africa	4	0.1	-	-	143	1.3	2	0.8	5	0.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	153	0.6
- Thailand	10	0.3	2	0.1	89	0.8	-	-	6	0.5	11	0.8	4	0.2	6	0.2	2	0.1	1	0.6	2	0.2	-	-	131	0.5
- Indonesia	17	0.5	-	-	47	0.4	-	-	2	0.2	14	1.0	-	-	6	0.2	2	0.1	-	-	2	0.2	-	-	90	0.3
- India	3	0.1	-	-	90	0.8	-	-	6	0.5	3	0.2	-	-	1	0.1	1	0.1	12	4.7	2	0.1	-	-	118	0.4
- Worldwide	42	1.1	5	0.2	85	0.8	-	-	55	5.0	20	1.5	7	0.3	14	0.5	9	0.7	1	0.5	3	0.2	-	-	242	0.9
Base	3 795		2 031		10 624		206		1 096		1 362		2 217		2 864		1 448		245		1 180		68		27 136	

Base : All establishments.
Note : Multiple answers were allowed
Ref. : A3

Table 2.8 Location(s) of service targets / clients by major functions / operations

	Major functions/operations in the present work location																Overall	
	Strategic management		Business development, sales, marketing and public relations		Financial / asset management		Customer service / call centre		Human resources management		Showroom		Transportation		Sourcing and procurement			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Hong Kong	5 529	69.1	12 724	70.9	2 695	70.8	3 129	76.9	1 388	86.3	556	49.0	476	53.4	1 594	54.4	19 628	72.3
- Overall Hong Kong	4 127	51.6	9 658	53.8	2 020	53.1	2 329	57.2	1 220	75.9	347	30.6	338	37.9	1 157	39.5	14 591	53.8
- Kwun Tong / Kowloon Bay	911	11.4	1 944	10.8	460	12.1	479	11.8	88	5.4	154	13.6	93	10.5	295	10.1	3 301	12.2
- Traditional CBD area only	135	1.7	359	2.0	81	2.1	92	2.3	26	1.6	8	0.7	6	0.6	31	1.0	487	1.8
- Non-CBD area only	162	2.0	330	1.8	79	2.1	78	1.9	20	1.2	3	0.3	30	3.3	54	1.9	611	2.3
The Mainland China	1 648	20.6	3 796	21.2	927	24.4	912	22.4	197	12.3	166	14.6	358	40.2	656	22.4	5 617	20.7
- Shenzhen	981	12.3	2 470	13.8	591	15.5	608	14.9	119	7.4	117	10.3	239	26.9	422	14.4	3 562	13.1
- Guangzhou	812	10.2	1 940	10.8	502	13.2	531	13.0	94	5.8	86	7.6	184	20.6	386	13.2	2 751	10.1
- Other regions in Pearl River Delta Region (excl. Shenzhen and Guangzhou)	665	8.3	1 550	8.6	408	10.7	348	8.6	76	4.7	59	5.2	168	18.9	267	9.1	2 254	8.3
- Shanghai	621	7.8	1 498	8.3	385	10.1	413	10.1	81	5.1	70	6.2	164	18.4	218	7.4	2 134	7.9
- Beijing	497	6.2	1 081	6.0	310	8.1	275	6.8	73	4.5	61	5.4	84	9.4	135	4.6	1 538	5.7
- Other places in the Mainland China	90	1.1	155	0.9	44	1.1	39	1.0	10	0.6	15	1.4	15	1.7	17	0.6	209	0.8
- The Mainland China (unspecified)	57	0.7	109	0.6	19	0.5	33	0.8	4	0.2	7	0.7	12	1.3	20	0.7	164	0.6
Base	7 999		17 947		3 806		4 070		1 607		1 135		891		2 930		27 136	

Base : All establishments

Note : Multiple answers were allowed

Ref. : A3

Table 2.8 Location(s) of service targets / clients by major functions / operations (cont'd)

	Major functions/operations in the present work location																Overall	
	Strategic management		Business development, sales, marketing and public relations		Financial / asset management		Customer service / call centre		Human resources management		Showroom		Transportation		Sourcing and procurement			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
<u>Other places outside HK (excl. the Mainland China)</u>	2 753	34.4	6 282	35.0	1 214	31.9	1 166	28.6	264	16.4	679	59.8	416	46.8	1 504	51.3	8 717	32.1
- Macau	365	4.6	811	4.5	146	3.8	159	3.9	42	2.6	54	4.8	26	2.9	121	4.1	1 114	4.1
- Taiwan	280	3.5	761	4.2	208	5.5	156	3.8	33	2.0	73	6.4	85	9.5	135	4.6	1 080	4.0
- Japan	349	4.4	958	5.3	252	6.6	193	4.7	37	2.3	46	4.1	82	9.2	162	5.5	1 288	4.7
- Singapore	303	3.8	698	3.9	190	5.0	155	3.8	23	1.4	63	5.5	26	2.9	122	4.2	987	3.6
- South Korea	230	2.9	537	3.0	112	2.9	75	1.8	28	1.7	21	1.9	56	6.3	95	3.2	736	2.7
- Malaysia	233	2.9	574	3.2	163	4.3	136	3.3	20	1.2	52	4.5	31	3.4	58	2.0	775	2.9
- Vietnam	201	2.5	435	2.4	118	3.1	102	2.5	23	1.4	13	1.2	87	9.7	70	2.4	637	2.3
- Australia / New Zealand	310	3.9	714	4.0	138	3.6	137	3.4	42	2.6	66	5.8	50	5.6	129	4.4	966	3.6
- Europe	1 349	16.9	3 156	17.6	526	13.8	601	14.8	138	8.6	430	37.9	206	23.1	790	27.0	4 181	15.4
- North America (USA, Canada)	1 261	15.8	2 758	15.4	527	13.8	426	10.5	104	6.5	361	31.8	162	18.2	760	25.9	3 702	13.6
- South America	61	0.8	54	0.3	24	0.6	4	0.1	-	-	14	1.2	1	0.1	13	0.4	82	0.3
- Asia	32	0.4	67	0.4	28	0.7	13	0.3	3	0.2	4	0.4	17	1.9	17	0.6	113	0.4
- Middle East	18	0.2	55	0.3	8	0.2	14	0.4	8	0.5	12	1.0	-	-	18	0.6	80	0.3
- Central America	1	*	3	*	-	-	3	0.1	-	-	1	0.1	3	0.3	1	*	5	*
- Southeast Asia	49	0.6	144	0.8	32	0.8	28	0.7	9	0.5	14	1.2	8	0.9	18	0.6	199	0.7
- Africa	44	0.6	126	0.7	22	0.6	4	0.1	2	0.1	3	0.3	3	0.4	26	0.9	153	0.6
- Thailand	27	0.3	107	0.6	13	0.4	24	0.6	2	0.2	2	0.2	1	0.2	15	0.5	131	0.5
- Indonesia	10	0.1	47	0.3	10	0.3	25	0.6	-	-	12	1.0	1	0.2	28	1.0	90	0.3
- India	30	0.4	76	0.4	5	0.1	28	0.7	3	0.2	-	-	16	1.8	28	1.0	118	0.4
- Worldwide	104	1.3	139	0.8	31	0.8	27	0.7	11	0.7	7	0.6	24	2.7	18	0.6	242	0.9
Base	7 999		17 947		3 806		4 070		1 607		1 135		891		2 930		27 136	

Base : All establishments

Note : Multiple answers were allowed

Ref. : A3

Table 2.8 Location(s) of service targets / clients by major functions / operations (cont'd)

	Major functions/operations in the present work location														Overall			
	Warehouse / storage		Research and development (R&D)		Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)		Cultural and creative workshop		Data / computer centre		Technical support (excl. data / computer centre)		Training centre / educational institution				Catering service	
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%			No. of establishments	%
Hong Kong	3 137	74.4	642	69.0	1 229	85.3	929	95.9	175	94.4	646	87.4	408	99.4	33		19 628	72.3
- Overall Hong Kong	2 274	53.9	478	51.3	928	64.4	663	68.5	151	81.9	427	57.7	226	55.2	3	8.6	14 591	53.8
- Kwun Tong / Kowloon Bay	548	13.0	93	10.0	180	12.5	161	16.6	15	8.0	132	17.8	165	40.2	29	87.7	3 301	12.2
- Traditional CBD area only	86	2.0	29	3.1	31	2.2	41	4.2	7	3.9	17	2.2	1	0.3	-	-	487	1.8
- Non-CBD area only	137	3.2	12	1.3	47	3.2	23	2.4	1	0.7	29	3.9	11	2.6	1	3.7	611	2.3
The Mainland China	1 043	24.7	231	24.8	174	12.1	163	16.8	57	30.7	190	25.7	31	7.6	-	-	5 617	20.7
- Shenzhen	721	17.1	165	17.8	100	6.9	78	8.0	53	28.5	131	17.7	23	5.6	-	-	3 562	13.1
- Guangzhou	434	10.3	105	11.3	55	3.8	67	6.9	34	18.2	113	15.2	14	3.5	-	-	2 751	10.1
- Other regions in Pearl River Delta Region (excl. Shenzhen and Guangzhou)	440	10.4	98	10.6	87	6.0	29	3.0	12	6.3	66	8.9	14	3.5	-	-	2 254	8.3
- Shanghai	440	10.4	83	8.9	65	4.5	66	6.8	10	5.5	62	8.3	10	2.5	-	-	2 134	7.9
- Beijing	328	7.8	49	5.3	26	1.8	67	7.0	10	5.5	45	6.1	9	2.2	-	-	1 538	5.7
- Other places in the Mainland China	29	0.7	3	0.4	7	0.5	4	0.5	-	-	4	0.5	1	0.3	-	-	209	0.8
- The Mainland China (unspecified)	41	1.0	-	-	-	-	8	0.9	-	-	-	-	-	-	-	-	164	0.6
Base	4 217		931		1 441		968		185		740		411		33		27 136	

Base : All establishments

Note : Multiple answers were allowed

Ref. : A3

Table 2.8 Location(s) of service targets / clients by major functions / operations (cont'd)

	Major functions/operations in the present work location																	
	Warehouse / storage		Research and development (R&D)		Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)		Cultural and creative workshop		Data / computer centre		Technical support (excl. data / computer centre)		Training centre / educational institution		Catering service		Overall	
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
<u>Other places outside HK (excl. the Mainland China)</u>	1 255	29.8	387	41.5	245	17.0	199	20.6	46	25.1	208	28.2	30	7.2	-	-	8 717	32.1
- Macau	223	5.3	64	6.9	35	2.4	82	8.5	16	8.4	59	8.0	17	4.1	-	-	1 114	4.1
- Taiwan	221	5.2	66	7.1	32	2.3	61	6.3	10	5.5	47	6.3	5	1.2	-	-	1 080	4.0
- Japan	158	3.8	60	6.4	10	0.7	40	4.2	3	1.6	24	3.3	1	0.3	-	-	1 288	4.7
- Singapore	194	4.6	34	3.6	19	1.3	28	2.9	10	5.6	40	5.4	4	0.9	-	-	987	3.6
- South Korea	129	3.1	21	2.3	9	0.6	26	2.6	2	1.0	26	3.5	1	0.3	-	-	736	2.7
- Malaysia	111	2.6	52	5.6	5	0.3	29	3.0	14	7.7	30	4.0	5	1.2	-	-	775	2.9
- Vietnam	113	2.7	23	2.4	8	0.5	10	1.0	2	0.8	18	2.5	4	0.9	-	-	637	2.3
- Australia / New Zealand	113	2.7	43	4.6	32	2.3	53	5.5	6	3.5	14	1.9	1	0.3	-	-	966	3.6
- Europe	543	12.9	193	20.8	134	9.3	44	4.5	7	4.0	63	8.5	1	0.3	-	-	4 181	15.4
- North America (USA, Canada)	492	11.7	169	18.2	104	7.2	49	5.0	10	5.5	45	6.0	-	-	-	-	3 702	13.6
- South America	4	0.1	5	0.6	-	-	1	0.1	-	-	-	-	-	-	-	-	82	0.3
- Asia	43	1.0	4	0.4	-	-	-	-	2	1.0	2	0.3	-	-	-	-	113	0.4
- Middle East	2	*	4	0.5	1	0.1	1	0.1	-	-	1	0.2	-	-	-	-	80	0.3
- Central America	-	-	1	0.1	-	-	-	-	-	-	-	-	-	-	-	-	5	*
- Southeast Asia	38	0.9	1	0.1	8	0.5	3	0.3	-	-	7	1.0	2	0.5	-	-	199	0.7
- Africa	26	0.6	1	0.1	-	-	-	-	-	-	-	-	-	-	-	-	153	0.6
- Thailand	9	0.2	-	-	3	0.2	-	-	2	1.0	9	1.2	6	1.4	-	-	131	0.5
- Indonesia	16	0.4	-	-	13	0.9	-	-	2	1.0	3	0.4	6	1.4	-	-	90	0.3
- India	25	0.6	-	-	-	-	-	-	2	1.0	3	0.4	2	0.4	-	-	118	0.4
- Worldwide	48	1.1	14	1.5	12	0.8	11	1.2	-	-	7	0.9	-	-	-	-	242	0.9
Base	4 217		931		1 441		968		185		740		411		33		27 136	

Base : All establishments

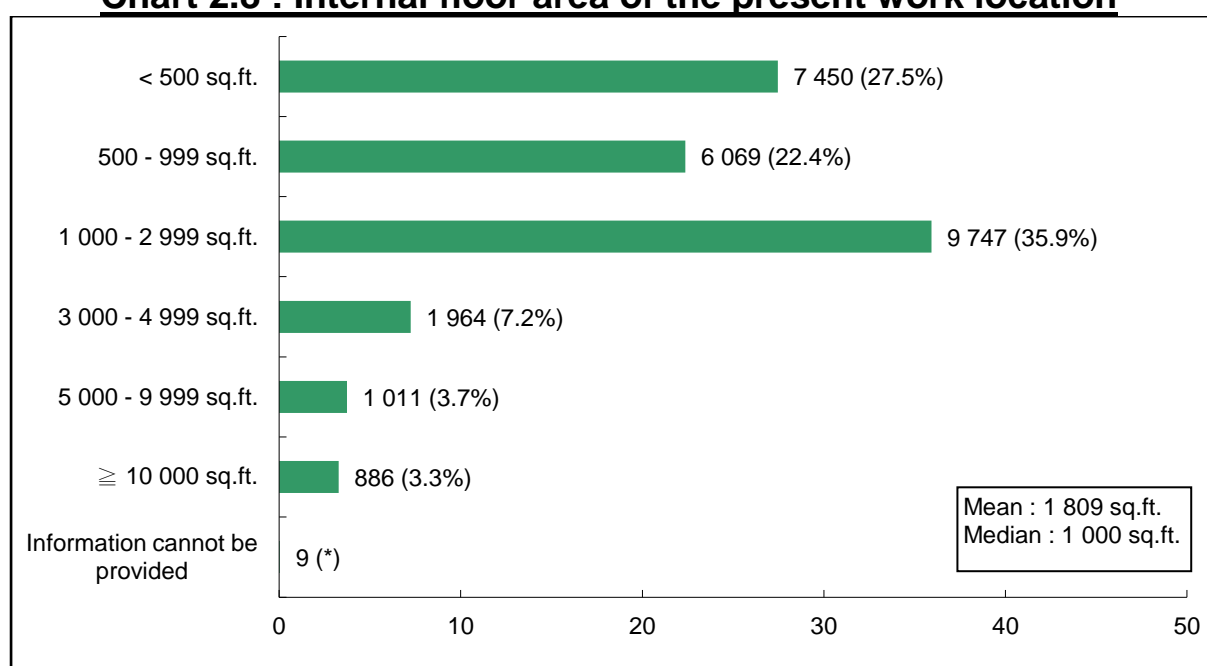
Note : Multiple answers were allowed

Ref. : A3

B4. Internal floor area

2.14 When asked the internal floor area of the present work location occupied by the business establishment, nearly 50% of the business establishments had an internal floor area below 1 000 square feet (27.5% reported an area of less than 500 square feet and 22.4% reported 500 to 999 square feet). 35.9% of the business establishment reported 1 000 to 2 999 square feet. Meanwhile, 14.2% of the business establishments reported 3 000 square feet or above. The mean and median internal floor area of the present work location were 1 809 square feet and 1 000 square feet respectively. (Chart 2.8)

Chart 2.8 : Internal floor area of the present work location



Base : All establishments (27 136)

2.15 When analysed by building type, district, industry and primary functions/operations of the present work location, the trend of the internal floor area of the business establishments varied:

By building type (Table 2.9)

- The mean 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).
- Relatively high proportions of business establishments in new wholesale conversion buildings (15.5%) and Grade B and C office buildings (15.2%) occupied internal floor area of 5 000 square feet or above, as compared with those in I-O buildings

(12.7%), Grade A office buildings (11.4%) and industrial buildings (5.1%). On the other hand, it is found that a much higher proportion of business establishments in Grade A office buildings (29.4%) occupied internal floor area of below 100 square feet, as compared with those in I-O buildings (6.4%), new wholesale conversion buildings (3.2%), industrial buildings (2.7%) and Grade B and C office buildings (2.7%). As identified from fieldwork, this was attributed to the existence of a considerable number of business establishments which were established by insurance agents who set up their work stations at their partnering insurance companies, mostly located in Grade A office buildings. If excluding those business establishments, the proportion of business establishments in Grade A office buildings occupying internal floor area of below 100 square feet would drop to 3.4%.

Table 2.9 Internal floor area of 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	%		
< 100 sq.ft.	533	2.7	77	6.4	1 377	26.3	1 360	29.4	16	2.7	23	3.2	2 010	7.4
100 - 199 sq.ft.	1 463	7.3	49	4.1	337	6.4	312	6.8	25	4.0	58	8.2	1 908	7.0
200 - 249 sq.ft.	1 053	5.3	14	1.2	101	1.9	83	1.8	18	2.9	31	4.4	1 199	4.4
250 - 499 sq.ft.	2 099	10.5	30	2.5	154	2.9	131	2.8	24	3.9	51	7.2	2 334	8.6
500 - 999 sq.ft.	5 294	26.5	214	17.9	391	7.5	307	6.6	84	13.8	170	24.1	6 069	22.4
1,000 - 2,999 sq.ft.	7 256	36.3	532	44.5	1 748	33.4	1 473	31.8	275	45.0	210	29.8	9 747	35.9
3,000 - 4,999 sq.ft.	1 286	6.4	127	10.7	497	9.5	430	9.3	67	11.0	54	7.6	1 964	7.2
5,000 - 9,999 sq.ft.	580	2.9	93	7.8	291	5.5	228	4.9	63	10.2	47	6.7	1 011	3.7
≥ 10,000 sq.ft.	432	2.2	58	4.9	333	6.4	303	6.5	31	5.0	62	8.8	886	3.3
Information cannot be provided	-	-	-	-	9	0.2	-	-	9	1.5	-	-	9	*
Mean (sq.ft.)	1 556		2 504		2 475		2 455		2 635		2 861		1 809	
Median (sq.ft.)	900		1 400		1 000		1 000		1 500		1 000		1 000	
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. : A4

By district (Table 2.10 – 2.11)

- The mean internal floor area was larger for business establishments in Kowloon Bay Business Area (2 264 square feet) than those in Kwun Tong Business Area (1 640 square feet). The estimated total internal floor area for Kowloon Bay Business Area and Kwun Tong Business Area are 13 435 541 square feet (1 248 656 square metre) and 25 635 772 square feet (2 382 507 square metre) respectively. Except

for office building, Kwun Tong Business Area had a larger stock of floor space of other building types, of which a larger stock was found in Kowloon Bay Business Area.

Table 2.10 Internal floor area of the present work location by district

	District				Overall	
	Kowloon Bay Business Area		Kwun Tong Business Area			
	No. of establishments	%	No. of establishments	%	No. of establishments	%
< 100 sq.ft.	310	4.2	1 700	8.6	2 010	7.4
100 - 199 sq.ft.	307	4.2	1 600	8.1	1 908	7.0
200 - 249 sq.ft.	104	1.4	1 096	5.5	1 199	4.4
250 - 499 sq.ft.	505	6.9	1 829	9.2	2 334	8.6
500 - 999 sq.ft.	2 050	27.9	4 019	20.3	6 069	22.4
1 000 - 2 999 sq.ft.	2 999	40.9	6 747	34.1	9 747	35.9
3 000 - 4 999 sq.ft.	538	7.3	1 426	7.2	1 964	7.2
5 000 - 9 999 sq.ft.	185	2.5	826	4.2	1 011	3.7
≥ 10 000 sq.ft.	332	4.5	555	2.8	886	3.3
Information cannot be provided	9	0.1	-	-	9	*
Mean (sq.ft.)	2 264		1 640		1 809	
Median (sq.ft.)	1 000		900		1 000	
Base	7 339	100.0	19 797	100.0	27 136	100.0

Base : All establishments
Ref. : A4

Table 2.11 Estimated total internal floor area in square feet (square metre in bracket) of all establishments by building type and district

	Building type						Overall
	Industrial building	Industrial-office building	Office building			New wholesale conversion building	
			Total	Grade A	Grade B + C		
Kowloon Bay Business Area	7 932 880	155 390	5 194 381	5 194 381	-	152 890	13 435 541
	(736 988)	(14 436)	(482 574)	(482 574)	(-)	(14 204)	(1 248 202)
Kwun Tong Business Area	18 179 604	2 054 387	4 260 822	3 240 098	1 020 725	1 140 958	25 635 772
	(1 688 940)	(190 859)	(395 843)	(301 015)	(94 828)	(105 998)	(2 381 640)
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. : P_Area
Note: () Figures in sq. m

By industry (Tables 2.12 – 2.13)

- The mean internal floor area was relatively larger for business establishments engaged in “healthcare services and research and development on natural sciences” (3 449 square feet), followed by “transportation, storage and logistics” (3 032 square feet), “manufacturing” (2 220 square feet) and “restaurants and hotels” (2 077 square feet).

- It is worth noting that over half of the business establishments engaged in “banking and financial services and insurance” occupied internal floor area of below 100 square feet (58.5%). As verified from fieldwork, this was attributed to the existence of a considerable number of business establishments which were established by insurance agents who set up their work stations at their partnering insurance companies. If excluding this kind of business establishments, the proportion of business establishments engaged in “banking and financial services and insurance” occupied internal floor area of below 100 square feet would drop to 6.2%. Apart from “banking and financial services and insurance” industry, relatively high proportions of business establishments engaged in “telecommunications services and information technology services” (5.3%), “real estate and professional and business services” (5.0%), and “social and personal services” (4.2%) occupied internal floor area of below 100 square feet, as compared with other industries (ranging from 0% to 2.9%).

- In terms of the estimated total internal floor area of all business establishments engaged in the respective industries, the dominant industry was “import/export trade and wholesale and retail” (16 835 168 square feet / 1 564 038 square meters), followed by “manufacturing” (6 501 360 square feet / 603 996 square meters), “real estate and professional and business services” (3 561 609 square feet / 330 884 square meters), “transportation, storage and logistics” (2 754 757 square feet / 255 925 square meters) and “construction” (2 173 798 square feet / 201 952 square meters).

Table 2.12 Internal floor area of the present work location by industry

	Industry																						Overall				
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services			Waste management			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		No. of establishments	%		
< 100 sq.ft.	58	1.5	46	2.3	268	2.5	-	-	29	2.6	72	5.3	1 297	58.5	144	5.0	41	2.9	4	1.8	50	4.2	-	-	2 010	7.4	
100 - 199 sq.ft.	154	4.0	176	8.7	640	6.0	6	2.9	34	3.1	102	7.5	251	11.3	250	8.7	136	9.4	41	16.6	118	10.0	1	2.0	1 908	7.0	
200 - 249 sq.ft.	130	3.4	93	4.6	447	4.2	4	2.2	30	2.8	65	4.8	89	4.0	159	5.6	99	6.9	-	-	79	6.7	1	2.0	1 199	4.4	
250 - 499 sq.ft.	323	8.5	277	13.6	789	7.4	4	2.1	86	7.9	156	11.4	56	2.5	322	11.2	154	10.6	26	10.6	131	11.1	10	14.0	2 334	8.6	
500 - 999 sq.ft.	880	23.2	639	31.5	2 523	23.7	37	17.8	216	19.7	301	22.1	119	5.3	681	23.8	336	23.2	53	21.4	264	22.3	21	30.0	6 069	22.4	
1 000 - 2 999 sq.ft.	1 547	40.8	620	30.5	4 435	41.7	111	54.0	426	38.9	436	32.0	242	10.9	919	32.1	499	34.4	59	23.9	422	35.7	31	45.6	9 747	35.9	
3 000 - 4 999 sq.ft.	378	10.0	94	4.6	782	7.4	22	10.6	123	11.2	118	8.6	46	2.1	203	7.1	104	7.2	22	9.0	71	6.0	3	4.3	1 964	7.2	
5 000 - 9 999 sq.ft.	172	4.5	34	1.7	393	3.7	14	6.6	55	5.0	80	5.9	70	3.1	104	3.6	45	3.1	17	7.0	26	2.2	1	2.0	1 011	3.7	
≥ 10 000 sq.ft.	154	4.1	51	2.5	347	3.3	8	3.8	97	8.9	32	2.3	39	1.7	82	2.9	34	2.3	23	9.6	20	1.7	-	-	886	3.3	
Information cannot be provided	-	-	-	-	-	-	-	-	-	-	-	-	9	0.4	-	-	-	-	-	-	-	-	-	-	-	9	*
Mean (sq.ft.)	2 220		1 378		1 912		2 077		3 032		1 910		848		1 647		1 436		3 449		1 351		1 073		1 809		
Median (sq.ft.)	1 000		700		1 000		1 308		1 200		900		50		800		900		900		800		1 000		1 000		
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0	

Base : All establishments
Ref. : A4

Table 2.12 Internal floor area of the present work location by industry (cont'd)

	Industry				Banking and financial services and insurance	
	Business establishments set up by insurance agents at their partnering insurance companies		Banking and financial services and insurance (excluding insurance agents)			
	No. of establishments	%	No. of establishments	%	No. of establishments	%
< 100 sq.ft.	1 253	83.0	44	6.2	1 297	58.5
100 - 199 sq.ft.	184	12.2	67	9.5	251	11.3
200 - 249 sq.ft.	29	2.0	59	8.4	89	4.0
250 - 499 sq.ft.	24	1.6	32	4.5	56	2.5
500 - 999 sq.ft.	16	1.1	102	14.5	119	5.3
1 000 - 2 999 sq.ft.	4	0.2	239	33.8	242	10.9
3 000 - 4 999 sq.ft.	-	-	46	6.5	46	2.1
5 000 - 9 999 sq.ft.	-	-	70	9.9	70	3.1
≥ 10,000 sq.ft.	-	-	39	5.5	39	1.7
Information cannot be provided	-	-	9	1.3	9	0.4
Mean (sq.ft.)	58		2 559		848	
Median (sq.ft.)	34		1 000		50	
Base	1 510	100.0	707	100.0	2 217	100.0
Base : All establishments						
Ref. : A4						

Table 2.13 Estimated total internal floor area in square feet (square 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 (490 078)	307 839 (28 599)	847 899 (78 772)	765 920 (71 156)	81 979 (7 616)	70 468 (6 547)	6 501 360 (603 996)
Construction	1 470 992 (136 660)	164 571 (15 289)	488 119 (45 348)	439 491 (40 830)	48 628 (4 518)	50 117 (4 656)	2 173 798 (201 952)
Import / export trades and wholesale and retail	11 678 712 (1 084 987)	988 589 (91 843)	3 630 387 (337 274)	3 291 370 (305 778)	339 017 (31 496)	537 479 (49 933)	16 835 168 (1 564 038)
Restaurants and hotels	236 523 (21 974)	3 966 (368)	110 791 (10 293)	82 249 (7 641)	28 542 (2 652)	27 200 (2 527)	378 480 (35 162)
Transportation, storage and logistics	1 760 815 (163 585)	201 012 (18 675)	647 881 (60 190)	577 404 (53 643)	70 477 (6 548)	145 049 (13 476)	2 754 757 (255 925)
Telecommunications services and information technology services	809 156 (75 173)	148 067 (13 756)	876 443 (81 424)	780 872 (72 545)	95 571 (8 879)	110 211 (10 239)	1 943 878 (180 592)
Banking and financial services and insurance	258 761 (24 040)	73 414 (6 820)	933 922 (86 764)	838 405 (77 890)	95 517 (8 874)	8 341 (775)	1 274 439 (118 399)
Real estate and professional and business services	2 048 300 (190 293)	205 123 (19 057)	1 137 319 (105 660)	967 739 (89 906)	169 581 (15 755)	170 867 (15 874)	3 561 609 (330 884)
Publishing, media and multi-media and creative and performing arts activities and specialized design activities	1 260 690 (117 122)	54 623 (5 075)	262 983 (24 432)	223 377 (20 752)	39 606 (3 680)	70 783 (6 576)	1 649 079 (153 204)
Healthcare services, and research and development on natural sciences	173 414 (16 111)	7 595 (706)	259 695 (24 126)	251 930 (23 405)	7 765 (721)	18 882 (1 754)	459 586 (42 697)
Social and personal services	1 085 423 (100 839)	53 361 (4 957)	248 029 (23 043)	203 987 (18 951)	44 042 (4 092)	84 451 (7 846)	1471 264 (136 685)
Waste management	54 545 (5 067)	1 617 (150)	11 734 (1 090)	11 734 (1 090)	- (-)	- (-)	67 896 (6 308)
Overall	26 112 485 (2 425 928)	2 209 777 (205 295)	9 455 203 (878 417)	8 434 478 (783 588)	1 020 725 (94 828)	1 293 848 (120 202)	39 071 313 (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. m

By primary function/operation (Table 2.14)

- A relatively high proportion of business establishments took up the primary function of “factory/workshop for production/packaging (including food processing, and hydroponics and aquaculture)” occupied internal floor area of 10 000 square feet or above (4.9% vs. 1.5% for those occupied less than 500 square feet). On the other hand, a relatively high proportion of business establishments took up the primary function of “customer service / call centre” occupied internal floor area of less than 500 square feet (7.8% vs. 2.7% for those occupied 10 000 square feet or above).

Table 2.14 Primary function / operation in the present work location by internal floor area

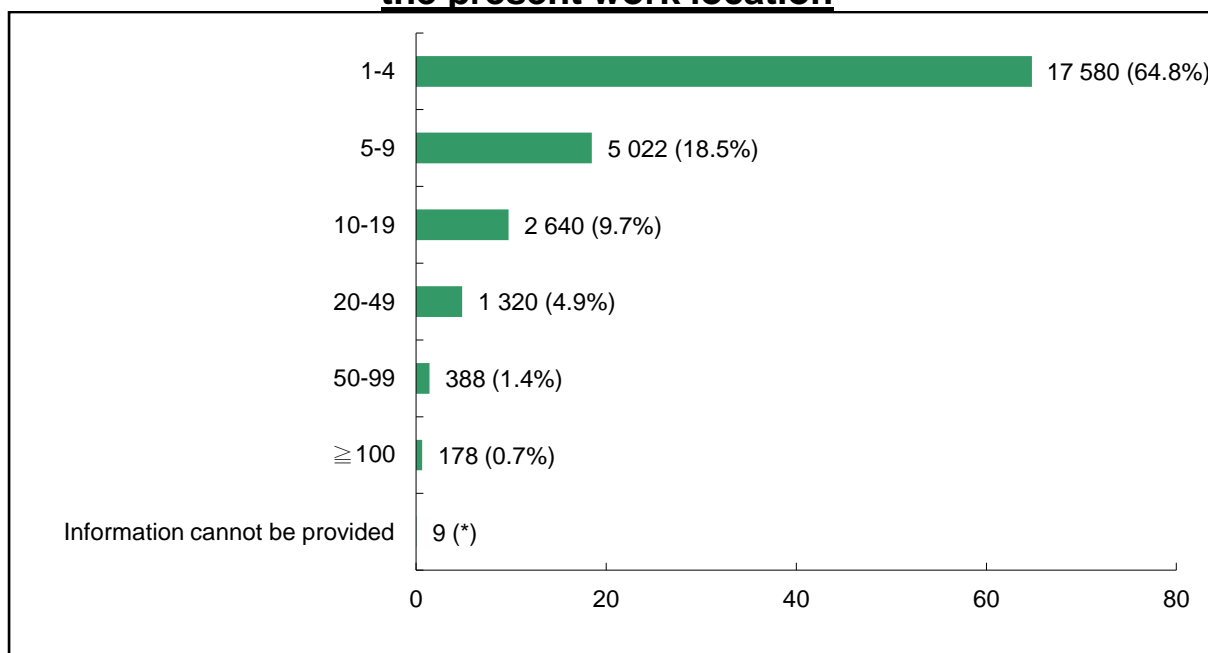
	Internal floor area														Overall	
	< 500 sq.ft.		500 - 999 sq.ft.		1,000 – 2,999 sq.ft.		3,000 – 4,999 sq.ft.		5,000 – 9,999 sq.ft.		≥ 10,000 sq.ft.		Information cannot be provided			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Strategic management	1500	20.1	1384	22.8	2170	22.3	449	22.8	371	36.7	225	25.4	-	-	6099	22.5
Business development, sales, marketing and public relations	3552	47.7	2588	42.6	3925	40.3	800	40.7	289	28.6	393	44.3	-	-	11546	42.5
Financial / asset management	505	6.8	131	2.2	346	3.5	86	4.4	78	7.7	35	4.0	-	-	1180	4.3
Customer service / call centre	579	7.8	247	4.1	355	3.6	58	3.0	24	2.4	24	2.7	-	-	1287	4.7
Human resources management	109	1.5	98	1.6	252	2.6	89	4.5	10	1.0	18	2.0	-	-	575	2.1
Showroom	34	0.5	38	0.6	157	1.6	13	0.6	9	0.9	13	1.5	-	-	264	1.0
Transportation	71	0.9	71	1.2	188	1.9	33	1.7	27	2.6	18	2.1	-	-	408	1.5
Sourcing and procurement	196	2.6	339	5.6	633	6.5	109	5.5	43	4.3	33	3.7	-	-	1352	5.0
Warehouse / storage	300	4.0	456	7.5	571	5.9	106	5.4	44	4.3	43	4.8	9	100	1529	5.6
Research and development (R&D)	132	1.8	122	2.0	202	2.1	37	1.9	24	2.4	9	1.1	-	-	525	1.9
Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)	115	1.5	214	3.5	392	4.0	76	3.8	37	3.7	44	4.9	-	-	878	3.2
Cultural and creative workshop	167	2.2	221	3.6	262	2.7	47	2.4	26	2.5	11	1.2	-	-	734	2.7
Data / computer centre	16	0.2	4	0.1	21	0.2	8	0.4	3	0.3	2	0.2	-	-	54	0.2
Technical support (excl. data / computer centre)	99	1.3	86	1.4	126	1.3	43	2.2	26	2.5	12	1.4	-	-	391	1.4
Training centre / educational institution	76	1.0	61	1.0	132	1.4	7	0.4	1	0.1	6	0.7	-	-	283	1.0
Catering service	1	*	8	0.1	15	0.2	4	0.2	-	-	-	-	-	-	28	0.1
Base	7 450	100.0	6 069	100.0	9 747	100.0	1 964	100.0	1 011	100.0	886	100.0	9	100.0	27 136	100.0

Base : All establishments
Ref. : A2

B5. Number of persons who worked in the present work location ⁹

2.16 About two-thirds of the business establishments (64.8%) reported that there were 1 to 4 persons working in the present work location. 18.5% reported 5 to 9 persons, 9.7% reported 10 to 19 persons and 4.9% reported 20 to 49 persons. About 98% of the business establishments had fewer than 50 persons working in the present work location, while 2% had 50 persons or more. (Chart 2.9)

Chart 2.9 : Number of persons who worked in the present work location



Base : All establishments (27 136)

2.17 The number of persons who worked in the present work location varied among different building types, districts, industries and internal floor areas:

By building type (Table 2.15)

- 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. On the other hand, relatively high proportions 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%).

⁹ Excluding persons who did not occupy floor space, e.g. outdoor working staff without designated working/waiting area.

Table 2.15 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	%		
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
Ref. : A5

By district (Table 2.16)

- A slightly higher proportion of business establishments in Kwun Tong Business Area (66.0%) reported that there were 1 to 4 persons working in the present work location, as compared with those in Kowloon Bay Business Area (61.5%). The proportion of business establishments in Kowloon Bay Business Area (2.9%) having 50 persons or more working in the present work location was similar to that in Kwun Tong Business Area (1.8%).

Table 2.16 Number of persons who worked in the present work location by district

	District					
	Kowloon Bay Business Area		Kwun Tong Business Area		Overall	
	No. of establishments	%	No. of establishments	%	No. of establishments	%
1-4	4 516	61.5	13 064	66.0	17 580	64.8
5-9	1 487	20.3	3 535	17.9	5 022	18.5
10-19	706	9.6	1 934	9.8	2 640	9.7
20-49	413	5.6	907	4.6	1 320	4.9
50-99	116	1.6	272	1.4	388	1.4
≥100	92	1.3	86	0.4	178	0.7
Information cannot be provided	9	0.1	-	-	9	*
Mean	9		7		7	
Median	3		3		3	
Base	7 339	100.0	19 797	100.0	27 136	100.0

Base : All establishments
Ref. : A5

By industry (Table 2.17)

- 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 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 which were established by insurance agents who set up their work stations at their partnering insurance companies. 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%.
- On the other hand, relatively high proportions of business establishments engaged in “healthcare services, and research and development on natural sciences” (8.8%) and “transportation, storage and logistics” (6.0%) reported that there were 50 persons or more working in the present work location, as compared with other industries (ranging from 0% to 3.9%).

By internal floor area (Table 2.18)

- The larger the internal floor area of business establishments, the more the number of persons who worked in the present work location (increasing from an average of 2 persons for internal floor area of less than 500 square feet to an average of 67 persons for internal floor area of 10 000 square feet or above). 95.4% of the business establishments with internal floor area of less than 500 square feet had 1 to 4 persons working in the present work location. 37.0% of the business establishments with internal floor area of more than 10 000 square feet had 50 persons or more working in the present work location.

Table 2.17 Number of persons who worked in the present work location by industry

	Industry																							Overall		
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments		%	
1-4	2 246	59.2	1 232	60.7	6 886	64.8	85	41.5	576	52.6	720	52.8	1 932	87.1	1 848	64.5	979	67.6	155	63.2	872	73.9	50	73.2	17 580	64.8
5-9	782	20.6	455	22.4	2 126	20.0	47	22.7	221	20.2	275	20.2	124	5.6	521	18.2	239	16.5	33	13.3	186	15.8	13	18.7	5 022	18.5
10-19	471	12.4	201	9.9	1 003	9.4	47	22.8	139	12.7	194	14.2	65	2.9	258	9.0	158	10.9	13	5.4	86	7.3	4	5.9	2 640	9.7
20-49	224	5.9	94	4.6	457	4.3	25	12.0	94	8.6	122	9.0	46	2.1	150	5.2	53	3.7	23	9.4	32	2.7	2	2.3	1 320	4.9
50-99	59	1.5	23	1.1	111	1.0	2	1.0	47	4.3	36	2.7	22	1.0	57	2.0	18	1.2	8	3.3	4	0.4	-	-	388	1.4
100-299	5	0.1	23	1.2	40	0.4	-	-	17	1.5	13	1.0	14	0.6	14	0.5	1	0.1	13	5.5	-	-	-	-	140	0.5
300-499	3	0.1	2	0.1	-	-	-	-	2	0.2	1	0.1	2	0.1	15	0.5	-	-	-	-	-	-	-	-	26	0.1
≥500	5	0.1	-	-	2	*	-	-	-	-	1	0.1	2	0.1	2	0.1	-	-	-	-	-	-	-	-	12	*
Information cannot be provided	-	-	-	-	-	-	-	-	-	-	-	-	9	0.4	-	-	-	-	-	-	-	-	-	-	9	*
Mean	8		8		6		9		12		11		5		9		6		23		4		4		7	
Median	3		3		3		6		4		4		1		3		3		3		2		2		3	
Total	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0

Base : All establishments
Ref. : A4

Table 2.17 Number of persons who worked in the present work location by industry (cont'd)

	Industry					
	Business establishments set up by insurance agents at their partnering insurance companies		Banking and financial services and insurance (excluding insurance agents)		Banking and financial services and insurance	
	No. of establishments	%	No. of establishments	%	No. of establishments	%
1 - 4	1 493	98.9	438	62	1 932	87.1
5 - 9	13	0.9	111	15.7	124	5.6
10 - 19	4	0.2	62	8.7	65	2.9
20 - 49	-	-	46	6.4	46	2.1
50 - 99	-	-	22	3.2	22	1.0
100-299	-	-	14	2	14	0.6
300-499	-	-	2	0.3	2	0.1
≥ 500	-	-	2	0.3	2	0.1
Information cannot be provided	-	-	9	1.3	9	0.4
Mean	1		13		7	
Median	1		3		3	
Base	1 510	100.0	707	100.0	2 217	100.0

Base : All establishments
Ref. : A5

Table 2.18 Number of persons who worked in the present work location by internal floor area

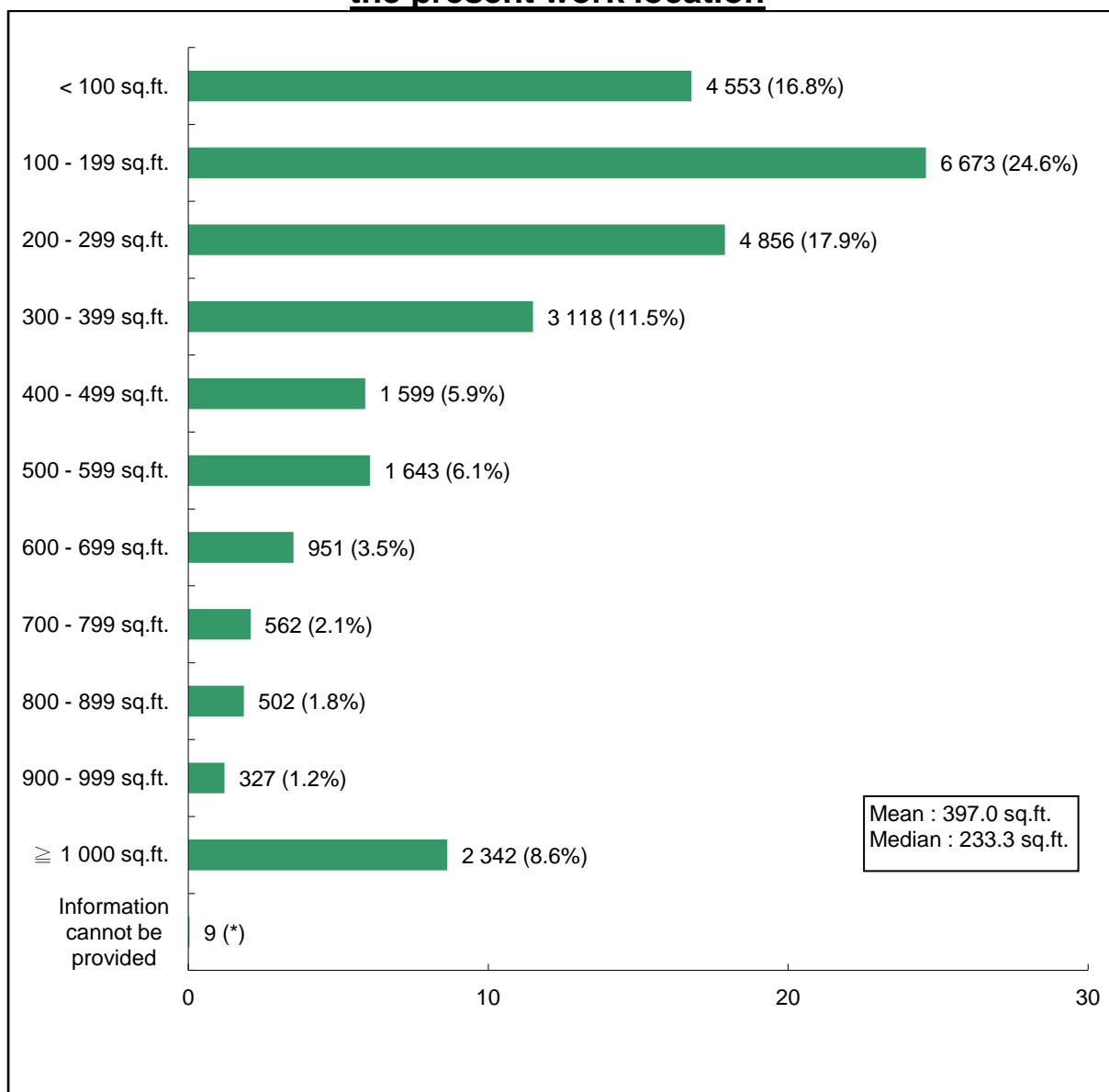
	Internal floor area														Overall	
	< 500 sq.ft.		500 - 999 sq.ft.		1 000 - 2 999 sq.ft.		3 000 - 4 999 sq.ft.		5 000 - 9 999 sq.ft.		≥ 10 000 sq.ft.		Information cannot be provided			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
1-4	7 134	95.8	4 731	78.0	4 921	50.5	550	28.0	174	17.2	69	7.8	-	-	17 580	64.8
5-9	247	3.3	1 105	18.2	2 952	30.3	466	23.7	181	17.9	71	8.0	-	-	5 022	18.5
10-19	64	0.9	208	3.4	1 460	15.0	543	27.6	228	22.5	137	15.5	-	-	2 640	9.7
20-49	5	0.1	25	0.4	358	3.7	348	17.7	304	30.1	281	31.7	-	-	1 320	4.9
50-99	-	-	-	-	56	0.6	52	2.7	111	11.0	169	19.1	-	-	388	1.4
100-299	-	-	-	-	-	-	5	0.3	13	1.3	122	13.8	-	-	140	0.5
300-499	-	-	-	-	-	-	-	-	-	-	26	2.9	-	-	26	0.1
≥ 500	-	-	-	-	-	-	-	-	-	-	12	1.4	-	-	12	*
Information cannot be provided	-	-	-	-	-	-	-	-	-	-	-	-	9	100.0	9	*
Mean	2		3		6		12		23		67		-		7	
Median	1		3		4		9		15		30		-		3	
Base	7 450	100.0	6 069	100.0	9 747	100.0	1 964	100.0	1 011	100.0	886	100.0	9	100.0	27 136	100.0

Base : All establishments
Ref. : A5

B6. Internal floor area per person who worked in the present work location

2.18 Regarding the internal floor area per person who worked in the present work location, over 70% of the business establishments occupied less than 400 square feet for each person. About 8.6% of the business establishments occupied 1 000 square feet or above for each person. The mean and median internal floor area per person was 397 square feet and 233.3 square feet respectively. (Chart 2.10)

Chart 2.10 : Internal floor area per person who worked in the present work location



Base : All establishments (27 136)

2.19 Analyses by building type, district, industry and primary function/operation show that –

By building type (Table 2.19)

- The mean internal floor area per person was relatively large for business establishments in Grade B and C office buildings (558 square feet) and I-O buildings (523 square feet), as compared with those in new wholesale conversion buildings (454 square feet), industrial buildings (404 square feet) and Grade A office buildings (306 square feet).

Table 2.19 Internal floor area per person 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	%
< 100 sq.ft.	2 351	11.8	185	15.5	1 901	36.3	1 813	39.2	87	14.3	117	16.6	4 553	16.8
100-199 sq.ft.	5 014	25.1	298	24.9	1 172	22.4	996	21.5	177	28.9	189	26.8	6 673	24.6
200-299 sq.ft.	3 659	18.3	302	25.2	772	14.7	660	14.3	112	18.3	123	17.5	4 856	17.9
300 - 399 sq.ft.	2 530	12.7	125	10.5	387	7.4	340	7.3	47	7.7	76	10.8	3 118	11.5
400 - 499 sq.ft.	1 271	6.4	59	5.0	205	3.9	155	3.4	50	8.2	64	9.0	1 599	5.9
500 - 599 sq.ft.	1 371	6.9	54	4.6	182	3.5	150	3.2	32	5.2	36	5.1	1 643	6.1
600 - 699 sq.ft.	793	4.0	25	2.1	109	2.1	103	2.2	6	1.0	25	3.5	951	3.5
700 - 799 sq.ft.	495	2.5	13	1.1	46	0.9	38	0.8	8	1.4	8	1.1	562	2.1
800 - 899 sq.ft.	413	2.1	23	1.9	52	1.0	40	0.9	12	2.0	13	1.9	502	1.8
900-999 sq.ft.	290	1.5	8	0.7	24	0.5	23	0.5	1	0.2	5	0.7	327	1.2
≥ 1,000sq.ft.	1 811	9.1	103	8.7	378	7.2	309	6.7	69	11.3	50	7.1	2 342	8.6
Information cannot be provided	-	-	-	-	9	0.2	-	-	9	1.5	-	-	9	*
Mean (sq.ft.)	403.6		523.2		335.1		306.0		558.2		453.9		397.0	
Median (sq.ft.)	250.0		225.0		150.0		133.3		225.0		225.0		233.3	
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. : A4 / A5

By district (Table 2.20)

- The mean internal floor area per person was larger for business establishments in Kowloon Bay Business Area (429 square feet) than those in Kwun Tong Business Area (385 square feet).

By industry (Table 2.21)

- The mean internal floor area per person was relatively large for business establishments engaged in “transportation, storage and logistics” (534 square feet) while the mean internal floor area per person was relatively small for business establishments engaged in “banking and financial services and insurance” (222 square feet). As identified from fieldwork, this was attributed to the existence of a considerable number of business establishments which were established by insurance agents who set up their work stations at their partnering insurance companies. If excluding this kind of business establishments, the mean internal floor area per person of the business establishments engaged in banking and financial services and insurance would increase to 616.5 square feet. The corresponding figures for other industries were ranging from 316 square feet to 434 square feet.

By primary function/operation (Table 2.22)

- The mean internal floor area per person was relatively large for business establishments taken up the primary function of “showroom” (604 square feet) and “warehouse/storage” (586 square feet), as compared with other primary functions/operations (ranging from 217 square feet to 482 square feet). It was found that 12.4% of establishments with the primary function of “transportation” (almost of them being engaged in the logistics industry) had an internal floor space per person of 1 000 square feet or above which is probably attributed to the fact that the outdoor working staff without designated working area (e.g. cargo drivers and delivery couriers) were not counted in the survey.

Table 2.20 Internal floor area per person who worked in the present work location by district

	District				Overall	
	Kowloon Bay Business Area		Kwun Tong Business Area			
	No. of establishments	%	No. of establishments	%	No. of establishments	%
< 100 sq.ft.	916	12.5	3 638	18.4	4 553	16.8
100 - 199 sq.ft.	1 703	23.2	4 970	25.1	6 673	24.6
200 - 299 sq.ft.	1 346	18.3	3 510	17.7	4 856	17.9
300 - 399 sq.ft.	1 021	13.9	2 097	10.6	3 118	11.5
400 - 499 sq.ft.	457	6.2	1 143	5.8	1 599	5.9
500 - 599 sq.ft.	437	6.0	1 206	6.1	1 643	6.1
600 - 699 sq.ft.	305	4.2	646	3.3	951	3.5
700 - 799 sq.ft.	143	2.0	419	2.1	562	2.1
800 - 899 sq.ft.	144	2.0	358	1.8	502	1.8
900 - 999 sq.ft.	148	2.0	179	0.9	327	1.2
≥ 1 000 sq.ft.	710	9.7	1 632	8.2	2 342	8.6
Information cannot be provided	9	0.1	-	-	9	*
Mean (sq.ft.)	428.6		385.3		397.0	
Median (sq.ft.)	253.3		200.0		233.3	
Base	7 339	100.0	19 797	100.0	27 136	100.0
Base : All establishments Ref. : A4 / A5						

Table 2.21 Internal floor area per person who worked in the present work location by industry

	Industry																										
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management		Overall		
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	
< 100 sq.ft.	286	7.5	349	17.2	939	8.8	17	8.4	137	12.5	305	22.4	1 530	69.0	544	19.0	226	15.6	54	22.0	163	13.8	2	3.2	4 553	16.8	
100-199 sq.ft.	745	19.6	704	34.6	2 491	23.5	65	31.7	302	27.5	476	35.0	271	12.2	881	30.8	371	25.6	55	22.5	294	24.9	17	25.0	6 673	24.6	
200-299 sq.ft.	824	21.7	342	16.8	2 149	20.2	37	17.8	201	18.3	223	16.3	140	6.3	409	14.3	303	20.9	40	16.4	174	14.7	15	22.6	4 856	17.9	
300-399 sq.ft.	493	13.0	230	11.3	1 493	14.1	25	12.1	130	11.8	133	9.7	34	1.5	294	10.3	148	10.2	19	7.8	118	10.0	4	5.2	3 118	11.5	
400-499 sq.ft.	407	10.7	88	4.3	734	6.9	18	8.9	46	4.2	39	2.8	41	1.9	88	3.1	59	4.1	19	7.9	57	4.8	1	2.0	1 599	5.9	
500-599 sq.ft.	325	8.6	119	5.9	719	6.8	21	10.4	55	5.0	54	4.0	41	1.9	134	4.7	58	4.0	10	4.0	94	8.0	12	17.0	1 643	6.1	
600-699 sq.ft.	197	5.2	49	2.4	394	3.7	2	0.8	53	4.9	23	1.7	6	0.3	88	3.1	59	4.1	10	4.0	58	4.9	12	17.0	951	3.5	
700-799 sq.ft.	123	3.2	20	1.0	209	2.0	3	1.3	37	3.3	34	2.5	13	0.6	65	2.3	29	2.0	16	6.6	14	1.2	-	-	562	2.1	
800-899 sq.ft.	102	2.7	29	1.4	209	2.0	4	1.8	16	1.4	11	0.8	15	0.7	41	1.4	16	1.1	5	2.0	55	4.6	-	-	502	1.8	
900-999 sq.ft.	51	1.3	4	0.2	214	2.0	-	-	7	0.6	-	-	-	-	33	1.2	14	1.0	-	-	5	0.4	-	-	327	1.2	
≥ 1 000sq.ft.	242	6.4	98	4.8	1 072	10.1	14	6.8	113	10.4	64	4.7	117	5.3	287	10.0	164	11.3	16	6.7	149	12.6	6	8.1	2 342	8.6	
Information cannot be provided	-	-	-	-	-	-	-	-	-	-	-	-	9	0.4	-	-	-	-	-	-	-	-	-	-	-	9	*
Mean (sq.ft.)	417.6		317.1		429.1		342.2		534.0		316.1		221.8		420.6		387.7		410.1		433.7		405.9		397.0		
Median (sq.ft.)	300.0		175.0		266.7		250.0		233.3		160.0		40.0		200.0		212.8		225.0		250.0		281.9		233.3		
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0	

 Base : All establishments
 Ref. : A4 / A5

Table 2.21 Internal floor area per person who worked in the present work location by industry (cont'd)

	Industry				Banking and financial services and insurance	
	RBEs set up by insurance agents at their partnering insurance companies		Banking & financial services & Insurance (excluding insurance agents)			
	No. of persons	%	No. of persons	%	No. of persons	%
< 100 sq.ft.	1 372	90.8%	158	22.3%	1 530	69.0%
100 - 199 sq.ft.	119	7.9%	153	21.6%	271	12.2%
200 - 299 sq.ft.	13	0.9%	126	17.9%	140	6.3%
300 - 399 sq.ft.	3	0.2%	31	4.3%	34	1.5%
400 - 499 sq.ft.	4	0.2%	38	5.3%	41	1.9%
500 - 599 sq.ft.	-	-	41	5.8%	41	1.9%
600 - 699 sq.ft.	-	-	6	0.9%	6	0.3%
700 - 799 sq.ft.	-	-	13	1.9%	13	0.6%
800 - 899 sq.ft.	-	-	15	2.1%	15	0.7%
900 - 999 sq.ft.	-	-	-	-	-	-
≥ 1 000sq.ft.	-	-	117	16.5%	117	5.3%
Information cannot be provided	-	-	9	1.3%	9	0.4%
Mean	39.5		616.5		221.8	
Median	30.0		200.0		40.0	
Base	1 510	100.0%	707	100.0%	2 217	100.0%
Base : All establishments Ref. : A4 / A5						

Table 2.22 Internal floor area per person who worked in the present work location by primary function / operation

	Primary function/operation in the present work location																Overall	
	Strategic management		Business development, sales, marketing and public relations		Financial / asset management		Customer service / call centre		Human resources management		Showroom		Transportation		Sourcing and procurement			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
< 50 sq.ft.	372	6.1	973	8.4	222	18.8	221	17.1	23	4.0	-	-	19	4.5	38	2.8	2 022	7.4
50 - 99 sq.ft.	590	9.7	1 221	10.6	129	11.0	154	12.0	43	7.5	19	7.1	45	11.1	30	2.2	2 532	9.3
100 - 149 sq.ft.	889	14.6	1 750	15.2	158	13.4	227	17.6	89	15.4	13	4.9	49	12.0	208	15.4	3 877	14.3
150 - 199 sq.ft.	741	12.1	1 212	10.5	84	7.1	114	8.9	106	18.4	11	4.3	47	11.6	116	8.6	2 796	10.3
200 - 249 sq.ft.	678	11.1	1 178	10.2	68	5.8	95	7.4	61	10.7	20	7.6	38	9.3	177	13.1	2 758	10.2
250 - 299 sq.ft.	467	7.7	975	8.4	63	5.3	77	5.9	54	9.4	42	15.9	24	5.9	109	8.1	2 098	7.7
300 - 399 sq.ft.	700	11.5	1 251	10.8	123	10.4	111	8.6	51	8.9	25	9.5	47	11.6	195	14.4	3 118	11.5
400 - 499 sq.ft.	357	5.9	642	5.6	57	4.8	47	3.6	19	3.4	9	3.4	18	4.3	173	12.8	1 599	5.9
500 - 599 sq.ft.	310	5.1	657	5.7	54	4.6	71	5.5	26	4.5	30	11.3	10	2.5	90	6.6	1 643	6.1
600 - 699 sq.ft.	228	3.7	345	3.0	23	2.0	50	3.9	19	3.2	27	10.2	36	8.7	59	4.4	951	3.5
700 - 799 sq.ft.	100	1.6	211	1.8	31	2.6	25	1.9	4	0.7	2	0.7	17	4.1	17	1.3	562	2.1
800 - 899 sq.ft.	90	1.5	192	1.7	28	2.4	12	1.0	4	0.8	8	3.0	6	1.4	25	1.8	502	1.8
900 - 999 sq.ft.	69	1.1	116	1.0	-	-	16	1.2	18	3.1	12	4.4	2	0.5	23	1.7	327	1.2
≥ 1 000sq.ft.	508	8.3	825	7.1	138	11.7	67	5.2	58	10.1	47	17.6	51	12.4	93	6.8	2 342	8.6
Information cannot be provided	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9	*
Mean (sq.ft.)	402.8		358.5		437.2		353.7		374.8		603.9		482.4		382.3		397.0	
Median (sq.ft.)	208.8		200.0		186.8		150.0		200.0		414.5		250.0		286.4		233.3	
Base	6 099	100.0	11 546	100.0	1 180	100.0	1 287	100.0	575	100.0	264	100.0	408	100.0	1 352	100.0	27 136	100.0

Base : All establishments
Ref. : A4 / A5

Table 2.22 Internal floor area per person who worked in the present work location by primary function / operation (cont'd)

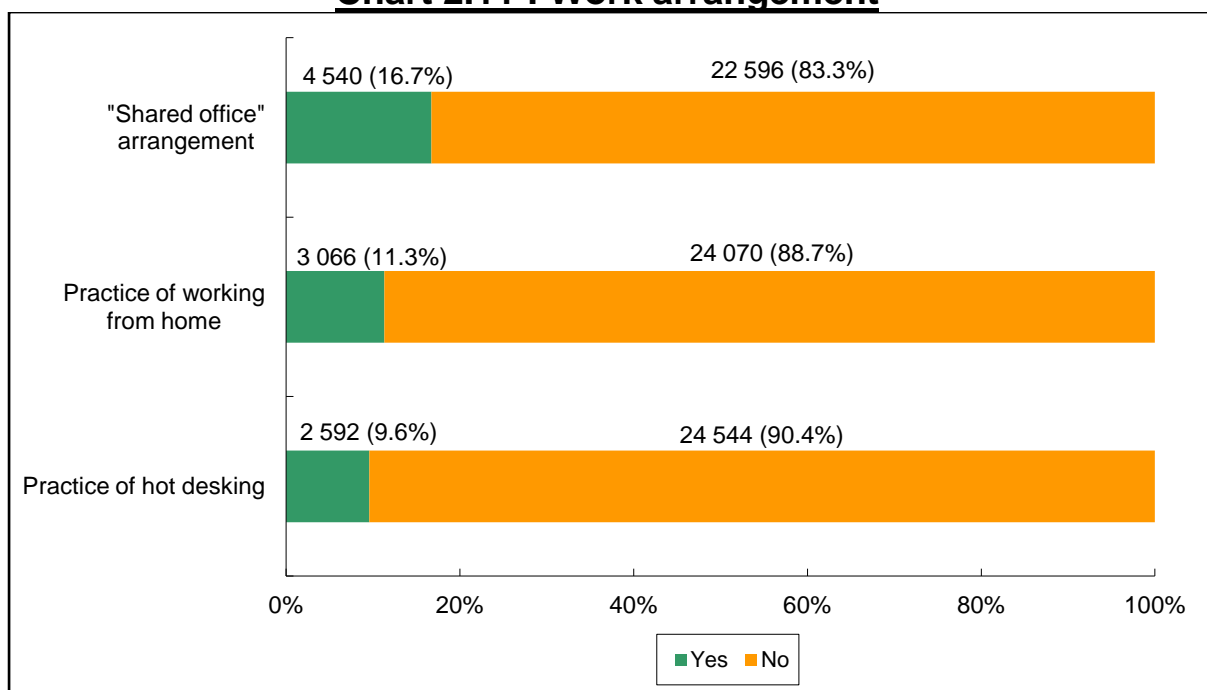
	Primary function/operation in the present work location																Overall	
	Warehouse / storage		Research and development (R&D)		Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)		Cultural and creative workshop		Data / computer centre		Technical support (excl. data / computer centre)		Training centre / educational institution		Catering service			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
< 50 sq.ft.	25	1.6	27	5.2	41	4.7	22	3.0	6	10.6	17	4.2	16	5.7	1	4.4	2 022	7.4
50 - 99 sq.ft.	52	3.4	42	8.0	27	3.0	91	12.3	11	20.2	50	12.8	27	9.5	2	5.4	2 532	9.3
100 - 149 sq.ft.	128	8.4	103	19.6	60	6.9	85	11.6	7	12.8	80	20.5	26	9.4	6	19.6	3 877	14.3
150 - 199 sq.ft.	109	7.1	69	13.1	42	4.8	70	9.6	14	26.0	33	8.4	25	8.8	3	9.8	2 796	10.3
200 - 249 sq.ft.	121	7.9	81	15.4	73	8.3	86	11.7	2	2.9	38	9.7	38	13.4	4	15.2	2 758	10.2
250 - 299 sq.ft.	58	3.8	9	1.8	92	10.5	91	12.3	3	5.7	16	4.1	11	4.0	7	26.0	2 098	7.7
300 - 399 sq.ft.	268	17.5	52	9.8	117	13.4	87	11.9	5	10.1	54	13.9	27	9.6	2	8.7	3 118	11.5
400 - 499 sq.ft.	101	6.6	23	4.5	82	9.3	35	4.8	2	3.3	17	4.5	13	4.5	3	10.8	1 599	5.9
500 - 599 sq.ft.	157	10.3	45	8.6	110	12.5	39	5.4	-	-	14	3.6	31	10.8	-	-	1 643	6.1
600 - 699 sq.ft.	70	4.6	9	1.7	39	4.4	20	2.7	-	-	9	2.2	17	6.0	-	-	951	3.5
700 - 799 sq.ft.	66	4.3	18	3.5	51	5.8	10	1.4	-	-	2	0.6	7	2.6	-	-	562	2.1
800 - 899 sq.ft.	20	1.3	5	0.9	60	6.8	19	2.6	-	-	24	6.2	9	3.1	-	-	502	1.8
900 - 999 sq.ft.	45	2.9	6	1.2	16	1.8	2	0.2	-	-	1	0.4	2	0.5	-	-	327	1.2
≥ 1 000sq.ft.	299	19.5	35	6.7	69	7.8	78	10.6	4	8.3	36	9.2	34	12.0	-	-	2 342	8.6
Information cannot be provided	9	0.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9	*
Mean (sq.ft.)	585.5		383.8		470.2		424.1		303.5		391.7		426.1		217.0		397.0	
Median (sq.ft.)	384.6		200.0		356.0		250.0		150.0		200.0		275.0		220.0		233.3	
Base	1 529	100.0	525	100.0	878	100.0	734	100.0	54	100.0	391	100.0	283	100.0	28	100.0	27 136	100.0

Base : All establishments
Ref. : A4 / A5

B7. Work arrangement

2.20 In the survey, business establishments were asked whether they adopted work arrangement including (i) practice of “working from home¹⁰”, (ii) practice of “hot desking¹¹” and (iii) “shared office¹²” arrangement. 16.7% of the business establishments claimed that they adopted “shared office” arrangement. 11.3% of the business establishments adopted the practice of “working from home”. 9.6% of the business establishments adopted the practice of “hot desking”. (Chart 2.11)

Chart 2.11 : Work arrangement



Base : All establishments (27 136)

2.21 The adoption of work arrangement varied among different building types, districts and industries:

By building type (Table 2.23)

- Relatively high proportions of business establishments located in new wholesale conversion buildings (22.0%) and Grade B and C office buildings (21.0%) adopted “shared office” arrangement, as compared with those in I-O buildings (19.9%), Grade A office buildings (18.2%) and industrial buildings (15.9%).

¹⁰ Practice of “working from home”: means performing all tasks at home instead of in office.

¹¹ Practice of “hot desking”: means sharing of common work station and associated facility(ies) by multiple employees of the same business establishment.

¹² “Shared office” arrangement: means the owner/operator provides tenantable rooms or work stations for business establishments to share an office.

- A relatively high proportion of business establishments located in Grade A office buildings (14.2%) adopted the practice of “working from home”, as compared with those in industrial buildings (10.9%), Grade B and C office buildings (10.5%), new wholesale conversion buildings (10.1%) and I-O buildings (7.9%).
- A relatively high proportion of business establishments located in new wholesale conversion buildings (17.5%) adopted the practice of “hot desking”, as compared with those in Grade B and C office buildings (12.1%), Grade A office buildings (10.9%), industrial buildings (9.1%) and I-O buildings (5.1%).

By district (Table 2.24)

- A relatively high proportion of business establishments in Kowloon Bay Business Area adopted “shared office” arrangement (20.0%), as compared with those in Kwun Tong Business Area (15.5%).
- On the other hand, a relatively high proportion of business establishments in Kwun Tong Business Area adopted the practice of “working from home” (13.0%) and the practice of “hot desking” (10.4%), as compared with those in Kowloon Bay Business Area (6.8% and 7.4% respectively).

By industry (Table 2.25)

- Relatively high proportions of business establishments engaged in “telecommunications services and information technology services” (24.2%), “publishing, media and multi-media and creative and performing arts activities and specialized design activities” (22.6%) and “real estate and professional and business services” (22.5%) adopted “shared office” arrangement, as compared with other industries (ranging from 7.5% to 17.1%).
- Relatively high proportions of business establishments engaged in “publishing, media and multi-media and creative and performing arts activities and specialized design activities” (23.3%) and “telecommunications services and information technology services” (22.4%) adopted “working from home”, as compared with other industries (ranging from 0.6% to 21.1%).
- A relatively high proportion of business establishments engaged in “waste management” (27.2%), “banking and financial services and insurance” (15.5%) and “social and personal services” (15.2%) adopted practice of “hot desking”, as compared with other industries (ranging from 4.5% to 14.5%).

Table 2.23 Work arrangement 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>Working from home</u>														
Yes	2 180	10.9	94	7.9	721	13.8	657	14.2	64	10.5	71	10.1	3 066	11.3
No	17 818	89.1	1 101	92.1	4 516	86.2	3 969	85.8	547	89.5	635	89.9	24 070	88.7
<u>Practice of hot desking</u>														
Yes	1 829	9.1	61	5.1	578	11.0	504	10.9	74	12.1	123	17.5	2 592	9.6
No	18 169	90.9	1 133	94.9	4 659	89.0	4 122	89.1	537	87.9	583	82.5	24 544	90.4
<u>Shared office</u>														
Yes	3 175	15.9	238	19.9	972	18.6	843	18.2	129	21.0	156	22.0	4 540	16.7
No	16 823	84.1	957	80.1	4 266	81.4	3 783	81.8	483	79.0	550	78.0	22 596	83.3
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. : A6(i) - (iii)

Table 2.24 Work arrangement by district

	District						Overall
	Kowloon Bay Business Area		Kwun Tong Business Area				
	No. of establishments	%	No. of establishments	%	No. of establishments	%	
<u>Working from home</u>							
Yes	497	6.8	2 570	13.0	3 066	11.3	
No	6 842	93.2	17 228	87.0	24 070	88.7	
<u>Practice of hot desking</u>							
Yes	540	7.4	2 052	10.4	2 592	9.6	
No	6 799	92.6	17 745	89.6	24 544	90.4	
<u>Shared office</u>							
Yes	1 470	20.0	3 070	15.5	4 540	16.7	
No	5 869	80.0	16 727	84.5	22 596	83.3	
Base	7 339	100.0	19 797	100.0	27 136	100.0	

Base : All establishments
Ref. : A6(i) - (iii)

Table 2.25 Work arrangement by industry

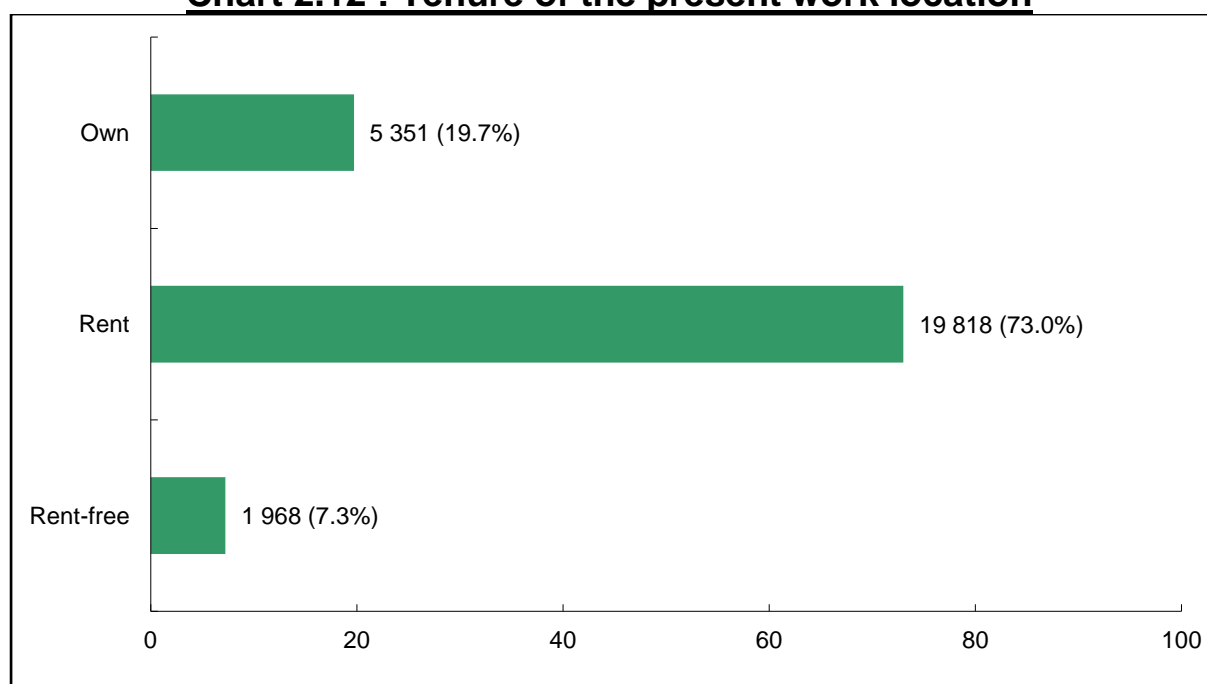
	Industry																								Overall	
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
<u>Working from home</u>																										
Yes	257	6.8	164	8.1	914	8.6	1	0.6	81	7.4	305	22.4	461	20.8	357	12.5	337	23.3	35	14.3	140	11.9	14	21.1	3 066	11.3
No	3 539	93.2	1 867	91.9	9 710	91.4	204	99.4	1 014	92.6	1 057	77.6	1 756	79.2	2 507	87.5	1 111	76.7	210	85.7	1 040	88.1	54	78.9	24 070	88.7
<u>Practice of hot desking</u>																										
Yes	321	8.5	157	7.7	864	8.1	30	14.5	49	4.5	114	8.4	344	15.5	294	10.3	188	13.0	34	14.1	179	15.2	19	27.2	2 592	9.6
No	3 474	91.5	1 874	92.3	9 761	91.9	176	85.5	1 047	95.5	1 248	91.6	1 873	84.5	2 570	89.7	1 260	87.0	211	85.9	1 001	84.8	50	72.8	24 544	90.4
<u>Shared office</u>																										
Yes	558	14.7	308	15.2	1 761	16.6	25	11.9	176	16.1	329	24.2	167	7.5	645	22.5	327	22.6	30	12.4	202	17.1	10	15.0	4 540	16.7
No	3 237	85.3	1 722	84.8	8 863	83.4	181	88.1	919	83.9	1 033	75.8	2 050	92.5	2 219	77.5	1 120	77.4	215	87.6	978	82.9	58	85.0	22 596	83.3
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0

Base : All establishments
 Ref. : A6(i) - (iii)

B8. Tenure

2.22 Of the 27 136 business establishments, 73.0% rented the present work location while 19.7% owned the present work location. 7.3% said that the present work location was rent-free, which was largely attributed to the existence of a considerable number of business establishments which were established by insurance agents who set up their work stations at their partnering insurance companies and were rent-free¹³. (Chart 2.12)

Chart 2.12 : Tenure of the present work location



Base : All establishments (27 136)

2.23 The tenure of the present work location varied among different building types, districts, industries and internal floor areas:

By building type (Table 2.26)

- A relatively high proportion of business establishments located in new wholesale conversion buildings (94.2%) rented the present work location, as compared with those in I-O buildings (85.2%), Grade B and C office buildings (80.1%), industrial buildings (76.3%) and Grade A office buildings (51.7%).

¹³ Information on the nature of “rent-free” premises was not particularly investigated in the questionnaire. Nevertheless, apart from attributing to the existence of a considerable number of RBEs which were insurance agents who set up their work stations at their partnering insurance companies, it was also observed in fieldwork that some respondents claimed that the current location was offered by friends or business partners for use without fee.

- A relatively high proportion of business establishments located in industrial buildings (22.3%) owned the present work location, as compared with those in Grade B and C office buildings (17.6%), Grade A office buildings (13.7%), I-O buildings (11.2%) and new wholesale conversion buildings (2.6%).
- A relatively high proportion of business establishments located in Grade A office buildings were rent-free (34.6%), as compared with those in I-O buildings (3.7%), new wholesale conversion buildings (3.2%), Grade B and C office buildings (2.3%) and industrial buildings (1.4%). This was largely attributed to the existence of a considerable number of business establishments which were established by insurance agents who set up their work stations at their partnering insurance companies and were mostly accommodated in Grade A office buildings. If excluding this kind of business establishments, the proportion of business establishments for which the present work location was rent-free would drop to 1.8%.

Table 2.26 Tenure of 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	%		
Own	4 457	22.3	133	11.2	742	14.2	634	13.7	107	17.6	18	2.6	5 351	19.7
Rent	15 255	76.3	1 018	85.2	2 881	55.0	2 391	51.7	490	80.1	665	94.2	19 818	73.0
Rent-free	286	1.4	44	3.7	1 615	30.8	1 601	34.6	14	2.3	23	3.2	1 968	7.3
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. : A7a

By district (Table 2.27)

- A relatively high proportion of business establishments in Kwun Tong Business Area rented the present work location (74.1%), as compared with those in Kowloon Bay Business Area (70.1%).
- On the other hand, a relatively high proportion of business establishments in Kowloon Bay Business Area owned the present work location (25.3%), as compared with those in Kwun Tong Business Area (17.6%).

Table 2.27 Tenure of the present work location by district

	District				Overall	
	Kowloon Bay Business Area		Kwun Tong Business Area			
	No. of establishments	%	No. of establishments	%	No. of establishments	%
Own	1 857	25.3	3 493	17.6	5 351	19.7
Rent	5 145	70.1	14 673	74.1	19 818	73.0
Rent-free	337	4.6	1 630	8.2	1 968	7.3
Base	7 339	100.0	19 797	100.0	27 136	100.0
Base : All establishments Ref. : A7a						

By industry (Table 2.28)

- A relatively high proportion of business establishments engaged in “manufacturing” (32.4%) owned the present work location, as compared with other industries (ranging from 6.3% to 22.9%).
- Relatively high proportions of business establishments engaged in “social and personal services” (90.1%), “waste management” (90.1%), “publishing, media and multi-media and creative and performing arts activities and specialized design activities” (88.1%), “healthcare service and research and development on natural sciences” (87.1%), “telecommunications services and information technology services” (86.5%), “transportation, storage and logistics” (84.6%) and “restaurants and hotels” (82.1%) rented the present work location, as compared with other industries (ranging from 22.4% to 78.3%).
- A relative high proportion of business establishments engaged in “banking and financial services and insurance” (71.3%) said that the present work location was rent-free. If excluding those business establishments set up by insurance agents at their partnering insurance companies, the proportion of business establishments engaged in “banking and financial services and insurance” mentioning the present work location was rent-free would drop to 10.0%.

By internal floor area (Table 2.29)

- A relatively high proportion of business establishments occupied an internal floor area of 3 000 square feet and above owned the present work location (32.4% for internal floor area of 3 000 to 4 999 square feet, 29.1% for internal floor area of 5 000 to 9 999 square feet and 26.6% for internal floor area of 10 000 square feet and above), as compared with those occupied an internal floor area of below 3 000 square feet.

Table 2.28 Tenure of the present work location by industry

	Industry														Overall											
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance				Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management	
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%			No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Own	1 231	32.4	416	20.5	2 431	22.9	32	15.6	152	13.8	144	10.6	139	6.3	513	17.9	160	11.1	29	12.0	98	8.3	5	7.9	5 351	19.7
Rent	2 516	66.3	1 590	78.3	8 095	76.2	169	82.1	927	84.6	1 178	86.5	497	22.4	2 233	78.0	1 275	88.1	214	87.1	1 063	90.1	62	90.1	19 818	73.0
Rent-free	49	1.3	25	1.2	97	0.9	5	2.2	17	1.6	40	3.0	1 581	71.3	118	4.1	12	0.9	2	0.9	19	1.6	1	2.0	1 968	7.3
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0

Base : All establishments
Ref. : A7a

Table 2.28 Tenure of the present work location by industry (cont'd)

	Industry					
	Business establishments set up by insurance agents at their partnering insurance companies		Banking and financial services and insurance (excluding insurance agents)		Banking and financial services and insurance	
	No. of establishments	%	No. of establishments	%	No. of establishments	%
Own	-	-	139	19.6	139	6.3
Rent	-	-	497	70.3	497	22.4
Rent-free	1 510	100.0	71	10.0	1 581	71.3
Base	1 510	100.0	707	100.0	2 217	100.0

Base : All establishments
Ref. : A7a

Table 2.29 Tenure of the present work location by internal floor area

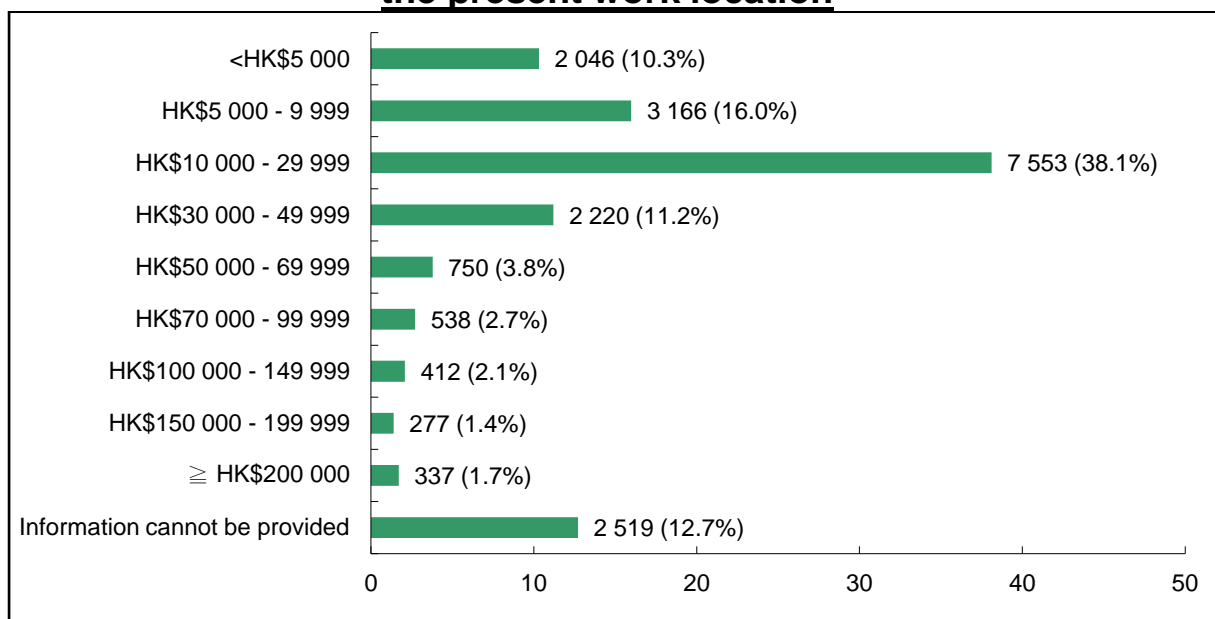
	Internal floor area														Overall	
	< 500 sq.ft.		500 - 999 sq.ft.		1 000 – 2 999 sq.ft.		3 000 – 4 999 sq.ft.		5 000 – 9 999 sq.ft.		≥ 10 000 sq.ft.		Information cannot be provided			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Own	496	6.7	1 214	20.0	2 475	25.4	636	32.4	294	29.1	236	26.6	-	-	5 351	19.7
Rent	5 267	70.7	4 752	78.3	7 146	73.3	1 308	66.6	705	69.7	641	72.3	-	-	19 818	73.0
Rent-free	1 687	22.6	103	1.7	126	1.3	21	1.1	13	1.2	9	1.0	9	100.0	1 968	7.3
Base	7 450	100.0	6 069	100.0	9 747	100.0	1 964	100.0	1 011	100.0	886	100.0	9	100.0	27 136	100.0

Base : All establishments
Ref. : A7a

B9. Monthly rent

2.24 Of those 19 818 business establishments for which the present work location was rented, 26.3% reported that the monthly rent (excluding 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 5.2% reported the monthly rent of HK\$100 000 or above. (Chart 2.13)

Chart 2.13 : Monthly rent (excluding management fee) of the present work location



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

2.25 The monthly rent varied among different building types, districts, building completion years, industries, primary functions/operations and internal floor areas:

By building type (Table 2.30)

- 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%).

Table 2.30 Monthly rent of the present work location by building type

	Building type												Overall	
	Industrial building		Industrial-office building		Office building						New wholesale conversion building			
	No. of establishments	%	No. of establishments	%	Total		Grade A		Grade B + C		No. of establishments	%	No. of establishments	%
<HK\$5 000	1 812	11.9	87	8.6	117	4.1	95	4.0	22	4.5	29	4.4	2 046	10.3
HK\$5 000 - 9 999	2 950	19.3	49	4.8	127	4.4	97	4.1	29	6.0	41	6.1	3 166	16.0
HK\$10 000 - 29 999	6 372	41.8	351	34.5	588	20.4	468	19.6	120	24.5	242	36.4	7 553	38.1
HK\$30 000 - 49 999	1 322	8.7	246	24.2	546	19.0	454	19.0	92	18.7	106	15.9	2 220	11.2
HK\$50 000 - 69 999	364	2.4	57	5.6	270	9.4	232	9.7	38	7.8	59	8.9	750	3.8
HK\$70 000 - 99 999	263	1.7	60	5.9	194	6.7	160	6.7	34	7.0	21	3.1	538	2.7
HK\$100 000 - 149 999	151	1.0	23	2.3	204	7.1	172	7.2	33	6.7	33	5.0	412	2.1
HK\$150 000 - 199 999	115	0.8	24	2.4	128	4.4	112	4.7	16	3.3	10	1.5	277	1.4
≥ HK\$200 000	71	0.5	21	2.0	223	7.7	193	8.1	30	6.1	22	3.3	337	1.7
Information cannot be provided	1 835	12.0	99	9.8	483	16.8	407	17.0	75	15.4	102	15.3	2 519	12.7
Base	15 255	100.0	1 018	100.0	2 881	100.0	2 391	100.0	490	100.0	665	100.0	19 818	100.0

Base : All establishments for which the present work location is rented

Ref. : A7b

By district (Table 2.31)

- A relatively high proportion of business establishments in Kwun Tong Business Area paid monthly rent of below HK\$10 000 (28.2%), as compared with those in Kowloon Bay Business Area (20.8%). A relatively high proportion of business establishments in Kowloon Bay Business Area paid monthly rent of HK\$100 000 or above (7.3%), as compared with those in Kwun Tong Business Area (4.5%).

Table 2.31 Monthly rent of the present work location by district

	District				Overall	
	Kowloon Bay Business Area		Kwun Tong Business Area			
	No. of establishments	%	No. of establishments	%	No. of establishments	%
<HK\$5 000	351	6.8	1 695	11.5	2 046	10.3
HK\$5 000 - 9 999	721	14.0	2 444	16.7	3 166	16.0
HK\$10 000 - 29 999	2 308	44.9	5 245	35.7	7 553	38.1
HK\$30 000 - 49 999	554	10.8	1 666	11.4	2 220	11.2
HK\$50 000 - 69 999	174	3.4	577	3.9	750	3.8
HK\$70 000 - 99 999	108	2.1	430	2.9	538	2.7
HK\$100 000 - 149 999	117	2.3	295	2.0	412	2.1
HK\$150 000 - 199 999	106	2.1	171	1.2	277	1.4
≥HK\$200 000	148	2.9	189	1.3	337	1.7
Information cannot be provided	557	10.8	1 962	13.4	2 519	12.7
Base	5 145	100.0	14 673	100.0	19 818	100.0

Base : All establishments for which the present work location is rented
Ref. : A7b

By building completion year (Table 2.32)

- A relatively high proportion of business establishments located in buildings completed in 2000 or before (29.1%) paid monthly rent of below HK\$10 000, as compared with those located in buildings completed between 2001 and 2010 (13.3%) and in 2011 or after (9.0%).
- On the other hand, relatively high proportions of business establishments located in buildings completed between 2001 and 2010 (24.2%) and in 2011 or after (13.2%) paid monthly rent of HK\$100 000 or above, as compared with those located in buildings completed in 2000 or before (2.6%). It is worth noting that a relatively high proportion of business establishments accommodated in Grade A office buildings were in buildings completed between 2001 and 2010.

By industry (Table 2.33)

- Relatively high proportions 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 or above, as compared with other industries (ranging from 2.5% to 8.6%).

By primary function/ operation (Table 2.34)

- A relatively high proportion of business establishments taken up the primary function of “customer service/call centre” (40.0%) paid monthly rent of below HK\$10 000, as compared with other primary functions/operations (ranging from 0% to 28.8%).
- On the other hand, a relatively high proportion of business establishments taken up the primary function of “data/computer centre” (11.8%) paid monthly rent of HK\$100 000 or above, as compared with other primary functions/operations (ranging from 2.9% to 8.6%).

By internal floor area (Table 2.35)

- The larger the internal floor area, the higher the monthly rent. 74.6% of the establishments which occupied less than 500 square feet paid monthly rent of below HK\$10 000. 40.3% of those which occupied 5 000 to 9 999 square feet and 63.7% of those which occupied 10 000 square feet and above paid monthly rent of HK\$100 000 or above.

Table 2.32 Monthly rent of the present work location by building completion year

	Building Completion Year						Overall	
	2000 or before		2001-2010		2011 or after			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
<HK\$5 000	1 872	11.2	104	6.4	70	4.7	2 046	10.3
HK\$5 000 - 9 999	2 990	17.9	111	6.9	65	4.3	3 166	16.0
HK\$10 000 - 29 999	6 933	41.5	176	10.9	444	29.7	7 553	38.1
HK\$30 000 - 49 999	1 741	10.4	215	13.3	264	17.7	2 220	11.2
HK\$50 000 - 69 999	453	2.7	161	9.9	137	9.2	750	3.8
HK\$70 000 - 99 999	320	1.9	150	9.3	68	4.6	538	2.7
HK\$100 000 - 149 999	186	1.1	127	7.9	99	6.6	412	2.1
HK\$150 000 - 199 999	153	0.9	94	5.8	31	2.1	277	1.4
≥ HK\$200 000	101	0.6	169	10.5	67	4.5	337	1.7
Information cannot be provided	1 961	11.7	308	19.1	250	16.7	2 519	12.7
Base	16 711	100.0	1 613	100.0	1 494	100.0	19 818	100.0

Base : All establishments for which the present work location is rented
 Ref. : A7b

Table 2.33 Monthly rent of the present work location by industry

	Industry																								Overall	
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
<HK\$5 000	184	7.3	222	13.9	777	9.6	4	2.6	54	5.8	151	12.8	52	10.4	289	13.0	171	13.4	18	8.6	117	11.0	8	13.0	2 046	10.3
HK\$5 000 - 9 999	466	18.5	359	22.6	1 103	13.6	10	5.7	107	11.6	192	16.3	66	13.2	417	18.7	196	15.3	29	13.7	207	19.5	14	23.4	3 166	16.0
HK\$10 000 - 29 999	957	38.1	579	36.4	3 439	42.5	65	38.6	372	40.1	394	33.5	84	16.9	766	34.3	508	39.9	64	29.9	299	28.1	25	41.3	7 553	38.1
HK\$30 000 - 49 999	392	15.6	141	8.9	892	11.0	22	13.1	98	10.6	112	9.5	79	16.0	228	10.2	111	8.7	22	10.5	118	11.1	4	5.8	2 220	11.2
HK\$50 000 - 69 999	57	2.3	35	2.2	328	4.0	16	9.4	43	4.7	62	5.3	11	2.3	74	3.3	58	4.5	14	6.6	52	4.9	-	-	750	3.8
HK\$70 000 - 99 999	59	2.3	18	1.1	180	2.2	7	3.9	25	2.7	37	3.2	45	9.0	57	2.6	52	4.1	13	6.2	45	4.2	-	-	538	2.7
HK\$100 000 - 149 999	54	2.1	10	0.6	148	1.8	5	2.7	25	2.7	42	3.5	12	2.3	47	2.1	31	2.5	4	1.9	32	3.0	2	2.5	412	2.1
HK\$150 000 - 199 999	33	1.3	13	0.8	148	1.8	4	2.6	16	1.8	20	1.7	11	2.2	19	0.9	2	0.1	5	2.5	4	0.4	-	-	277	1.4
≥HK\$200 000	32	1.3	33	2.1	113	1.4	2	1.2	36	3.9	24	2.1	20	4.1	36	1.6	7	0.6	19	8.7	15	1.4	-	-	337	1.7
Information cannot be provided	282	11.2	180	11.3	968	12.0	34	20.2	149	16.1	143	12.1	117	23.6	299	13.4	140	11.0	25	11.5	173	16.3	9	14.1	2 519	12.7
Base	2 516	100.0	1 590	100.0	8 095	100.0	169	100.0	927	100.0	1 178	100.0	497	100.0	2 233	100.0	1 275	100.0	214	100.0	1 063	100.0	62	100.0	19 818	100.0

Base : All establishments for which the present work location is rented
 Ref. : A7b

Table 2.34 Monthly rent of the present work location by primary function / operation

	Primary function/operation in the present work location																Overall	
	Strategic management		Business development, sales, marketing and public relations		Financial / asset management		Customer service / call centre		Human resources management		Showroom		Transportation		Sourcing and procurement			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
<HK\$5 000	422	9.5	859	10.4	67	10.3	184	20.6	65	17.1	25	12.3	41	12.6	67	6.5	2 046	10.3
HK\$5 000 - 9 999	623	14.0	1 458	17.7	115	17.7	174	19.4	19	5.0	12	5.8	45	13.8	112	10.8	3 166	16.0
HK\$10 000 - 29 999	1 702	38.3	3 041	36.9	176	27.0	296	33.1	154	40.7	93	45.0	124	38.4	424	41.0	7 553	38.1
HK\$30 000 - 49 999	566	12.7	830	10.1	85	13.1	83	9.3	44	11.8	11	5.4	28	8.6	171	16.5	2 220	11.2
HK\$50 000 - 69 999	181	4.1	274	3.3	42	6.4	23	2.5	11	2.9	20	9.8	12	3.6	53	5.1	750	3.8
HK\$70 000 - 99 999	140	3.1	206	2.5	34	5.3	17	1.9	15	3.9	5	2.5	12	3.8	37	3.5	538	2.7
HK\$100 000 - 149 999	99	2.2	154	1.9	15	2.3	17	1.8	8	2.2	10	4.8	8	2.3	22	2.2	412	2.1
HK\$150 000 - 199 999	83	1.9	93	1.1	14	2.2	6	0.7	-	-	-	-	12	3.6	20	2.0	277	1.4
≥HK\$200 000	112	2.5	133	1.6	21	3.3	5	0.5	6	1.6	7	3.2	9	2.7	9	0.9	337	1.7
Information cannot be provided	519	11.7	1 201	14.6	81	12.4	90	10.1	56	14.9	23	11.1	35	10.7	121	11.7	2 519	12.7
Base	4 448	100.0	8 248	100.0	651	100.0	895	100.0	378	100.0	206	100.0	324	100.0	1 034	100.0	19 818	100.0

Base : All establishments for which the present work location is rented
 Ref. : A7b

Table 2.34 Monthly rent of the present work location by primary function / operation

	Primary function/operation in the present work location																Overall	
	Warehouse / storage		Research & development (R&D)		Factory / workshop for production / packaging		Cultural & creative workshop		Data / computer centre		Technical support (excl. data / computer centre)		Training centre / educational institution		Catering service/			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		No. of establishments
<HK\$5 000	122	9.8	34	7.8	23	3.8	66	10.1	4	9.1	43	11.9	24	8.8	-	-	2 046	10.3
HK\$5 000 - 9 999	188	15.2	90	21.0	125	20.5	111	17.0	2	3.3	56	15.6	36	13.3	-	-	3 166	16.0
HK\$10 000 - 29 999	609	49.2	170	39.6	266	43.3	275	41.9	18	39.1	89	24.9	107	39.8	9	37.9	7 553	38.1
HK\$30 000 - 49 999	129	10.5	44	10.3	47	7.7	75	11.4	3	6.7	54	15.3	43	15.8	6	24.0	2 220	11.2
HK\$50 000 - 69 999	23	1.9	29	6.7	17	2.9	31	4.7	3	6.0	22	6.1	7	2.5	2	10.2	750	3.8
HK\$70 000 - 99 999	11	0.9	12	2.9	19	3.1	9	1.4	-	-	18	4.9	3	1.1	1	5.1	538	2.7
HK\$100 000 - 149 999	15	1.3	4	1.0	14	2.2	17	2.7	4	8.7	15	4.1	10	3.5	1	5.1	412	2.1
HK\$150 000 - 199 999	17	1.3	3	0.7	20	3.2	-	-	1	3.1	4	1.2	3	1.1	-	-	277	1.4
≥HK\$200 000	7	0.6	11	2.4	5	0.8	1	0.2	-	-	8	2.3	4	1.3	-	-	337	1.7
Information cannot be provided	116	9.4	32	7.5	77	12.5	70	10.6	11	23.9	49	13.6	35	12.9	4	17.7	2 519	12.7
Base	1 238	100.0	430	100.0	613	100.0	656	100.0	46	100.0	357	100.0	270	100.0	24	100.0	19 818	100.0

Base : All establishments for which the present work location is rented
 Ref. : A7b

Table 2.35 Monthly rent of the present work location by Internal floor area

	Internal floor area												Overall	
	< 500 sq.ft.		500 - 999 sq.ft.		1 000 – 2 999 sq.ft.		3 000 – 4 999 sq.ft.		5 000 – 9 999 sq.ft.		≥10 000 sq.ft.			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
<HK\$5 000	1 891	35.9	125	2.6	14	0.2	15	1.2	-	-	-	-	2 046	10.3
HK\$5 000 - 9 999	2 036	38.7	1 061	22.3	64	0.9	3	0.2	2	0.2	-	-	3 166	16.0
HK\$10 000 - 29 999	800	15.2	2 862	60.2	3 831	53.6	51	3.9	6	0.9	2	0.3	7 553	38.1
HK\$30 000 - 49 999	29	0.5	199	4.2	1 584	22.2	364	27.8	42	5.9	3	0.4	2 220	11.2
HK\$50 000 - 69 999	7	0.1	21	0.5	391	5.5	230	17.6	98	13.9	3	0.4	750	3.8
HK\$70 000 - 99 999	-	-	20	0.4	144	2.0	216	16.5	139	19.7	19	3.0	538	2.7
HK\$100 000 - 149 999	-	-	6	0.1	67	0.9	159	12.2	106	15.1	73	11.4	412	2.1
HK\$150 000 - 199 999	-	-	-	-	39	0.5	51	3.9	91	12.9	96	15.0	277	1.4
≥ HK\$200 000	-	-	-	-	4	0.1	7	0.5	12.3	239	37.3	337	1.7	
Information cannot be provided	503	9.5	457	9.6	1 009	14.1	211	16.1	134	19.0	206	32.2	2 519	12.7
Base	5 267	100.0	4 752	100.0	7 146	100.0	1 308	100.0	705	100.0	641	100.0	19 818	100.0

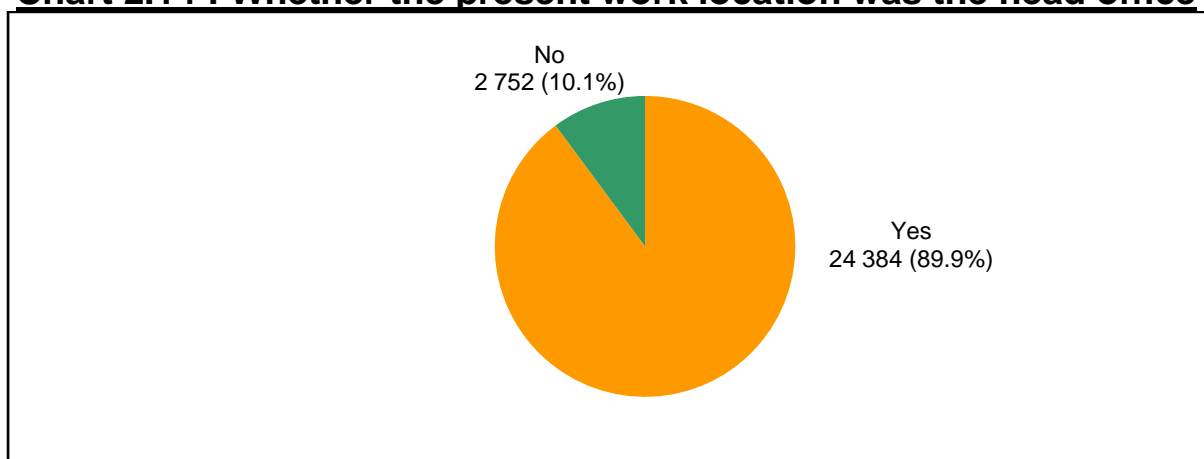
Base : All establishments for which the present work location is rented
 Ref. : A7b

B10. Location of the head office

2.26 When asked whether the present work location was the head office which directly managed or controlled their establishments, 89.9% answered in the affirmative. (Chart 2.14)

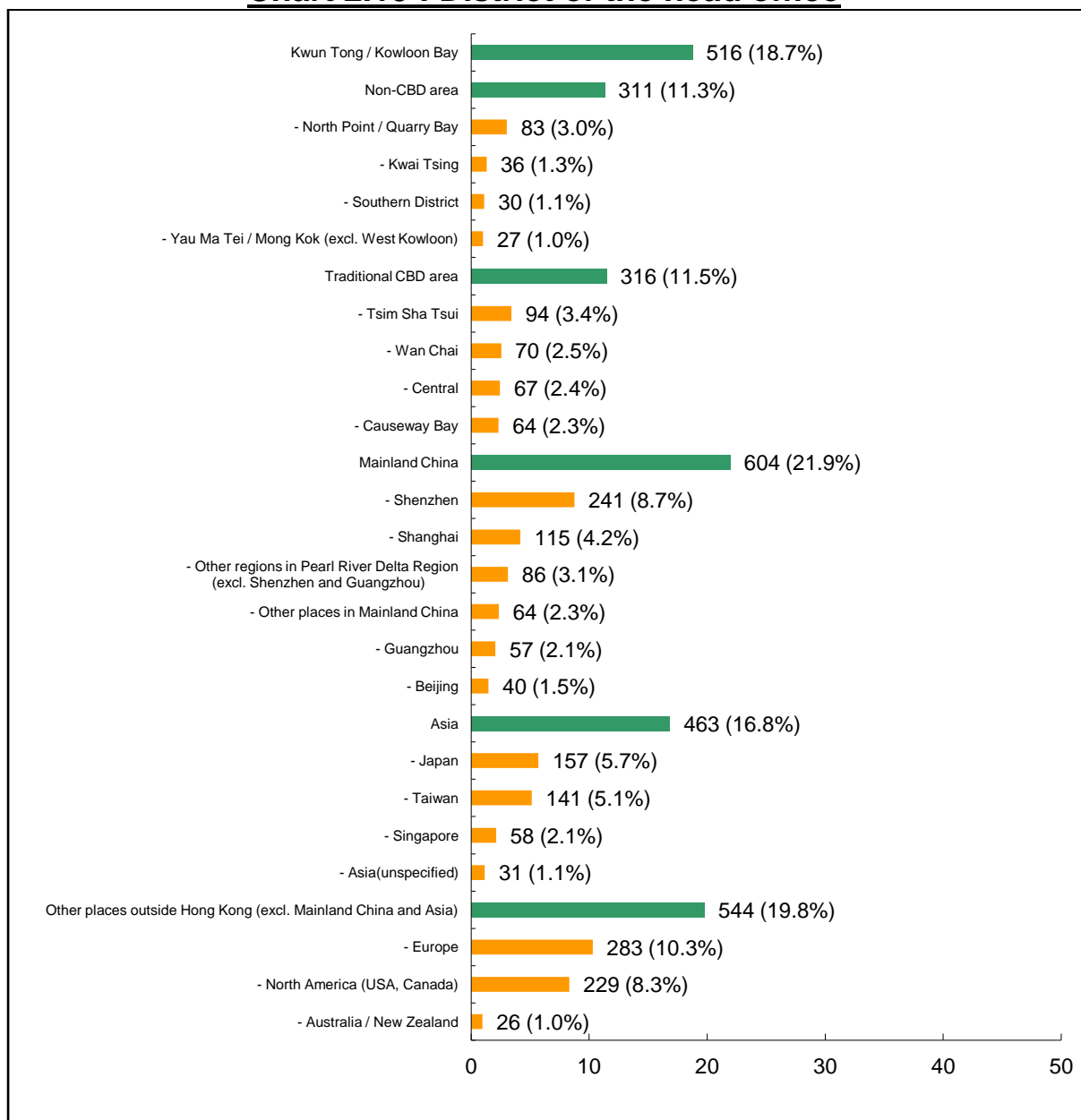
2.27 Of those 10.1% (2 752 establishments) not being head office, 18.7% had their head offices in other addresses in Kowloon East, 11.5% in traditional CBD area and 11.3% non-CBD area in Hong Kong. 21.9% had their head offices in the Mainland China, 16.8% in Asia and 19.8% in other places outside Hong Kong (excluding Mainland China and Asia). (Chart 2.15)

Chart 2.14 : Whether the present work location was the head office



Base : All establishments (27 136)

Chart 2.15 : District of the head office



Base : All establishments for which the present work location is not the head office (2 752)

Note : Specific locations which were mentioned by less than 1% of the establishments were not shown

2.28 Further analyses reveal that the proportion for which the present work location was not the head office was relatively high for the following groups of establishments:

By building type (Table 2.36)

- Business establishments in office buildings (17.9% for Grade A office buildings and 19.2% for Grade B and C office buildings) and new wholesale conversion buildings (17.8%).

By industry (Table 2.37)

- Business establishments engaged in “transportation, storage and logistics” (18.8%) and “healthcare services and research and development on natural sciences” (17.0%).

By major functions/operations (Table 2.38)

- Business establishments taken up the functions of “catering service” (21.5%) and “transportation” (18.5%).

2.29 Analysis of “whether the present work location was the head office” by “tenure of the present work location” was attempted but no major difference between the subgroup is found.

Table 2.36 Whether the present work location was the head office 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	%
Yes	18 462	92.3	1 048	87.8	4 294	82.0	3 800	82.1	494	80.8	580	82.2	24 384	89.9
No	1 536	7.7	146	12.2	943	18.0	826	17.9	117	19.2	126	17.8	2 752	10.1
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
Ref. : A8

Table 2.37 Whether the present work location was the head office by industry

	Industry																		Overall							
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities			Healthcare services, and research and development on natural sciences		Social and personal services		Waste management		
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		No. of establishments	%	No. of establishments	%	No. of establishments	%	
Yes	3 481	91.7	1 933	95.2	9 342	87.9	177	86.0	890	81.2	1 234	90.6	1 950	88.0	2 682	93.6	1 363	94.1	204	83.0	1 063	90.1	67	98.0	24 384	89.9
No	314	8.3	98	4.8	1 282	12.1	29	14.0	206	18.8	128	9.4	267	12.0	182	6.4	85	5.9	42	17.0	117	9.9	1	2.0	2 752	10.1
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0

Base : All establishments
Ref. : A8

Table 2.38 Whether the present work location was the head office by major functions / operations

	Major functions/operations in the present work location																Overall	
	Strategic management		Business development, sales, marketing and public relations		Financial / asset management		Customer service / call centre		Human resources management		Showroom		Transportation		Sourcing and procurement			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Yes	7 305	91.3	16 255	90.6	3 341	87.8	3 682	90.5	1 491	92.8	1 038	91.4	726	81.5	2 660	90.8	24 384	89.9
No	694	8.7	1 692	9.4	465	12.2	389	9.5	116	7.2	98	8.6	165	18.5	270	9.2	2 752	10.1
Base	7 999	100.0	17 947	100.0	3 806	100.0	4 070	100.0	1 607	100.0	1 135	100.0	891	100.0	2 930	100.0	27 136	100.0

Base : All establishments
Ref. : A8

Table 2.38 Whether the present work location was the head office by major functions / operations (cont'd)

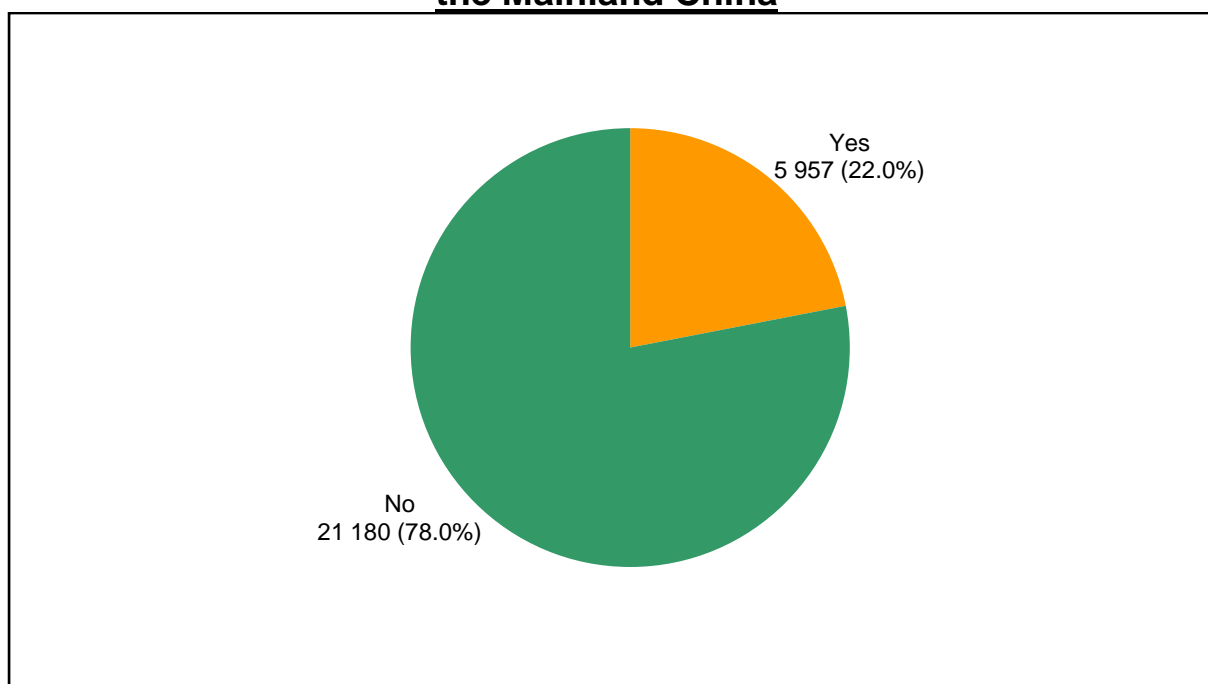
	Major functions/operations in the present work location																Overall	
	Warehouse / storage		Research and development (R&D)		Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)		Cultural and creative workshop		Data / computer centre		Technical support (excl. data / computer centre)		Training centre / educational institution		Catering service			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Yes	3 622	85.9	838	90.1	1 348	93.6	895	92.4	158	85.4	639	86.4	355	86.6	26	78.5	24 384	89.9
No	595	14.1	92	9.9	93	6.4	74	7.6	27	14.6	100	13.6	55	13.4	7	21.5	2 752	10.1
Base	4 217	100.0	931	100.0	1 441	100.0	968	100.0	185	100.0	740	100.0	411	100.0	33	100.0	27 136	100.0

Base : All establishments
Ref. : A8

B11. Office/work station in the Mainland China and the main functions/operations

2.30 When asked whether managed office/work station in the Mainland China, 22.0% of the establishments answered in the affirmative, with relatively high proportions recorded for establishments engaged in “manufacturing” (45.3%), “transportation, storage and logistics” (30.4%) and “import/export trades and wholesale and retail” (27.5%). (Chart 2.16, Table 2.39)

Chart 2.16 : Whether managed office / work station in the Mainland China



Base : All establishments (27 136)

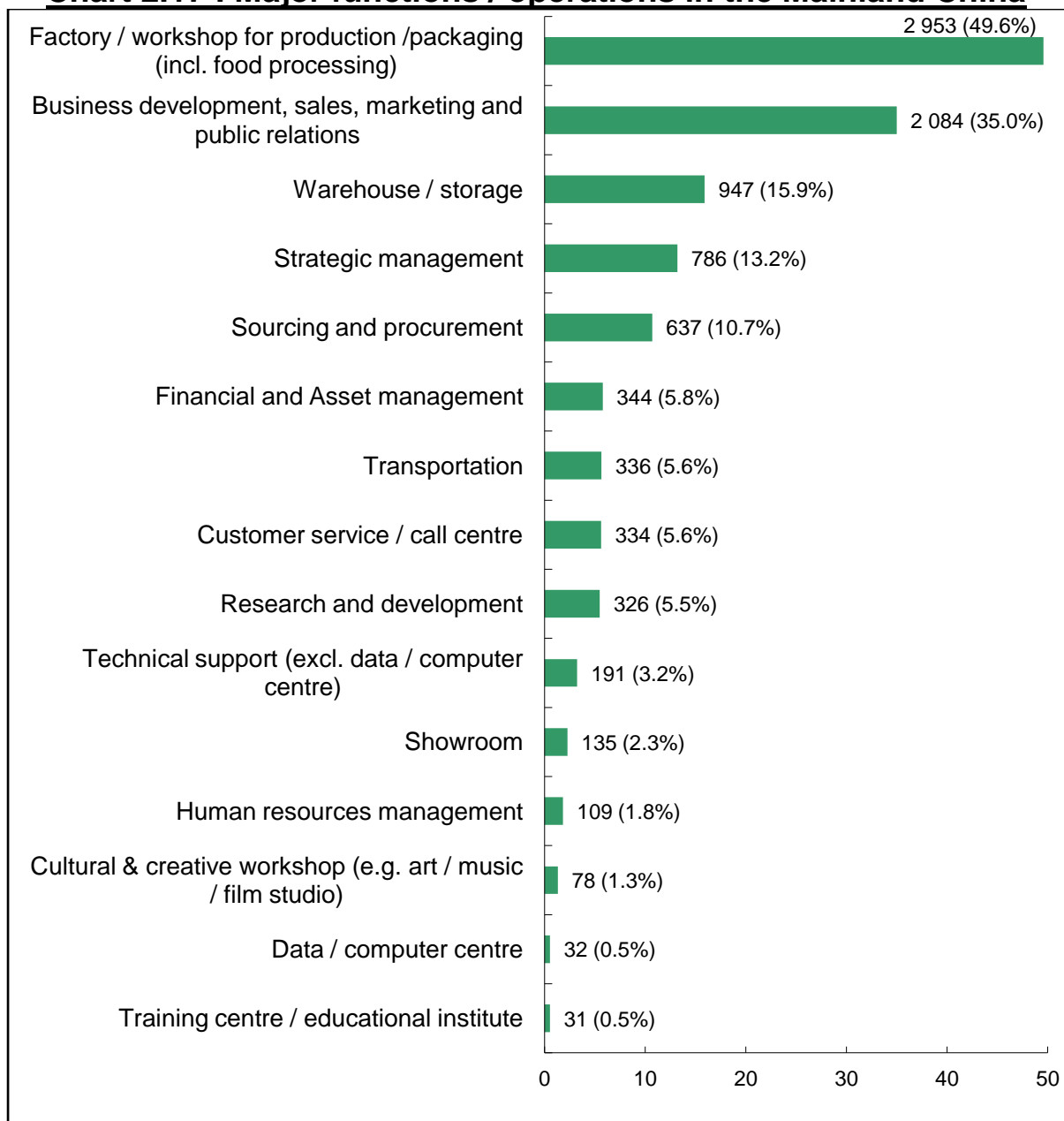
Table 2.39 Whether managed office / work station in the Mainland China by industry

	Industry																							Overall		
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments		%	
Yes	1 720	45.3	114	5.6	2 926	27.5	14	6.8	333	30.4	232	17.0	119	5.4	264	9.2	133	9.2	47	19.0	54	4.6	2	2.8	5 957	22.0
No	2 076	54.7	1 917	94.4	7 698	72.5	192	93.2	762	69.6	1 130	83.0	2 098	94.6	2 601	90.8	1 315	90.8	199	81.0	1 126	95.4	66	97.2	21 180	78.0
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0

Base : All establishments
Ref. : A10

2.31 Among those 5 957 business establishments which managed offices/work stations in the Mainland China, the top 5 functions/operations in the Mainland China were “factory/workshop for production/packaging (including food processing)” (49.6%), “business development, sales, marketing and public relations” (35.0%), “warehouse/storage” (15.9%), “strategic management” (13.2%) and “sourcing and procurement” (10.7%). (Chart 2.17)

Chart 2.17 : Major functions / operations in the Mainland China

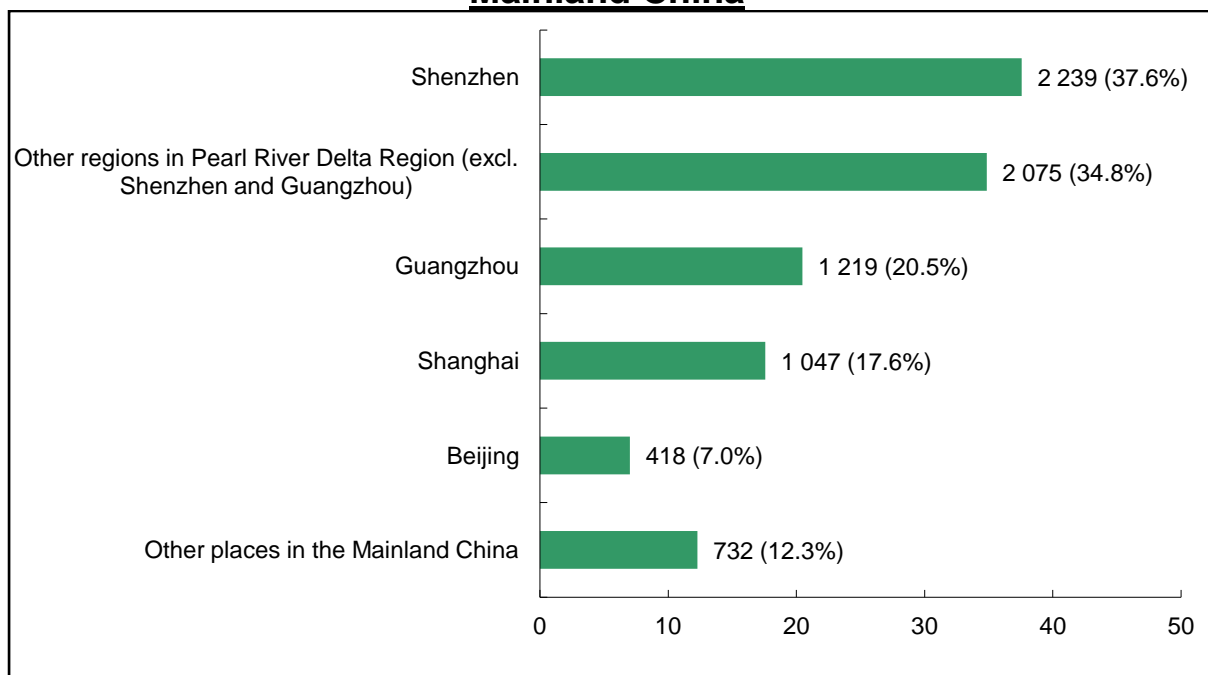


Base : All establishments which managed office / work station in the Mainland China (5 957)

Note : Multiple answers were allowed

2.32 37.6% of these establishments reported that they maintained offices/work stations in Shenzhen, 20.5% maintained offices/work stations in Guangzhou and 34.8% maintained offices/work stations in other regions in Pearl River Delta Region (excluding Shenzhen and Guangzhou). (Chart 2.18)

Chart 2.18 : Cities / regions of the offices / work stations in the Mainland China



Base : All establishments which managed offices / work stations in the Mainland China (5 957)

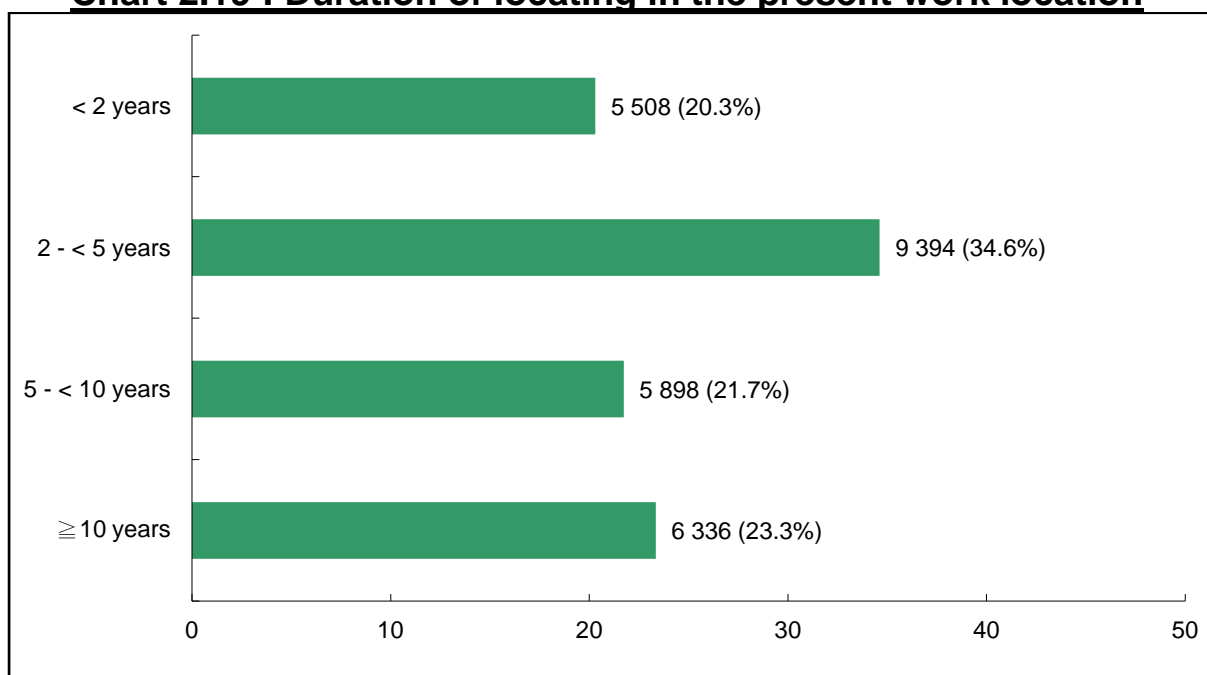
Note : Multiple answers were allowed

C. Recent Location Decision

C1. Duration of locating in the present work location

2.33 Of the 27 136 business establishments, 20.3% were located in the present work location for less than 2 years, 34.6% for 2 years to less than 5 years, 21.7% for 5 years to less than 10 years and 23.3% for 10 years or more. 76.6% of the business establishments were established in the present work location for less than 10 years. (Chart 2.19)

Chart 2.19 : Duration of locating in the present work location



Base : All establishments (27 136)

2.34 The duration of locating in the present work location varied among different building types, districts, industries and tenure:

By building type (Table 2.40)

- A relatively high proportion of business establishments located in new wholesale conversion buildings (31.9%) were located in the present work location for less than 2 years, as compared with those in I-O buildings (22.3%), Grade B and C office buildings (21.1%), Grade A office buildings (20.1%) and industrial buildings (19.8%).
- On the other hand, relatively high proportions of business establishments located in industrial buildings (27.1%) and I-O buildings (23.5%) were located in the present work location for 10 years or more, as compared with those in Grade A office

buildings (11.3%), new wholesale conversion buildings (9.9%) and Grade B and C office buildings (7.2%).

Table 2.40 Duration of locating 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	%	
< 2 years	3 958	19.8	266	22.3	1 059	20.2	930	20.1	129	21.1	225	31.9	5 508	20.3
2 - < 5 years	6 632	33.2	371	31.1	2 099	40.1	1 811	39.1	288	47.2	292	41.3	9 394	34.6
5 - < 10 years	3 992	20.0	276	23.1	1 510	28.8	1 360	29.4	150	24.5	120	16.9	5 898	21.7
≥ 10 years	5 416	27.1	281	23.5	569	10.9	525	11.3	44	7.2	70	9.9	6 336	23.3
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. : B1

By district (Table 2.41)

- A relatively high proportion of business establishments in Kowloon Bay Business Area (30.3%) were located in the present work location for 10 years or more, as compared with those in Kwun Tong Business Area (20.8%).

Table 2.41 Duration of locating in the present work location by district

	District				Overall	
	Kowloon Bay Business Area		Kwun Tong Business Area			
	No. of establishments	%	No. of establishments	%		
< 2 years	1 407	19.2	4 101	20.7	5 508	20.3
2 - < 5 years	2 205	30.0	7 189	36.3	9 394	34.6
5 - < 10 years	1 505	20.5	4 393	22.2	5 898	21.7
≥ 10 years	2 221	30.3	4 114	20.8	6 336	23.3
Base	7 339	100.0	19 797	100.0	27 136	100.0

Base : All establishments
Ref. : B1

By industry (Table 2.42)

- Relatively high proportions of business establishments engaged in “publishing, media and multi-media and creative and performing arts activities and specialized design activities” (27.2%), “social and personal services” (25.7%), “construction” (25.2%) and “telecommunications services and information technology services” (25.0%) were located in the present work location for less than 2 years, as compared with other industries (ranging from 2.0% to 22.5%).

- On the other hand, a relatively high proportion of business establishments engaged in “waste management” (43.3%) and “manufacturing” (41.9%) were located in the present work location for 10 years or more, as compared with other industries (ranging from 8.1% to 29.9%).

Table 2.42 Duration of locating in the present work location by industry

	Industry																						Overall			
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services			Waste management		
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		No. of establishments	%	
< 2 years	504	13.3	512	25.2	2 150	20.2	44	21.6	202	18.4	341	25.0	373	16.8	629	22.0	393	27.2	55	22.5	303	25.7	1	2.0	5 508	20.3
2 - < 5 years	942	24.8	546	26.9	3 423	32.2	100	48.8	409	37.4	596	43.8	908	41.0	1 202	42.0	645	44.6	100	40.8	490	41.6	32	46.4	9 394	34.6
5 - < 10 years	758	20.0	366	18.0	2 368	22.3	34	16.4	228	20.8	261	19.1	755	34.1	593	20.7	248	17.2	49	20.1	233	19.8	6	8.3	5 898	21.7
≥ 10 years	1 592	41.9	607	29.9	2 683	25.3	27	13.2	257	23.5	164	12.1	180	8.1	440	15.4	161	11.1	41	16.6	154	13.0	30	43.3	6 336	23.3
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0

Base : All establishments

Ref. : B1

By tenure (Table 2.43)

- A relatively high proportion of business establishments for which the present work location was rented (24.1%) were located in the present work location for less than 2 years while a relatively high proportion of business establishments for which the present work location was owned (58.6%) were located in the present work location for 10 years or more.

Table 2.43 Duration of locating in the present work location by tenure

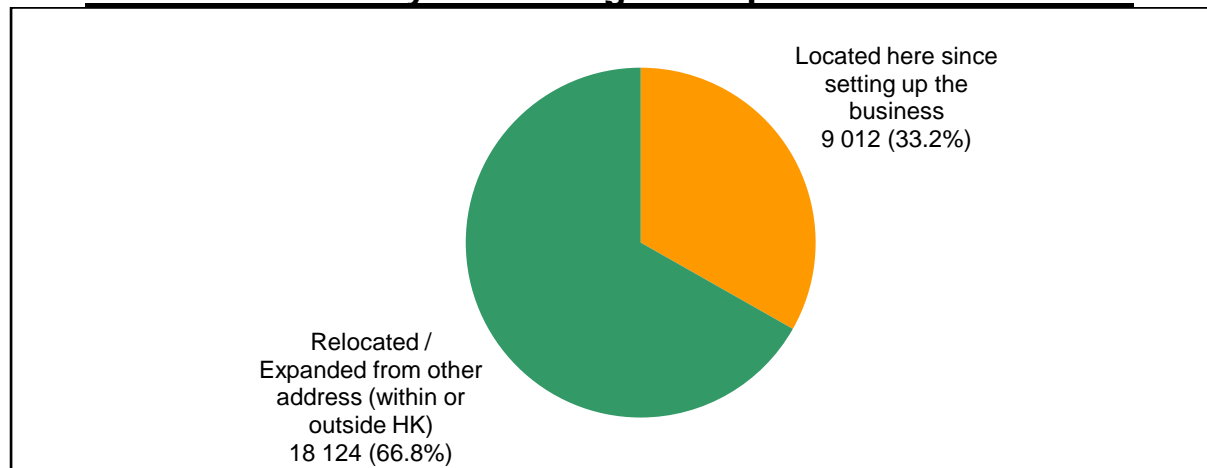
	Tenure						Overall	
	Own		Rent		Rent-free			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
< 2 years	400	7.5	4 775	24.1	333	16.9	5 508	20.3
2 - < 5 years	800	14.9	7 779	39.3	816	41.5	9 394	34.6
5 - < 10 years	1 013	18.9	4 224	21.3	661	33.6	5 898	21.7
≥ 10 years	3 138	58.6	3 040	15.3	158	8.0	6 336	23.3
Base	5 351	100.0	19 818	100.0	1 968	100.0	27 136	100.0

Base : All establishments
Ref. : B1

C2. History of locating in Kowloon East

2.35 Of the 27 136 business establishments, 33.2% said that they were located in the present location since setting up the business while 66.8% reported that they were relocated/expanded from other addresses. (Chart 2.20)

Chart 2.20 : History of locating in the present work location



Base : All establishments (27 136)

2.36 Analysing by building type, industry, tenure and duration of establishment located in the present work location, difference in the history of locating in the present work location were observed:

By building type (Table 2.44)

- A relatively high proportion of business establishments located in industrial buildings (36.3%) said that they were located in the present work location since setting up the business, as compared with those in I-O buildings (28.3%), Grade A office buildings (24.0%), new wholesale conversion buildings (23.9%) and Grade B and C office buildings (20.9%).
- On the other hand, relatively high proportions of business establishments located in office buildings (76.3%) and new wholesale conversion buildings (76.1%) reported that they were relocated/ expanded from other addresses, as compared with those in I-O buildings (71.7%) and industrial buildings (63.7%).

Table 2.44 History of locating 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	%
Located here since setting up the business	7 267	36.3	338	28.3	1 239	23.7	1 111	24.0	128	20.9	169	23.9	9 012	33.2
Relocated / Expanded from other address (within or outside HK)	12 731	63.7	857	71.7	3 998	76.3	3 515	76.0	484	79.1	537	76.1	18 124	66.8
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. : B2

By industry (Table 2.45)

- Relatively high proportions of business establishments engaged in “restaurants and hotels” (58.1%), “waste management” (49.5%) and “social and personal services” (48.3%) said that they were located in the present work location since setting up the business, as compared with other industries (ranging from 24.1% to 38.6%).

- On the other hand, relatively high proportions of business establishments engaged in “banking and financial services and insurance” (75.9%), “telecommunications services and information technology services” (73.2%) and “publishing, media and multi-media and creative and performing arts activities and specialized design activities” (70.9%) reported that they were relocated/expanded from other addresses, as compared with other industries (ranging from 41.9% to 68.7%).

Table 2.45 History of locating in the present work location by industry

	Industry														Overall											
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance				Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management	
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%			No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Located here since setting up the business	1 466	38.6	649	32.0	3 494	32.9	120	58.1	374	34.1	365	26.8	535	24.1	896	31.3	421	29.1	89	36.4	570	48.3	34	49.5	9 012	33.2
Relocated / Expanded from other address (within or outside HK)	2 330	61.4	1 381	68.0	7 130	67.1	86	41.9	722	65.9	997	73.2	1 682	75.9	1 968	68.7	1 027	70.9	156	63.6	610	51.7	35	50.5	18 124	66.8
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0

Base : All establishments
Ref. : B2

By tenure (Table 2.46)

- A relatively high proportion of business establishments for which the present work location was owned (41.8%) said that they were located in the present work location since setting up the business while a relatively high proportion of business establishments for which the present work location was rented (68.4%) reported that they were relocated/ expanded from other addresses.

Table 2.46 History of locating in the present work location by tenure

	Tenure						Overall	
	Own		Rent		Rent-free			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Located here since setting up the business	2 238	41.8	6 266	31.6	509	25.8	9 012	33.2
Relocated / Expanded from other address (within or outside HK)	3 113	58.2	13 552	68.4	1 459	74.2	18 124	66.8
Base	5 351	100.0	19 818	100.0	1 968	100.0	27 136	100.0

Base : All establishments
Ref. : B1

By duration of establishment located in the present work location (Table 2.47)

- The shorter the duration of locating in the present work location, the higher the proportion of establishments which were relocated/ expanded from other addresses (within or outside Hong Kong) (from 55.4% for those which were located in the present work location for 10 years or more, to 78.2% for those which were located in the present work location for less than 2 years).

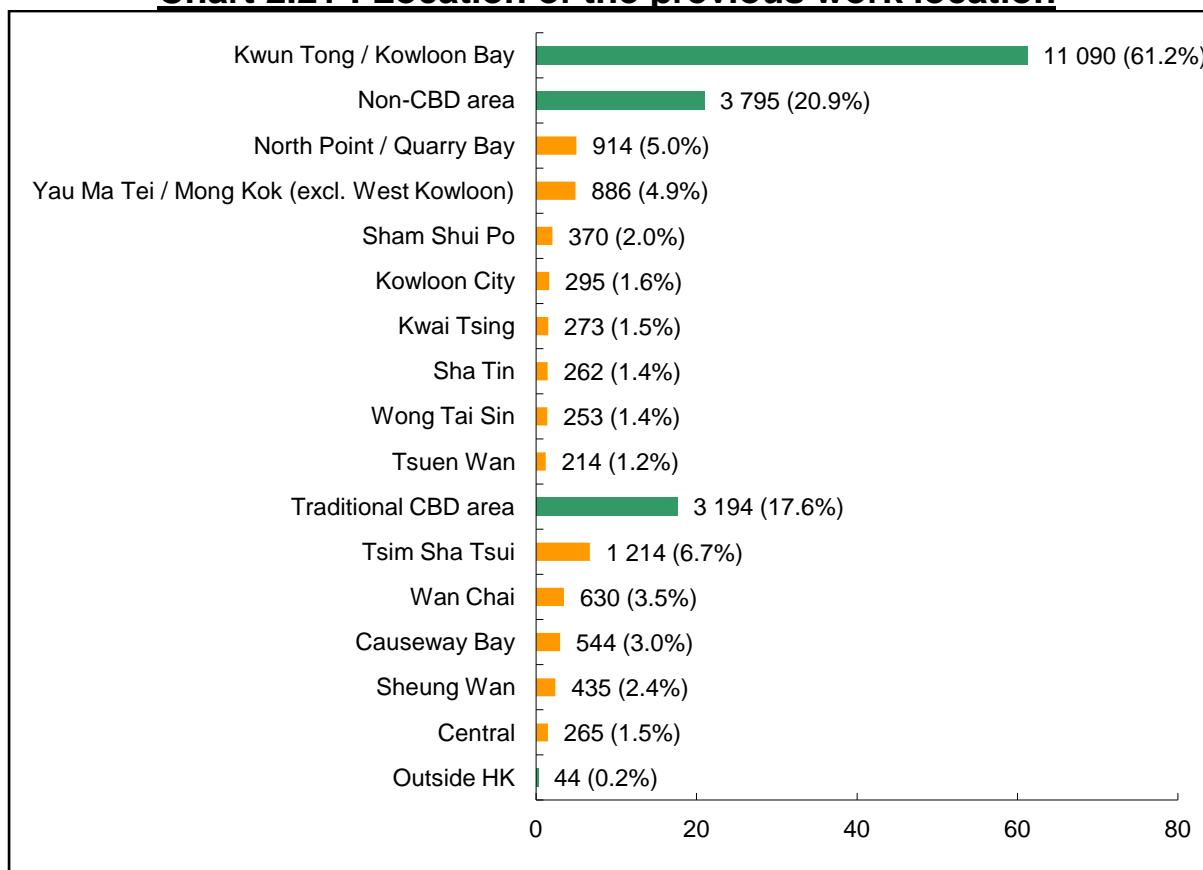
Table 2.47 History of locating in the present work location by duration of locating in the present work location

	Duration of establishment located in the present work location								Overall	
	< 2 years		2 - < 5 years		5 - < 10 years		≥ 10 years			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Located here since setting up the business	1 200	21.8	3 035	32.3	1 950	33.1	2 827	44.6	9 012	33.2
Relocated / Expanded from other address (within or outside HK)	4 308	78.2	6 359	67.7	3 948	66.9	3 508	55.4	18 124	66.8
Base	5 508	100.0	9 394	100.0	5 898	100.0	6 336	100.0	27 136	100.0

Base : All establishments
Ref. : B2

2.37 Of the 18 124 business establishments which were relocated/ expanded from other addresses, 61.2% moved from other addresses in Kwun Tong/Kowloon Bay. Some 20.9% moved from non-CBD area and 17.6% from traditional CBD area in Hong Kong. (Chart 2.21)

Chart 2.21 : Location of the previous work location



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

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

2.38 Further analyses show that the location of the previous work location varied among different building types and duration of establishment located in the present work location:

By building type (Table 2.48)

- Relatively high proportions of business establishments located in I-O buildings (72.3%), industrial buildings (67.2%) and new wholesale conversion buildings (62.0%) were relocated/expanded from other addresses in Kwun Tong/Kowloon Bay, as compared with those in Grade B and C office buildings (49.4%) and Grade A office buildings (38.3%).
- On the other hand, a relatively high proportion of business establishments located in Grade A office buildings (39.1%) were relocated/expanded from traditional CBD area, as compared with those in Grade B and C office buildings (29.2%), new

wholesale conversion buildings (17.9%), I-O buildings (14.7%) and industrial buildings (11.4%).

Table 2.48 Location of the previous 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	%
Kln East	8 552	67.2	620	72.3	1 585	39.6	1 346	38.3	239	49.4	333	62.0	11 090	61.2
Kwun Tong / Kowloon Bay	8 552	67.2	620	72.3	1 585	39.6	1 346	38.3	239	49.4	333	62.0	11 090	61.2
Non-CBD area	2 684	21.1	111	13.0	894	22.4	791	22.5	103	21.4	106	19.8	3 795	20.9
North Point / Quarry Bay	516	4.1	30	3.5	332	8.3	280	8.0	52	10.7	36	6.6	914	5.0
Yau Ma Tei / Mong Kok (excl. West Kowloon)	615	4.8	21	2.4	225	5.6	215	6.1	10	2.1	25	4.7	886	4.9
Sham Shui Po	271	2.1	20	2.3	76	1.9	70	2.0	5	1.1	3	0.6	370	2.0
Kowloon City	217	1.7	7	0.8	61	1.5	61	1.7	-	-	11	2.0	295	1.6
Kwai Tsing	202	1.6	8	0.9	47	1.2	29	0.8	18	3.8	16	3.0	273	1.5
Sha Tin	210	1.7	1	0.1	49	1.2	44	1.3	5	0.9	2	0.3	262	1.4
Wong Tai Sin	231	1.8	3	0.3	17	0.4	8	0.2	10	2.0	2	0.4	253	1.4
Tsuen Wan	160	1.3	7	0.8	39	1.0	38	1.1	1	0.3	8	1.6	214	1.2
Traditional CBD area	1 455	11.4	126	14.7	1 517	37.9	1 376	39.1	141	29.2	96	17.9	3 194	17.6
Tsim Sha Tsui	457	3.6	37	4.4	691	17.3	655	18.6	36	7.4	29	5.3	1 214	6.7
Wan Chai	327	2.6	33	3.8	243	6.1	207	5.9	37	7.5	27	5.1	630	3.5
Causeway Bay	178	1.4	8	1.0	350	8.7	340	9.7	10	2.1	8	1.4	544	3.0
Sheung Wan	292	2.3	21	2.5	103	2.6	85	2.4	19	3.8	19	3.5	435	2.4
Central	138	1.1	21	2.4	98	2.4	57	1.6	40	8.4	9	1.7	265	1.5
Outside HK	41	0.3	-	-	2	*	2	0.1	-	-	2	0.3	44	0.2
Base	12 731	100.0	857	100.0	3 998	100.0	3 515	100.0	484	100.0	537	100.0	18 124	100.0

Base : All establishments which relocated / expanded from other addresses

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

Ref. : B3

By duration of establishment located in the present work location (Table 2.49)

- A relatively high proportion of establishments which was located in the present work location for less than 2 years (66.9%) were relocated/expanded from other addresses in Kwun Tong/Kowloon Bay, as compared with others ranging from 54.3% to 62.7%.
- A relatively high proportion of establishments which was located in the present work location for 5 to less than 10 years (25.6%) were relocated/expanded from traditional CBD area, as compared with others ranging from 12.0% to 17.8%.

- On the other hand, a relatively high proportion of establishments which was located in the present work location for more than 10 years (25.0%) were relocated/expanded from non-CBD area, as compared with others ranging from 19.2% to 21.1%.

Table 2.49 Location of the previous work location by duration of locating in the present work location

	Duration of establishment located in the present work location								Overall	
	< 2 years		2 - < 5 years		5 - < 10 years		≥10 years			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
<u>Kln East</u>	2 881	66.9	3 985	62.7	2 142	54.3	2 081	59.3	11 090	61.2
Kwun Tong / Kowloon Bay	2 881	66.9	3 985	62.7	2 142	54.3	2 081	59.3	11 090	61.2
<u>Traditional CBD area</u>	516	12.0	1 131	17.8	1 010	25.6	538	15.3	3 194	17.6
Tsim Sha Tsui	122	2.8	398	6.3	469	11.9	225	6.4	1 214	6.7
Wan Chai	123	2.8	227	3.6	190	4.8	91	2.6	630	3.5
Causeway Bay	96	2.2	251	3.9	146	3.7	51	1.5	544	3.0
Sheung Wan	91	2.1	142	2.2	106	2.7	97	2.8	435	2.4
Central	64	1.5	80	1.3	71	1.8	50	1.4	265	1.5
<u>Non-CBD area</u>	909	21.1	1 218	19.2	791	20.0	877	25.0	3 795	20.9
North Point / Quarry Bay	171	4.0	351	5.5	232	5.9	160	4.6	914	5.0
Yau Ma Tei / Mong Kok (excl. West Kowloon)	206	4.8	273	4.3	145	3.7	263	7.5	886	4.9
Sham Shui Po	63	1.5	144	2.3	41	1.0	121	3.5	370	2.0
Kowloon City	93	2.2	46	0.7	67	1.7	90	2.6	295	1.6
Kwai Tsing	82	1.9	102	1.6	51	1.3	38	1.1	273	1.5
Sha Tin	90	2.1	68	1.1	72	1.8	32	0.9	262	1.4
Wong Tai Sin	46	1.1	84	1.3	72	1.8	51	1.5	253	1.4
Tsuen Wan	62	1.4	66	1.0	25	0.6	62	1.8	214	1.2
<u>Outside HK</u>	2	0.1	25	0.4	5	0.1	12	0.3	44	0.2
Base	4 308	100.0	6 359	100.0	3 948	100.0	3 508	100.0	18 124	100.0

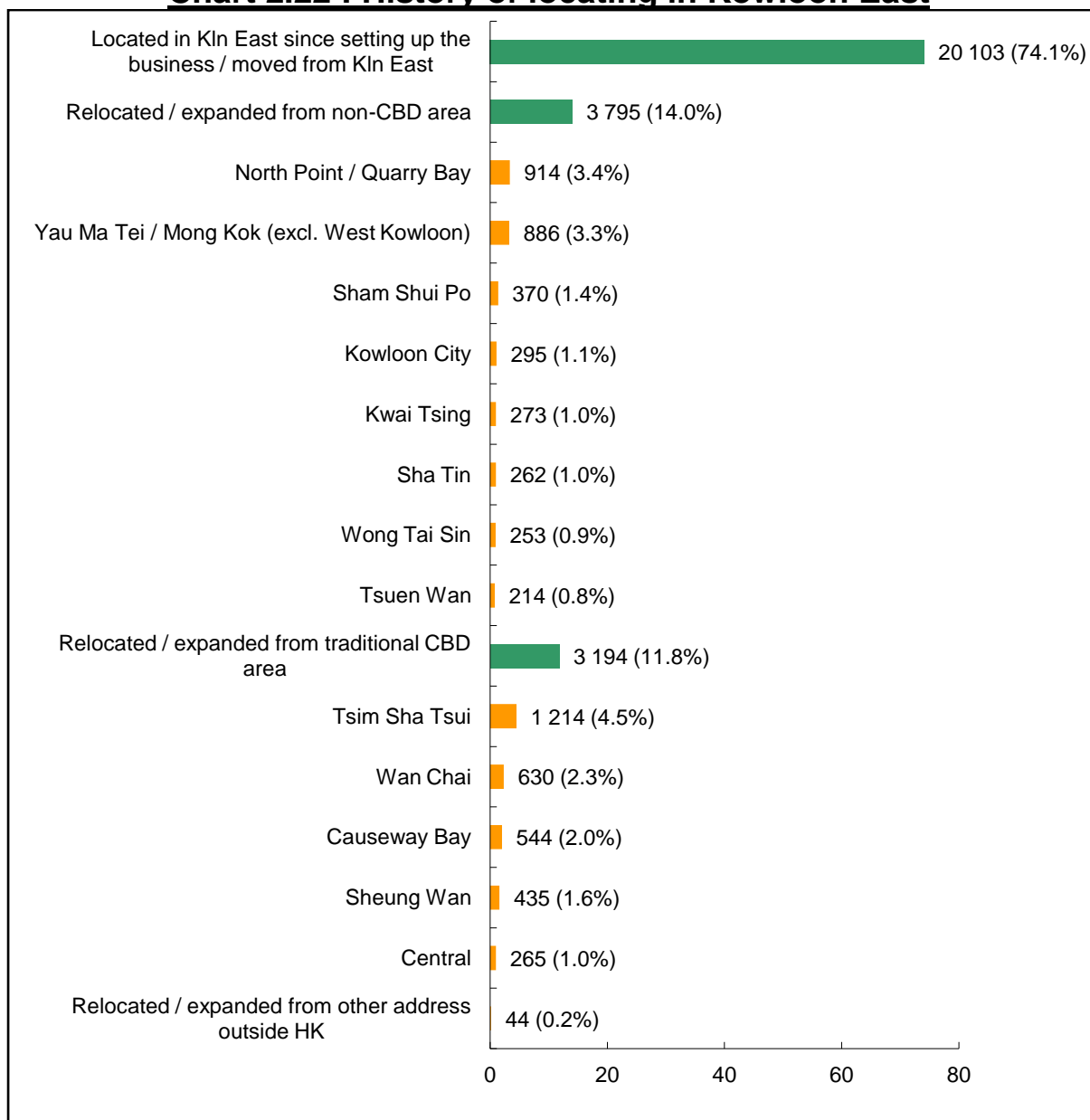
Base : All establishments which relocated / expanded from other addresses

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

Ref. : B3

2.39 In summary, about three-quarters (74.1%) of the business establishments were located in the present work location in Kowloon East since setting up the business or moved from other addresses in Kowloon East. 14.0% were relocated/ expanded from non-CBD area and 11.8% from traditional CBD area. (Chart 2.22)

Chart 2.22 : 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

2.40 Differences were observed when the results were analysed by building type, industry and duration of establishment located in the present work location:

By building type (Table 2.50)

- Relatively high proportions 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%).
- On the other hand, relatively high proportions 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%).

By industry (Table 2.51)

- Relatively high proportions of business establishments engaged in “waste management” (92.8%) and “manufacturing” (83.6%) 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 other industries (ranging from 43.1% to 79.9%).
- On the other hand, a relatively high proportion of business establishments engaged in “banking and financial services and insurance” (38.1%) were relocated/expanded from traditional CBD area, as compared with other industries (ranging from 3.2% to 15.2%).

By duration of establishment located in the present work location (Table 2.52)

- A relatively high proportion of establishments which was located in the present work location for 10 years and more (77.5%) were located in the present work location since setting up the business/moved from other addresses in Kowloon East, as compared with others ranging from 69.4% to 74.7%.
- On the other hand, a relatively high proportion of establishments which was located in the present work location for 5 to less than 10 years (17.1%) were relocated/expanded from traditional CBD area, as compared with others ranging from 8.5% to 12.0%.

Table 2.50 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	*	2	*	-	-	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 in Hong Kong which were mentioned by less than 1% of the establishments in "location of the previous work location" were not shown

Ref. : B2+B3

Table 2.51 History of locating in Kowloon East by industry

	Industry																						Overall			
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services			Waste management		
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	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>	3 173	83.6	1 570	77.3	8 210	77.3	156	75.8	853	77.8	1 024	75.2	956	43.1	1 920	67.0	1 049	72.4	184	74.9	943	79.9	63	92.8	20 103	74.1
<u>Relocated / expanded from Non-CBD area</u>	453	11.9	291	14.4	1 350	12.7	25	12.0	148	13.5	207	15.2	415	18.7	510	17.8	216	14.9	25	10.3	152	12.8	3	4.1	3 795	14.0
North Point / Quarry Bay	90	2.4	58	2.8	262	2.5	4	1.8	25	2.2	71	5.2	178	8.0	148	5.2	56	3.9	2	0.8	21	1.8	-	-	914	3.4
Yau Ma Tei / Mong Kok (excl. West Kowloon)	39	1.0	65	3.2	352	3.3	7	3.4	28	2.5	26	1.9	170	7.7	135	4.7	21	1.5	2	0.9	41	3.5	-	-	886	3.3
Sham Shui Po	88	2.3	32	1.6	126	1.2	6	2.8	24	2.2	22	1.6	15	0.7	22	0.8	17	1.2	2	0.8	16	1.4	-	-	370	1.4
Kowloon City	38	1.0	27	1.3	82	0.8	-	-	26	2.4	12	0.9	20	0.9	34	1.2	34	2.3	-	-	22	1.9	-	-	295	1.1
Kwai Tsing	50	1.3	24	1.2	104	1.0	-	-	17	1.6	24	1.8	2	0.1	30	1.1	22	1.5	-	-	-	-	-	-	273	1.0
Sha Tin	31	0.8	20	1.0	98	0.9	-	-	-	-	30	2.2	3	0.1	25	0.9	32	2.2	15	6.2	8	0.7	-	-	262	1.0
Wong Tai Sin	55	1.5	16	0.8	121	1.1	-	-	3	0.3	8	0.6	3	0.1	33	1.2	10	0.7	-	-	4	0.3	-	-	253	0.9
Tsuen Wan	37	1.0	24	1.2	82	0.8	3	1.5	16	1.4	1	0.1	9	0.4	24	0.8	13	0.9	2	0.9	3	0.3	1	2.0	214	0.8
<u>Relocated / expanded from traditional CBD area</u>	169	4.5	169	8.3	1 026	9.7	25	12.2	92	8.4	127	9.3	845	38.1	434	15.2	183	12.6	36	14.8	85	7.2	2	3.2	3 194	11.8
Tsim Sha Tsui	85	2.2	54	2.7	402	3.8	14	6.7	12	1.1	21	1.6	424	19.1	137	4.8	31	2.2	10	4.2	23	1.9	-	-	1 214	4.5
Wan Chai	35	0.9	66	3.2	204	1.9	6	3.0	7	0.6	37	2.7	86	3.9	111	3.9	53	3.7	2	0.9	24	2.0	-	-	630	2.3
Causeway Bay	11	0.3	15	0.8	108	1.0	2	0.7	14	1.3	20	1.5	262	11.8	63	2.2	22	1.5	2	0.9	23	1.9	2	3.2	544	2.0
Sheung Wan	26	0.7	12	0.6	159	1.5	2	0.7	44	4.0	25	1.9	25	1.1	61	2.1	58	4.0	16	6.4	8	0.7	-	-	435	1.6
Central	8	0.2	17	0.8	88	0.8	2	1.1	16	1.5	15	1.1	35	1.6	54	1.9	18	1.3	6	2.4	4	0.4	-	-	265	1.0
<u>Relocated / expanded from other address outside HK</u>	-	-	-	-	38	0.4	-	-	2	0.2	4	0.3	-	-	-	-	-	-	-	-	-	-	-	-	44	0.2
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0

Base : All establishments

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

Ref. : B2+B3

Table 2.52 History of locating in Kowloon East by duration of locating in the present work location

	Duration of establishment located in the present work location								Overall	
	< 2 years		2 - < 5 years		5 - < 10 years		≥ 10 years			
	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>	4 082	74.1	7 020	74.7	4 092	69.4	4 909	77.5	20 103	74.1
<u>Relocated / expanded from Non-CBD area</u>	909	16.5	1 218	13.0	791	13.4	877	13.8	3 795	14.0
North Point / Quarry Bay	171	3.1	351	3.7	232	3.9	160	2.5	914	3.4
Yau Ma Tei / Mong Kok (excl. West Kowloon)	206	3.7	273	2.9	145	2.5	263	4.1	886	3.3
Sham Shui Po	63	1.1	144	1.5	41	0.7	121	1.9	370	1.4
Kowloon City	93	1.7	46	0.5	67	1.1	90	1.4	295	1.1
Kwai Tsing	82	1.5	102	1.1	51	0.9	38	0.6	273	1.0
Sha Tin	90	1.6	68	0.7	72	1.2	32	0.5	262	1.0
Wong Tai Sin	46	0.8	84	0.9	72	1.2	51	0.8	253	0.9
Tsuen Wan	62	1.1	66	0.7	25	0.4	62	1.0	214	0.8
<u>Relocated / expanded from traditional CBD area</u>	516	9.4	1 131	12.0	1 010	17.1	538	8.5	3 194	11.8
Tsim Sha Tsui	122	2.2	398	4.2	469	7.9	225	3.5	1 214	4.5
Wan Chai	123	2.2	227	2.4	190	3.2	91	1.4	630	2.3
Causeway Bay	96	1.7	251	2.7	146	2.5	51	0.8	544	2.0
Sheung Wan	91	1.7	142	1.5	106	1.8	97	1.5	435	1.6
Central	64	1.2	80	0.8	71	1.2	50	0.8	265	1.0
<u>Relocated / expanded from other address outside HK</u>	2	*	25	0.3	5	0.1	12	0.2	44	0.2
Base	5 508	100.0	9 394	100.0	5 898	100.0	6 336	100.0	27 136	100.0

Base : All establishments

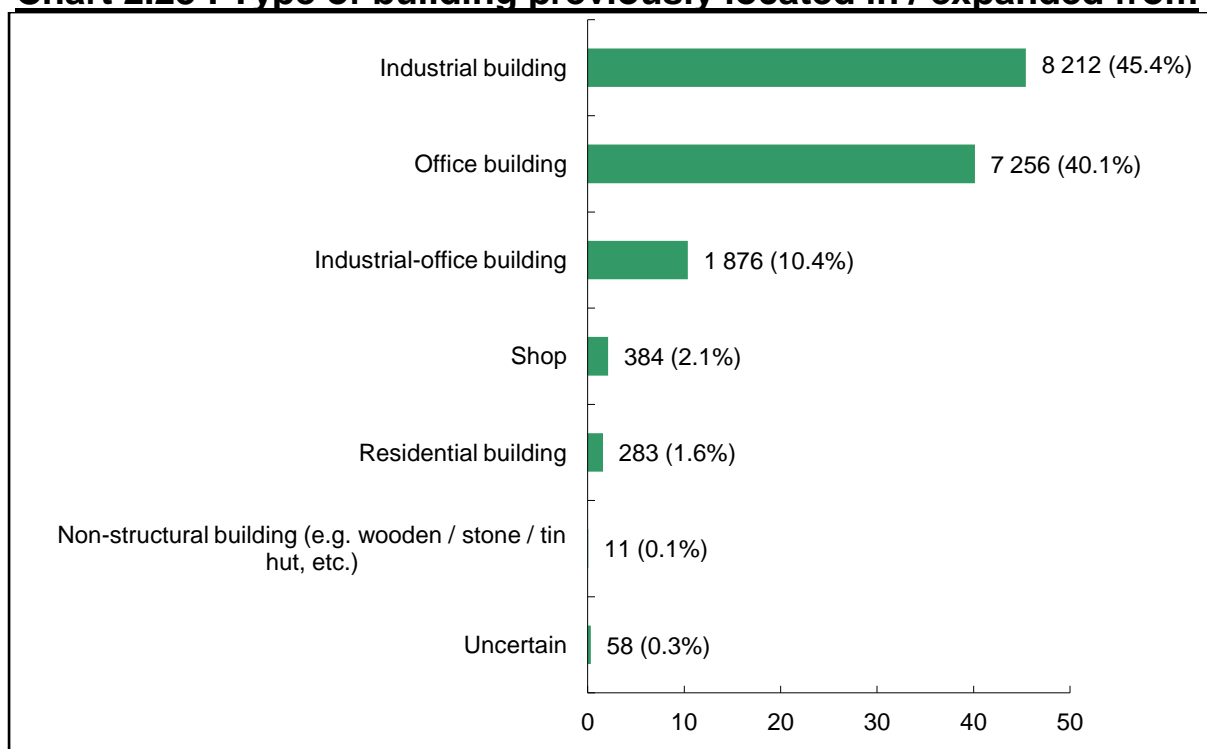
Note : Specific locations in Hong Kong which were mentioned by less than 1% of the establishments in "location of the previous work location" were not shown

Ref. : B2+B3

C3. Type of buildings previously located in/expanded from

2.41 Of the 18 080 business establishments which were relocated/ expanded from other addresses in Hong Kong, 45.4% were relocated/ expanded from industrial buildings, 40.1% from office buildings and 10.4% from I-O buildings. (Chart 2.23)

Chart 2.23 : Type of building previously located in / expanded from



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

2.42 When analysed by building type in which these establishments were located at present, it was observed that those in office buildings and industrial buildings tended to choose the same type of building for relocation/ expansion: (Table 2.53)

- The majority of business establishments located in Grade A office buildings (87.3%) and Grade B and C office buildings (74.1%) were relocated/expanded from office buildings.
- A relatively high proportion of business establishments located in industrial buildings (59.0%) were relocated/ expanded from industrial buildings.
- 48.3% and 61.9% of business establishments respectively located in I-O buildings and new wholesale conversion buildings were relocated/ expanded from office buildings.

Table 2.53 Type of building previously located in / expanded from 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	%
Industrial building	7 493	59.0	240	28.0	352	8.8	283	8.1	69	14.3	127	23.8	8 212	45.4
Office building	3 086	24.3	414	48.3	3 425	85.7	3 066	87.3	358	74.1	331	61.9	7 256	40.1
Industrial-office building	1 478	11.6	191	22.3	140	3.5	108	3.1	32	6.6	67	12.5	1 876	10.4
Shop	319	2.5	8	0.9	50	1.3	32	0.9	18	3.7	6	1.2	384	2.1
Residential building	260	2.0	4	0.5	16	0.4	9	0.3	7	1.4	4	0.7	283	1.6
Uncertain	50	0.4	-	-	8	0.2	8	0.2	-	-	-	-	58	0.3
Non-structural building (e.g. wooden / stone / tin hut, etc.)	5	*	-	-	6	0.1	6	0.2	-	-	-	-	11	0.1
Base	12 691	100.0	857	100.0	3 997	100.0	3 513	100.0	484	100.0	535	100.0	18 080	100.0

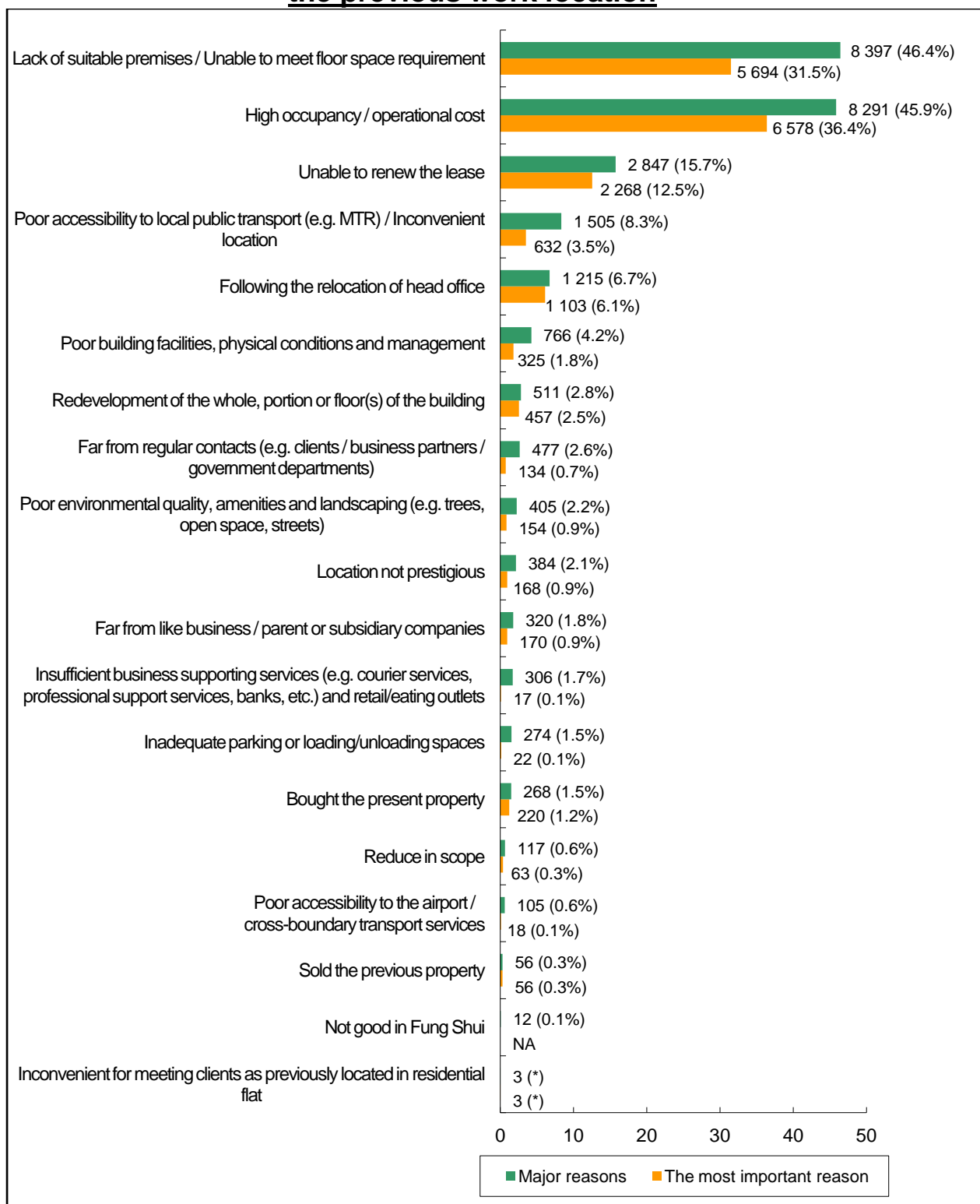
Base : All establishments which relocated / expanded from other addresses in HK
Ref. : B4

C4. Reasons for leaving/not expanding at the previous work location (Push Factors)

2.43 Those 18 080 business establishments which were relocated/ expanded from other addresses in Hong Kong were asked about their reasons for leaving/not expanding at the previous work location. About one-third claimed that the most important reason was “high occupancy/operational cost” (36.4%) or “lack of suitable premises/unable to meet floor space requirement” (31.5%). (Chart 2.24)

2.44 When aggregating the percentages of the most important reason and other major reasons (a minimum of 1 reason to a maximum of 6 reasons), while the top 2 were the same as the above mentioned (45.9% and 46.4% respectively), about 15.7% quoted the reasons of “unable to renew the lease”, 8.3% for the reason of “poor accessibility to local public transport /inconvenient location”, and 6.7% for the reason of “following the relocation of head office”. (Chart 2.24)

Chart 2.24 : Reasons for leaving / not expanding at the previous work location

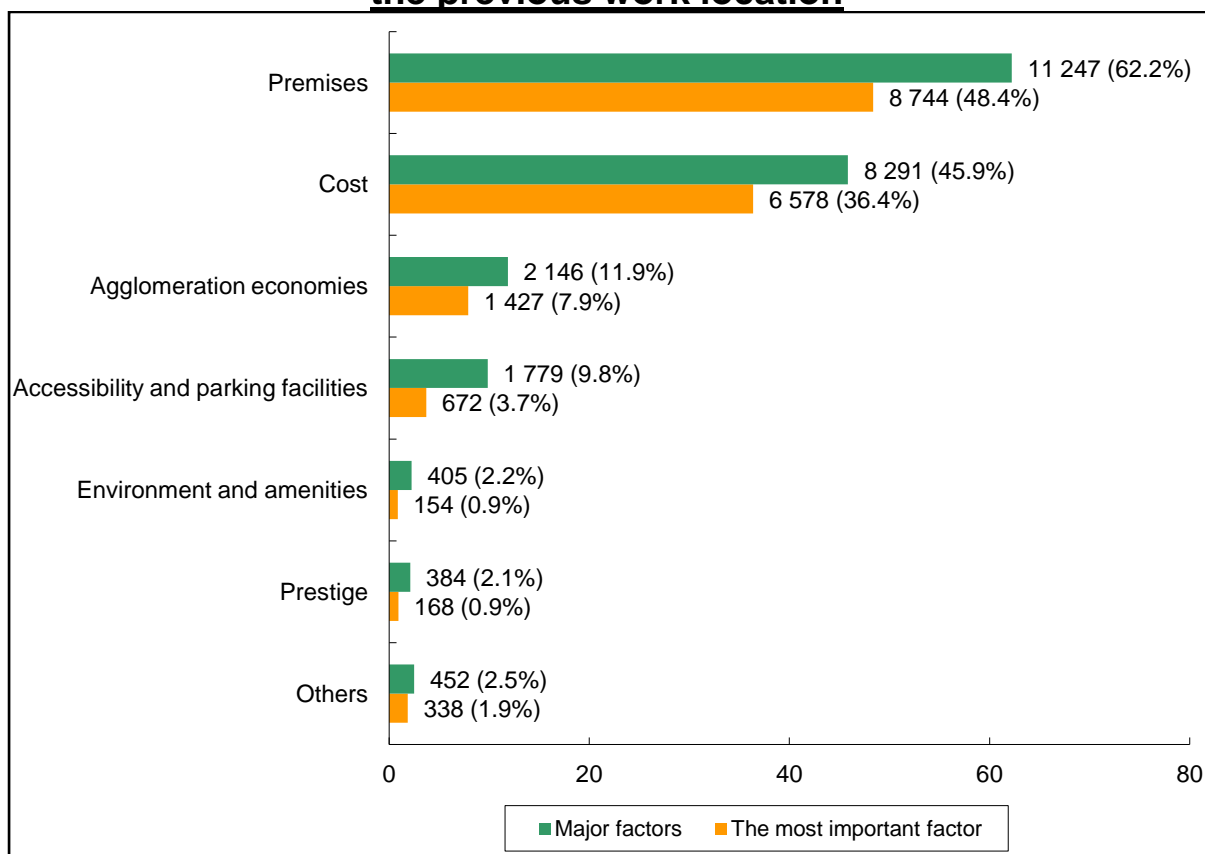


Base : All establishments which relocated / expanded from other addresses in HK (18 080)

Note : Multiple answers were allowed

2.45 If the above reasons are further grouped into key factors, the top 2 major factors of leaving/not expanding at the previous work location were “premises” (62.2%) and “cost” (45.9%), followed by “agglomeration economies” (11.9%) and “accessibility and parking facilities” (9.8%). (Chart 2.25)

Chart 2.25 : Factors of 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

2.46 When analysed by the history of locating in Kowloon East, it was observed that: (Table 2.54)

- Of the 3 194 business establishments which moved from traditional CBD area, “high occupancy/operational cost” (51.5% vs. 33.8% for those moved from other addresses in Kowloon East and 31.2% for those moved from non-CBD area) was the predominant most important reason driving out these establishments from traditional CBD area. Other important reasons include “lack of suitable premises/unable to meet floor space requirement” (19.5%) and “following the relocation of head office” (16.8%).
- On the other hand, a relatively high proportion of those moved from other addresses in Kowloon East or non-CBD area quoted the most important factor related to “premises” (56.7% and 42.4% respectively vs. 26.6% for those moved from traditional CBD area).

Table 2.54 The most important factor and reason of leaving / not expanding at the previous work location by history of locating in Kowloon East

	History of locating in Kowloon East						Overall	
	Relocated / expanded from KIn East		Relocated / expanded from traditional CBD area		Relocated / expanded from Non-CBD area			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Cost	3 750	33.8	1 644	51.5	1 183	31.2	6 578	36.4
High occupancy / operational cost	3 750	33.8	1 644	51.5	1 183	31.2	6 578	36.4
Premises	6 284	56.7	849	26.6	1 611	42.4	8 744	48.4
Lack of suitable premises / Unable to meet floor space requirement	4 032	36.4	624	19.5	1 037	27.3	5 694	31.5
Unable to renew the lease	1 649	14.9	189	5.9	430	11.3	2 268	12.5
Redevelopment of the whole, portion or floor(s) of the building	331	3.0	32	1.0	94	2.5	457	2.5
Poor building facilities, physical conditions and management	271	2.4	4	0.1	50	1.3	325	1.8
Agglomeration economies	346	3.1	597	18.7	483	12.7	1 427	7.9
Following the relocation of head office	263	2.4	536	16.8	304	8.0	1 103	6.1
Far from like business / parent or subsidiary companies	45	0.4	35	1.1	90	2.4	170	0.9
Far from regular contacts (e.g. clients / business partners / government departments)	33	0.3	26	0.8	76	2.0	134	0.7
Insufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	6	0.1	-	-	11	0.3	17	0.1
Accessibility and parking facilities	235	2.1	65	2.0	373	9.8	672	3.7
Poor accessibility to local public transport (e.g. MTR) / Inconvenient location	213	1.9	59	1.8	360	9.5	632	3.5
Inadequate parking or loading/unloading spaces	17	0.2	3	0.1	2	0.1	22	0.1
Poor accessibility to the airport / cross-boundary transport services	5	*	2	0.1	11	0.3	18	0.1
Environment and amenities	130	1.2	5	0.2	18	0.5	154	0.9
Poor environmental quality, amenities and landscaping (e.g. trees, open space, streets)	130	1.2	5	0.2	18	0.5	154	0.9
Prestige	97	0.9	9	0.3	62	1.6	168	0.9
Location not prestigious	97	0.9	9	0.3	62	1.6	168	0.9
Others	248	2.2	24	0.8	65	1.7	338	1.9
Bought the present property	158	1.4	23	0.7	39	1.0	220	1.2
Reduce in scope	55	0.5	2	0.1	6	0.1	63	0.3
Sold the previous property	35	0.3	-	-	21	0.5	56	0.3
Inconvenient for meeting clients as previously located in residential flat	-	-	-	-	3	0.1	3	*
Base	11 090	100.0	3 194	100.0	3 795	100.0	18 080	100.0

Base : All establishments which relocated / expanded from other addresses in HK
 Ref. : B5a

2.47 Of the 3 086 business establishments currently in industrial buildings which were relocated/expanded from office buildings, “high occupancy/operational cost” (62.1%) was the most cited reason driving out these establishments to industrial buildings, followed by “lack of suitable premises/unable to meet floor space requirement” (43.3%). (*Table 2.55*)

2.48 Of the 352 business establishments currently in office buildings which were relocated/expanded from industrial buildings, “lack of suitable premises/unable to meet floor space requirement” (53.8%) was the most cited reason driving out these establishments to office buildings, followed by “high occupancy/operational cost” (20.2%), “location not prestigious” (15.5%) and “poor building facilities, physical conditions and management” (15.5%). (*Table 2.56*)

2.49 Analysis of the major factors and reasons for leaving / not expanding at the previous work location for business establishments currently in industrial-office building and new wholesale conversion building are not conducted due to the small sample size available in these building types.

Table 2.55 Major factors/reasons of leaving/not expanding at the previous work location – by type of building previously located in / expanded from (establishments currently located in industrial buildings)

	Type of building previously located in / expanded from														Overall	
	Office building		Industrial building		Industrial-office building		Shop		Residential building		Non-structural building (e.g. wooden / stone / tin hut, etc.)		Uncertain			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Cost	1 915	62.1	3 430	45.8	672	45.5	195	61.1	96	36.8	-	-	20	40.2	6 328	49.9
High occupancy / operational cost	1 915	62.1	3 430	45.8	672	45.5	195	61.1	96	36.8	-	-	20	40.2	6 328	49.9
Premises	1 641	53.2	5 191	69.3	973	65.8	229	71.7	170	65.5	5	100.0	25	50.9	8 235	64.9
Lack of suitable premises / Unable to meet floor space requirement	1 336	43.3	3 749	50.0	705	47.7	183	57.2	146	56.0	-	-	9	18.8	6 127	48.3
Unable to renew the lease	294	9.5	1 578	21.1	224	15.2	66	20.7	13	5.1	5	100.0	6	11.3	2 186	17.2
Poor building facilities, physical conditions and management	81	2.6	325	4.3	61	4.1	32	9.9	13	4.8	-	-	1	2.5	512	4.0
Redevelopment of the whole, portion or floor(s) of the building	64	2.1	248	3.3	57	3.9	19	5.8	6	2.3	5	100.0	12	23.2	410	3.2
Accessibility and parking facilities	357	11.6	783	10.5	179	12.1	38	12.0	58	22.3	-	-	-	-	1 416	11.2
Poor accessibility to local public transport (e.g. MTR) / Inconvenient location	284	9.2	661	8.8	152	10.3	17	5.3	55	21.0	-	-	-	-	1 168	9.2
Inadequate parking or loading/unloading spaces	57	1.8	147	2.0	28	1.9	10	3.1	5	2.0	-	-	-	-	246	1.9
Poor accessibility to the airport / cross-boundary transport services	31	1.0	45	0.6	1	0.1	12	3.6	1	0.5	-	-	-	-	91	0.7
Agglomeration economies	265	8.6	364	4.9	137	9.3	2	0.7	38	14.6	-	-	4	8.9	811	6.4
Following the relocation of head office	72	2.3	51	0.7	15	1.0	-	-	1	0.5	-	-	4	8.9	143	1.1
Far from regular contacts (e.g. clients / business partners / government departments)	127	4.1	144	1.9	58	3.9	2	0.7	29	11.2	-	-	-	-	360	2.8
Far from like business / parent or subsidiary companies	47	1.5	78	1.0	30	2.0	-	-	6	2.2	-	-	-	-	161	1.3
Insufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	47	1.5	124	1.7	62	4.2	-	-	3	1.3	-	-	-	-	237	1.9
Environment and amenities	47	1.5	157	2.1	47	3.2	-	-	13	4.9	-	-	-	-	264	2.1
Poor environmental quality, amenities and landscaping (e.g. trees, open space, streets)	47	1.5	157	2.1	47	3.2	-	-	13	4.9	-	-	-	-	264	2.1
Prestige	14	0.5	134	1.8	32	2.1	13	4.1	7	2.8	-	-	-	-	200	1.6
Location not prestigious	14	0.5	134	1.8	32	2.1	13	4.1	7	2.8	-	-	-	-	200	1.6
Others	51	1.6	158	2.1	82	5.6	13	4.0	1	0.5	-	-	-	-	305	2.4
Bought the present property	20	0.6	83	1.1	61	4.1	4	1.4	1	0.5	-	-	-	-	169	1.3
Reduce in scope	16	0.5	58	0.8	18	1.2	-	-	-	-	-	-	-	-	92	0.7
Sold the previous property	4	0.1	17	0.2	3	0.2	8	2.6	-	-	-	-	-	-	32	0.3
Not good in Fung Shui	12	0.4	-	-	-	-	-	-	-	-	-	-	-	-	12	0.1
Inconvenient for meeting clients as previously located in residential flat	-	-	-	-	-	-	-	-	3	1.0	-	-	-	-	3	*
Base	3 086	100.0	7 493	100.0	1 478	100.0	319	100.0	260	100.0	5	100.0	50	100.0	12 691	100.0

Base : All establishments which relocated / expanded from other addresses in HK (Industrial building)
 Ref. : B5a+b

Table 2.56 Major factors/reasons of leaving/not expanding at the previous work location – by type of building previously located in / expanded from (establishments currently located in office buildings)

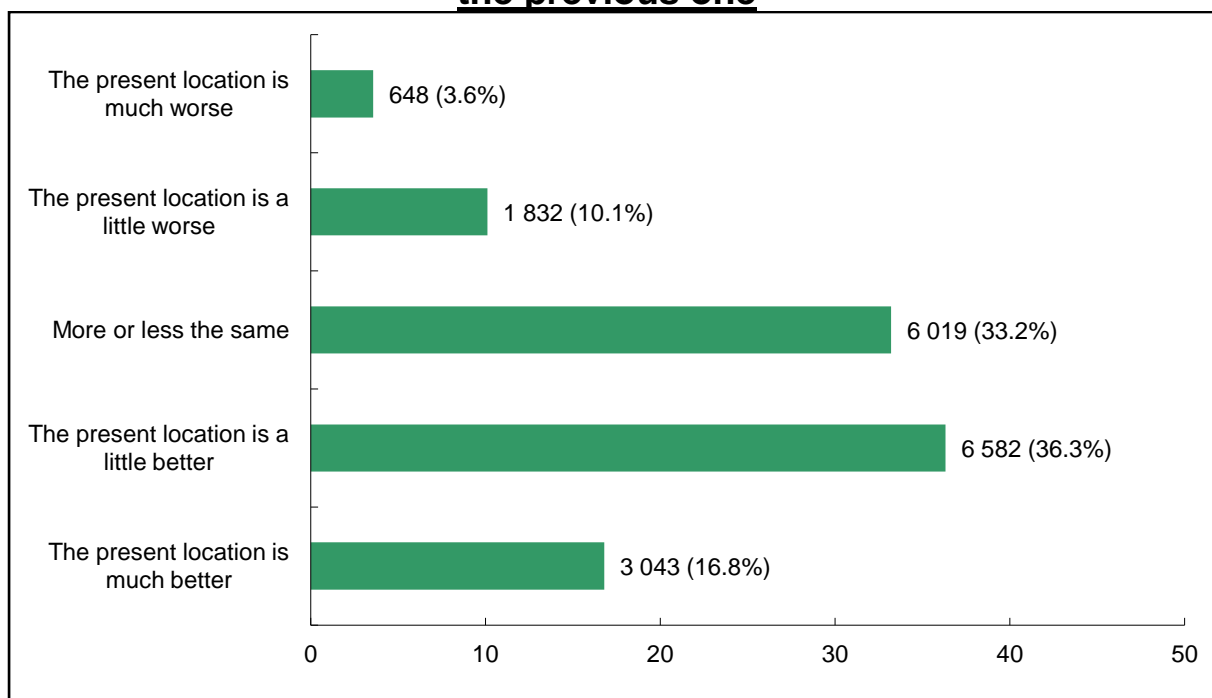
	Type of building previously located in / expanded from														Overall	
	Office building		Industrial building		Industrial-office building		Shop		Residential building		Non-structural building (e.g. wooden / stone / tin hut, etc.)		Uncertain			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Cost	1 241	36.2	71	20.2	24	17.5	11	22.4	5	30.1	-	-	-	-	1 353	33.8
High occupancy / operational cost	1 241	36.2	71	20.2	24	17.5	11	22.4	5	30.1	-	-	-	-	1 353	33.8
Premises	1 675	48.9	255	72.4	85	60.8	29	57.8	16	100.0	-	-	7	79.6	2 066	51.7
Lack of suitable premises / Unable to meet floor space requirement	1 273	37.2	190	53.8	64	46.1	15	30.7	6	40.8	-	-	2	26.4	1 551	38.8
Unable to renew the lease	372	10.9	44	12.4	7	5.0	10	20.0	-	-	-	-	4	53.2	437	10.9
Poor building facilities, physical conditions and management	107	3.1	55	15.5	27	19.1	4	7.1	8	49.0	-	-	2	26.4	201	5.0
Redevelopment of the whole, portion or floor(s) of the building	55	1.6	12	3.4	1	1.0	2	3.5	2	10.3	-	-	-	-	72	1.8
Accessibility and parking facilities	176	5.1	38	10.9	10	7.5	5	10.4	2	9.9	6	100.0	1	17.9	239	6.0
Poor accessibility to local public transport (e.g. MTR) / Inconvenient location	165	4.8	38	10.9	10	7.5	3	5.7	-	-	6	100.0	1	17.9	224	5.6
Inadequate parking or loading/unloading spaces	9	0.2	3	0.9	-	-	2	4.7	2	9.9	-	-	-	-	16	0.4
Poor accessibility to the airport / cross-boundary transport services	11	0.3	-	-	-	-	-	-	-	-	-	-	1	17.9	12	0.3
Agglomeration economies	1 190	34.7	34	9.6	14	10.3	10	19.2	3	21.9	-	-	1	17.9	1 252	31.3
Following the relocation of head office	1 016	29.7	12	3.3	9	6.3	6	11.7	-	-	-	-	-	-	1 042	26.1
Far from like business / parent or subsidiary companies	108	3.1	6	1.6	10	7.0	4	7.4	-	-	-	-	-	-	127	3.2
Far from regular contacts (e.g. clients / business partners / government departments)	72	2.1	13	3.8	4	2.6	-	-	3	21.9	-	-	-	-	92	2.3
Insufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	47	1.4	15	4.1	-	-	-	-	-	-	-	-	1	17.9	63	1.6
Environment and amenities	59	1.7	53	15.2	10	7.3	2	3.7	3	20.2	-	-	-	-	127	3.2
Poor environmental quality, amenities and landscaping (e.g. trees, open space, streets)	59	1.7	53	15.2	10	7.3	2	3.7	3	20.2	-	-	-	-	127	3.2
Prestige	68	2.0	54	15.5	18	12.9	7	13.8	2	9.9	-	-	-	-	149	3.7
Location not prestigious	68	2.0	54	15.5	18	12.9	7	13.8	2	9.9	-	-	-	-	149	3.7
Others	79	2.3	15	4.2	12	8.9	-	-	-	-	-	-	2	20.4	108	2.7
Bought the present property	58	1.7	11	3.0	9	6.3	-	-	-	-	-	-	-	-	78	1.9
Sold the previous property	15	0.4	4	1.1	2	1.4	-	-	-	-	-	-	2	20.4	22	0.6
Reduce in scope	7	0.2	-	-	2	1.1	-	-	-	-	-	-	-	-	8	0.2
Base	3 425	100.0	352	100.0	140	100.0	50	100.0	16	100.0	6	100.0	8	100.0	3 997	100.0

Base : All establishments which relocated / expanded from other addresses in HK (Office building)
 Ref. : B5a+b

C5. Comparison between the present work location and the previous one

2.50 Of the 18 124 business establishments which were relocated/ expanded from other addresses in Hong Kong or outside Hong Kong, 53.1% considered that the present work location was much better (16.8%) / a little better (36.3%). On the other hand, 13.7% considered it much worse (3.6%) / a little worse (10.1%). 33.2% considered it more or less the same. (Chart 2.26)

Chart 2.26 : Comparison between the present work location and the previous one



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

2.51 Analysed by building type, district and history of locating in Kowloon East, the following differences in views were observed:

By building type (Table 2.57)

- A relatively high proportion of business establishments located in Grade B and C office buildings (69.3%) considered the present work location much better/a little better, as compared with those in industrial buildings (54.6%), I-O buildings (54.2%), new wholesale conversion buildings (46.4%) and Grade A office buildings (46.3%).
- On the other hand, a relatively high proportion of business establishments located in Grade A office buildings (23.0%) considered the present work location much worse/a little worse, as compared with those in new wholesale conversion buildings (15.4%), I-O buildings (11.6%), Grade B and C office buildings (11.6%) and industrial buildings (11.3%).

Table 2.57 Comparison between the present work location and the previous one 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	%		
The present location is much worse	417	3.3	19	2.3	195	4.9	186	5.3	9	1.9	16	3.0	648	3.6
The present location is a little worse	1 017	8.0	80	9.3	669	16.7	622	17.7	47	9.7	66	12.4	1 832	10.1
More or less the same	4 348	34.2	294	34.3	1 171	29.3	1 079	30.7	92	19.0	205	38.2	6 019	33.2
The present location is a little better	4 677	36.7	376	43.9	1 302	32.6	1 107	31.5	195	40.4	226	42.1	6 582	36.3
The present location is much better	2 271	17.8	88	10.3	661	16.5	521	14.8	140	28.9	23	4.3	3 043	16.8
<i>A little worse/ much worse</i>	1 435	11.3	99	11.6	864	21.6	808	23.0	56	11.6	83	15.4	2 481	13.7
<i>A little better/ much better</i>	6 948	54.6	464	54.2	1 963	49.1	1 628	46.3	335	69.3	249	46.4	9 625	53.1
Base	12 731	100.0	857	100.0	3 998	100.0	3 515	100.0	484	100.0	537	100.0	18 124	100.0

Base : All establishments which relocated / expanded from other addresses
 Ref. : B6

By district (Table 2.58)

- A relatively high proportion of business establishments in Kowloon Bay Business Area (55.8%) considered the present work location much better/a little better, as compared with those in Kwun Tong Business Area (52.1%).

Table 2.58 Comparison between the present work location and the previous one by district

	District				Overall	
	Kowloon Bay Business Area		Kwun Tong Business Area			
	No. of establishments	%	No. of establishments	%	No. of establishments	%
The present location is much worse	207	4.4	442	3.3	648	3.6
The present location is a little worse	371	7.9	1 461	10.9	1 832	10.1
More or less the same	1 502	31.9	4 517	33.7	6 019	33.2
The present location is a little better	1 669	35.4	4 913	36.6	6 582	36.3
The present location is much better	961	20.4	2 082	15.5	3 043	16.8
<i>A little worse/ much worse</i>	<i>578</i>	<i>12.3</i>	<i>1 903</i>	<i>14.2</i>	<i>2 481</i>	<i>13.7</i>
<i>A little better/ much better</i>	<i>2 629</i>	<i>55.8</i>	<i>6 995</i>	<i>52.1</i>	<i>9 625</i>	<i>53.1</i>
Base	4 709	100.0	13 415	100.0	18 124	100.0

Base : All establishments which relocated / expanded from other addresses
Ref. : B6

By history of locating in Kowloon East (Table 2.59)

- A relatively high proportion of business establishments moved from outside Hong Kong and non-CBD area considered the present work location much better/a little better (70.0% and 63.5% respectively vs. 52.4% for those moved from other addresses in Kowloon East and 43.1% for those moved from traditional CBD area).
- On the other hand, a relatively high proportion of business establishments moved from traditional CBD area considered the present work location much worse/a little worse (27.1% vs. 13.4% for those moved from non-CBD area and 9.9% for those moved from other addresses in Kowloon East).

Table 2.59 Comparison between the present work location and the previous one by history of locating in Kowloon East

	History of locating in Kowloon East									
	Relocated / expanded from KIn East		Relocated / expanded from traditional CBD area		Relocated / expanded from Non-CBD area		Relocated / expanded from other address outside HK		Overall	
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
The present location is much worse	205	1.8	274	8.6	168	4.4	2	3.7	648	3.6
The present location is a little worse	897	8.1	593	18.6	342	9.0	-	-	1 832	10.1
More or less the same	4 179	37.7	951	29.8	877	23.1	12	26.4	6 019	33.2
The present location is a little better	4 050	36.5	925	29.0	1 580	41.6	27	60.8	6 582	36.3
The present location is much better	1 760	15.9	450	14.1	829	21.8	4	9.2	3 043	16.8
<i>A little worse/ much worse</i>	<i>1 102</i>	<i>9.9</i>	<i>867</i>	<i>27.1</i>	<i>510</i>	<i>13.4</i>	<i>2</i>	<i>3.7</i>	<i>2 481</i>	<i>13.7</i>
<i>A little better/ much better</i>	<i>5 810</i>	<i>52.4</i>	<i>1 376</i>	<i>43.1</i>	<i>2 408</i>	<i>63.5</i>	<i>31</i>	<i>70.0</i>	<i>9 625</i>	<i>53.1</i>
Base	11 090	100.0	3 194	100.0	3 795	100.0	44	100.0	18 124	100.0

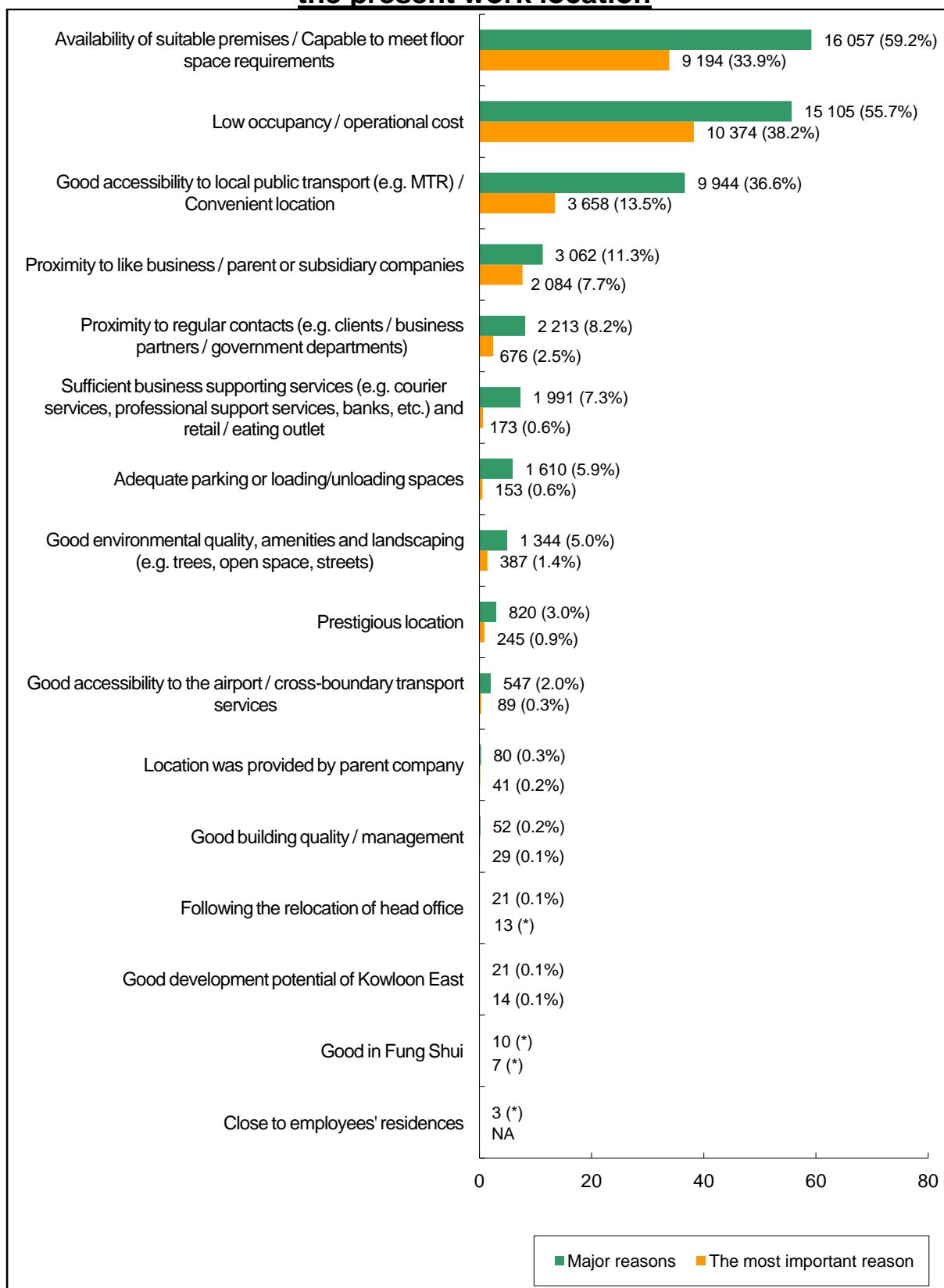
Base : All establishments which relocated / expanded from other address
 Ref. : B6

C6. Reasons for choosing/expanding at the present work location (Pull Factors)

2.52 As anticipated, the reasons for business establishments choosing/expanding at the present work location were just like the opposite of those for leaving/not expanding at the previous work location. The top 2 most important reasons were “low occupancy/operation cost” (38.2%) and “availability of suitable premises/capable to meet floor space requirements” (33.9%). (Chart 2.27)

2.53 When aggregating the percentages of the most important reason and other major reasons (a minimum of 1 reason to a maximum of 6 reasons), while the top 2 were the same as the above mentioned (55.7% and 59.2% respectively), 36.6% quoted “good accessibility to local public transport (e.g. MTR)/convenient location”, 11.3% quoted “proximity to like business/parent or subsidiary companies”, 8.2% quoted “proximity to regular contacts (e.g. clients/business partners/government departments) and 7.3% quoted “sufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail/eating outlets”. (Chart 2.27)

Chart 2.27 : Reasons for choosing / expanding at the present work location

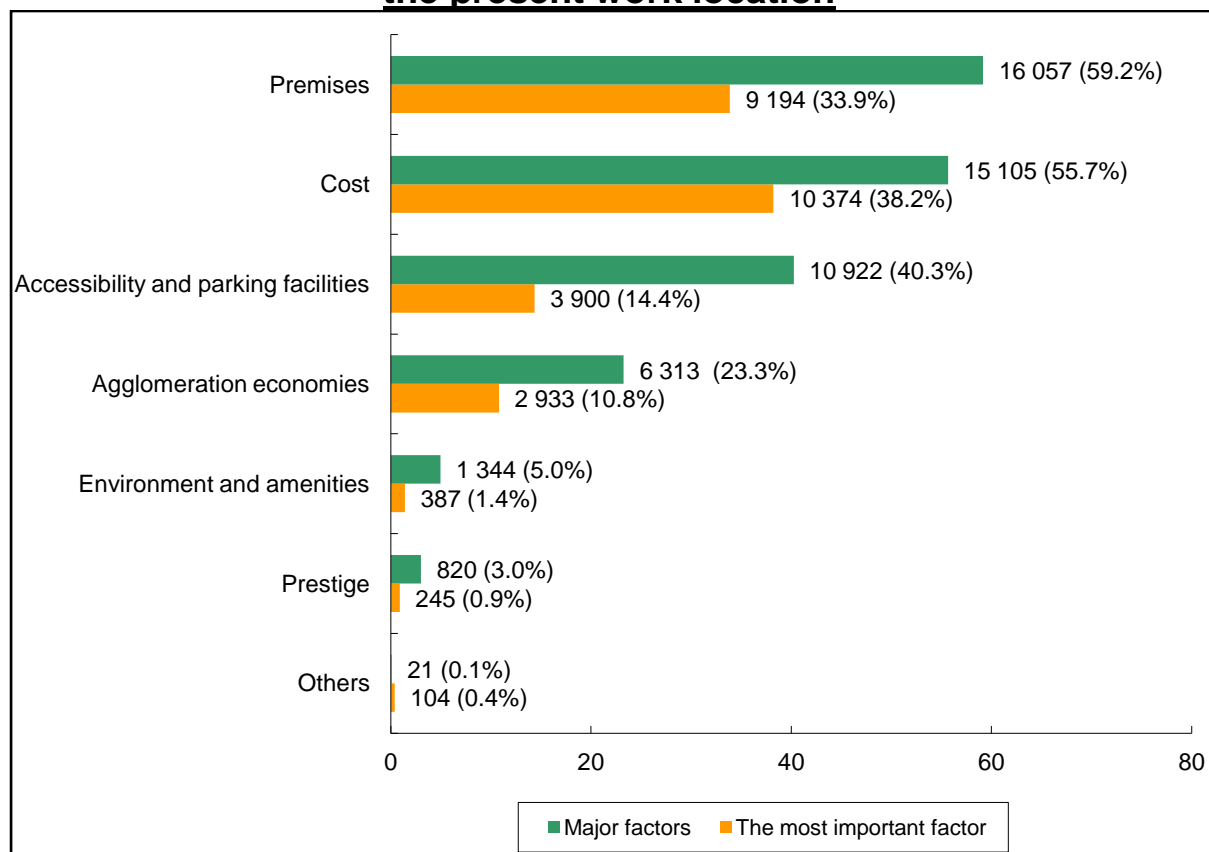


Base : All establishments (27 136)

Note : Multiple answers were allowed

2.54 If the above reasons are further grouped into key factors, the top 2 major factors of choosing/expanding at the present work location were “premises” (59.2%) and “cost” (55.7%), followed by “accessibility and parking facilities” (40.3%) and “agglomeration economies” (23.3%). (Chart 2.28)

Chart 2.28 : Factors of choosing / expanding at the present work location



Base : All establishments (27 136)

Note : Multiple answers were allowed

2.55 Further analyses by building type, district, industry, tenure and history of locating in Kowloon East reveal that:

By building type (Table 2.60)

- Relatively high proportions of business establishments located in industrial buildings (41.4%) and new wholesale conversion buildings (41.1%) quoted the most important reason of “low occupancy/operational cost”, as compared with those in Grade B and C office buildings (33.0%), I-O buildings (32.7%) and Grade A office buildings (26.3%).
- Relatively high proportions of business establishments located in Grade B and C office buildings (44.8%) and new wholesale conversion buildings (43.2%) quoted the most important reason of “availability of suitable premises/capable to meet floor

space requirements”, as compared with those in I-O buildings (38.2%), industrial buildings (34.7%) and Grade A office buildings (26.3%).

- A relatively high proportion of business establishments located in Grade A office buildings (26.6%) quoted the most important reason of “proximity to like business/parent or subsidiary companies”, as compared with those in I-O buildings (5.5%), Grade B and C office buildings (5.0%), industrial buildings (3.7%) and new wholesale conversion buildings (3.4%). However, this may be largely attributed to the existence of a considerable number of business establishments which were established by insurance agents who set up their work stations at their partnering insurance companies which was mostly accommodated in Grade A office buildings.

By district (Table 2.61)

- The top two most important reasons quoted by business establishments in Kowloon Bay Business Area and Kwun Tong Business Area were “low occupancy/operational cost” (37.6% and 38.5% respectively) and “availability of suitable premises/capable to meet floor space requirements” (37.2% and 32.6 respectively).

By industry (Table 2.62)

- Relatively high proportions of business establishments engaged in “publishing, media and multi-media and creative and performing arts activities and specialized design activities” (46.1%), “telecommunications services and information technology services” (45.5%) and “transportation, storage and logistics” (43.1%) quoted the most important reason of “low occupancy/operational cost”, as compared with other industries (ranging from 19.7% to 40.7%).
- A relatively high proportion of business establishments engaged in “banking and financial services and insurance” (48.8%) quoted the most important reason of “proximity to like business/parent or subsidiary companies”, as compared with other industries (ranging from 2.2% to 5.5%). The proportion was even higher among the business establishments which were established by insurance agents who set up their work stations at their partnering insurance companies (66.4%). If this kind of business establishments was excluded, in contrast, the proportion would drop to 11.1%. “Availability of suitable premises/capable to meet floor space requirement” (39.2%) became the most important reason quoted by these business establishments.

By tenure (Table 2.63)

- The most important reason of business establishments which rented the present work location tended to be “low occupancy/operational cost” (41.8% vs. 32.3% for those which owned the work location).
- On the other hand, the most important reason of those which owned the present work location tended to be “availability of suitable premises/capable to meet floor space requirement” (43.0% vs. 33.4% for those which rented the present work location).

By history of locating in Kowloon East (Table 2.64)

- A relatively high proportion of business establishments which moved from traditional CBD area quoted the most important reason of “low occupancy/operational cost” (48.0% vs. 37.4% for those located in Kowloon East since setting up the business/moved from other addresses in Kowloon East and 34.9% for those moved from non-CBD area).
- Besides the reason of “low occupancy / operational cost”, a relatively high proportion of those which were located in Kowloon East since setting up the business/moved from other addresses in Kowloon East and those which moved from non-CBD area also quoted the most important reason of “availability of suitable premises/capable to meet floor space requirement” (36.1% and 31.5% respectively vs. 22.7% for those moved from traditional CBD area).

Table 2.60 The most important factor and reason of choosing / expanding at 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	%
Cost	8 274	41.4	391	32.7	1 419	27.1	1 217	26.3	202	33.0	290	41.1	10 374	38.2
Low occupancy / operational cost	8 274	41.4	391	32.7	1 419	27.1	1 217	26.3	202	33.0	290	41.1	10 374	38.2
Premises	6 944	34.7	456	38.2	1 489	28.4	1 216	26.3	274	44.8	305	43.2	9 194	33.9
Availability of suitable premises / Capable to meet floor space requirements	6 944	34.7	456	38.2	1 489	28.4	1 216	26.3	274	44.8	305	43.2	9 194	33.9
Accessibility and parking facilities	3 064	15.3	208	17.4	560	10.7	511	11.0	49	8.0	68	9.7	3 900	14.4
Good accessibility to local public transport (e.g. MTR) / Convenient location	2 859	14.3	200	16.7	535	10.2	488	10.5	47	7.7	63	9.0	3 658	13.5
Adequate parking or loading/unloading spaces	131	0.7	6	0.5	11	0.2	9	0.2	2	0.3	5	0.7	153	0.6
Good accessibility to the airport / cross-boundary transport services	74	0.4	1	0.1	14	0.3	14	0.3	-	-	-	-	89	0.3
Agglomeration economies	1 349	6.7	102	8.5	1 445	27.6	1 392	30.1	53	8.7	38	5.4	2 933	10.8
Proximity to like business / parent or subsidiary companies	735	3.7	65	5.5	1 259	24.0	1 228	26.6	31	5.0	24	3.4	2 084	7.7
Proximity to regular contacts (e.g. clients / business partners / government departments)	490	2.4	30	2.5	146	2.8	130	2.8	15	2.5	11	1.5	676	2.5
Sufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	123	0.6	6	0.5	40	0.8	33	0.7	7	1.2	3	0.4	173	0.6
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. : B7a

Table 2.60 The most important factor and reason of choosing / expanding at the present work location by building type (cont'd)

	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	%
Environment and amenities	208	1.0	28	2.3	148	2.8	124	2.7	24	3.9	3	0.5	387	1.4
Good environmental quality, amenities and landscaping (e.g. trees, open space, streets)	208	1.0	28	2.3	148	2.8	124	2.7	24	3.9	3	0.5	387	1.4
Prestige	131	0.7	9	0.7	106	2.0	98	2.1	8	1.3	-	-	245	0.9
Prestigious location	131	0.7	9	0.7	106	2.0	98	2.1	8	1.3	-	-	245	0.9
Others	29	0.1	3	0.2	71	1.3	69	1.5	2	0.3	1	0.2	104	0.4
Location was provided by parent company	-	-	1	0.1	39	0.7	39	0.8	-	-	1	0.2	41	0.2
Good building quality / management	23	0.1	-	-	5	0.1	4	0.1	2	0.3	-	-	29	0.1
Good development potential of Kowloon East	6	*	-	-	8	0.2	8	0.2	-	-	-	-	14	0.1
Following the relocation of head office	-	-	-	-	13	0.2	13	0.3	-	-	-	-	13	*
Good in Fung Shui	-	-	2	0.1	6	0.1	6	0.1	-	-	-	-	7	*
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. : B7a

Table 2.61 The most important factor and reason of choosing / expanding at the present work location by district

	District				Overall	
	Kowloon Bay Business Area		Kwun Tong Business Area			
	No. of establishments	%	No. of establishments	%	No. of establishments	%
Cost	2 759	37.6	7 615	38.5	10 374	38.2
Low occupancy / operational cost	2 759	37.6	7 615	38.5	10 374	38.2
Premises	2 731	37.2	6 463	32.6	9 194	33.9
Availability of suitable premises / Capable to meet floor space requirements	2 731	37.2	6 463	32.6	9 194	33.9
Accessibility and parking facilities	892	12.2	3 008	15.2	3 900	14.4
Good accessibility to local public transport (e.g. MTR) / Convenient location	823	11.2	2 835	14.3	3 658	13.5
Adequate parking or loading/unloading spaces	54	0.7	99	0.5	153	0.6
Good accessibility to the airport / cross-boundary transport services	15	0.2	74	0.4	89	0.3
Agglomeration economies	746	10.2	2 187	11.0	2 933	10.8
Proximity to like business / parent or subsidiary companies	544	7.4	1 540	7.8	2 084	7.7
Proximity to regular contacts (e.g. clients / business partners / government departments)	167	2.3	509	2.6	676	2.5
Sufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	34	0.5	138	0.7	173	0.6
Environment and amenities	123	1.7	264	1.3	387	1.4
Good environmental quality, amenities and landscaping (e.g. trees, open space, streets)	123	1.7	264	1.3	387	1.4
Prestige	69	0.9	176	0.9	245	0.9
Prestigious location	69	0.9	176	0.9	245	0.9
Others	20	0.3	84	0.4	104	0.4
Location was provided by parent company	3	*	38	0.2	41	0.2
Good building quality / management	6	0.1	22	0.1	29	0.1
Good development potential of Kowloon East	8	0.1	6	*	14	0.1
Following the relocation of head office	-	-	13	0.1	13	*
Good in Fung Shui	2	*	5	*	7	*
Base	7 339	100.0	19 797	100.0	27 136	100.0

Base : All establishments which relocated / expanded from other address
 Ref. : B6

Table 2.62 The most important factor and reason of choosing / expanding at the present work location by industry

	Industry														Overall											
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance				Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management	
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%			No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Cost	1 397	36.8	756	37.2	4 327	40.7	79	38.3	472	43.1	620	45.5	438	19.7	1 113	38.9	667	46.1	69	28.2	421	35.7	14	21.1	10 374	38.2
Low occupancy / operational cost	1 397	36.8	756	37.2	4 327	40.7	79	38.3	472	43.1	620	45.5	438	19.7	1 113	38.9	667	46.1	69	28.2	421	35.7	14	21.1	10 374	38.2
Premises	1 322	34.8	768	37.8	3 872	36.4	83	40.2	360	32.9	394	29.0	401	18.1	1 017	35.5	455	31.4	97	39.4	399	33.8	25	36.2	9 194	33.9
Availability of suitable premises / Capable to meet floor space requirements	1 322	34.8	768	37.8	3 872	36.4	83	40.2	360	32.9	394	29.0	401	18.1	1 017	35.5	455	31.4	97	39.4	399	33.8	25	36.2	9 194	33.9
Accessibility and parking facilities	656	17.3	318	15.6	1 501	14.1	24	11.8	157	14.3	156	11.5	171	7.7	414	14.5	207	14.3	60	24.5	225	19.1	10	14.7	3 900	14.4
Good accessibility to local public transport (e.g. MTR) / Convenient location	623	16.4	304	15.0	1 355	12.7	24	11.8	140	12.7	155	11.4	164	7.4	410	14.3	203	14.1	59	24.0	210	17.8	10	14.7	3 658	13.5
Adequate parking or loading/unloading spaces	23	0.6	14	0.7	85	0.8	-	-	12	1.1	2	0.1	-	-	2	0.1	4	0.2	1	0.5	11	0.9	-	-	153	0.6
Good accessibility to the airport / cross-boundary transport services	9	0.2	-	-	61	0.6	-	-	6	0.5	-	-	7	0.3	3	0.1	-	-	-	-	4	0.3	-	-	89	0.3
Agglomeration economies	335	8.8	133	6.6	687	6.5	13	6.2	79	7.2	142	10.4	1 121	50.6	225	7.9	84	5.8	17	6.8	94	7.9	4	5.2	2 933	10.8
Proximity to like business / parent or subsidiary companies	208	5.5	88	4.3	386	3.6	5	2.2	45	4.1	55	4.0	1 082	48.8	119	4.2	40	2.8	7	2.9	46	3.9	4	5.2	2 084	7.7
Proximity to regular contacts (e.g. clients / business partners / government departments)	101	2.7	36	1.8	241	2.3	8	4.0	30	2.7	77	5.7	36	1.6	65	2.3	32	2.2	8	3.3	41	3.4	-	-	676	2.5
Sufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	26	0.7	9	0.4	60	0.6	-	-	5	0.4	10	0.7	4	0.2	40	1.4	12	0.8	1	0.6	7	0.6	-	-	173	0.6
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0

Base : All establishments
Ref. : B7a

Table 2.62 The most important factor and reason of choosing / expanding at the present work location by industry (cont'd)

	Industry														Overall												
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance				Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management		
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%			No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments
Environment and amenities	34	0.9	25	1.2	147	1.4	5	2.3	23	2.1	35	2.6	6	0.3	62	2.2	26	1.8	-	-	22	1.8	3	3.8	387	1.4	
Good environmental quality, amenities and landscaping (e.g. trees, open space, streets)	34	0.9	25	1.2	147	1.4	5	2.3	23	2.1	35	2.6	6	0.3	62	2.2	26	1.8	-	-	22	1.8	3	3.8	387	1.4	
Prestige	38	1.0	29	1.4	69	0.7	2	1.2	3	0.2	11	0.8	28	1.3	25	0.9	7	0.5	3	1.1	18	1.5	13	19.0	245	0.9	
Prestigious location	38	1.0	29	1.4	69	0.7	2	1.2	3	0.2	11	0.8	28	1.3	25	0.9	7	0.5	3	1.1	18	1.5	13	19.0	245	0.9	
Others	14	0.4	1	0.1	21	0.2	-	-	1	0.1	2	0.2	52	2.3	8	0.3	3	0.2	-	-	1	0.1	-	-	104	0.4	
Location was provided by parent company	-	-	1	0.1	-	-	-	-	1	0.1	-	-	35	1.6	3	0.1	-	-	-	-	-	-	-	-	-	41	0.2
Good building quality / management	8	0.2	-	-	14	0.1	-	-	-	-	-	-	-	-	4	0.2	3	0.2	-	-	-	-	-	-	-	29	0.1
Good development potential of Kowloon East	6	0.2	-	-	4	*	-	-	-	-	2	0.2	-	-	-	-	-	-	-	-	1	0.1	-	-	14	0.1	
Following the relocation of head office	-	-	-	-	-	-	-	-	-	-	-	-	13	0.6	-	-	-	-	-	-	-	-	-	-	-	13	*
Good in Fung Shui	-	-	-	-	4	*	-	-	-	-	-	-	4	0.2	-	-	-	-	-	-	-	-	-	-	-	7	*
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0	

 Base : All establishments
 Ref. : B7a

Table 2.62 The most important factor and reason of choosing / expanding at the present work location by industry (cont'd)

	Industry				Banking and financial services and insurance	
	Business establishments set up by insurance agents at their partnering insurance companies		Banking and financial services and insurance (excluding insurance agents)			
	No. of establishments	%	No. of establishments	%	No. of establishments	%
Cost	220	14.6	218	30.9	438	19.7
Low occupancy / operational cost	220	14.6	218	30.9	438	19.7
Premises	124	8.2	277	39.2	401	18.1
Availability of suitable premises / Capable to meet floor space requirements	124	8.2	277	39.2	401	18.1
Accessibility and parking facilities	78	5.1	94	13.2	171	7.7
Good accessibility to local public transport (e.g. MTR) / Convenient location	71	4.7	94	13.2	164	7.4
Adequate parking or loading/unloading spaces	-	-	-	-	-	-
Good accessibility to the airport / cross-boundary transport services	7	0.5	-	-	7	0.3
Agglomeration economies	1 033	68.4	89	12.5	1 121	50.6
Proximity to like business / parent or subsidiary companies	1 003	66.4	78	11.1	1 082	48.8
Proximity to regular contacts (e.g. clients / business partners / government departments)	29	2.0	7	0.9	36	1.6
Sufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	-	-	4	0.5	4	0.2
Environment and amenities	-	-	6	0.9	6	0.3
Good environmental quality, amenities and landscaping (e.g. trees, open space, streets)	-	-	6	0.9	6	0.3
Prestige	10	0.7	18	2.5	28	1.3
Prestigious location	10	0.7	18	2.5	28	1.3
Others	46	3.1	5	0.7	52	2.3
Location was provided by parent company	34	2.2	2	0.2	35	1.6
Good building quality / management	-	-	-	-	-	-
Good development potential of Kowloon East	-	-	-	-	-	-
Following the relocation of head office	13	0.8	-	-	13	0.6
Good in Fung Shui	-	-	4	0.5	4	0.2
Base	1 510	100.0	707	100.0	2 217	100.0

Base : All establishments
Ref. : B7a

Table 2.63 The most important factor and reason of choosing / expanding at the present work location by tenure

	Tenure						Overall	
	Own		Rent		Rent-free			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Cost	1 726	32.3	8 283	41.8	366	18.6	10 374	38.2
Low occupancy / operational cost	1 726	32.3	8 283	41.8	366	18.6	10 374	38.2
Premises	2 302	43.0	6 615	33.4	277	14.1	9 194	33.9
Availability of suitable premises / Capable to meet floor space requirements	2 302	43.0	6 615	33.4	277	14.1	9 194	33.9
Accessibility and parking facilities	855	16.0	2 907	14.7	138	7.0	3 900	14.4
Good accessibility to local public transport (e.g. MTR) / Convenient location	767	14.3	2 759	13.9	131	6.7	3 658	13.5
Adequate parking or loading/unloading spaces	64	1.2	89	0.4	-	-	153	0.6
Good accessibility to the airport / cross-boundary transport services	24	0.4	58	0.3	7	0.4	89	0.3
Agglomeration economies	343	6.4	1 465	7.4	1 125	57.2	2 933	10.8
Proximity to like business / parent or subsidiary companies	225	4.2	781	3.9	1 078	54.8	2 084	7.7
Proximity to regular contacts (e.g. clients / business partners / government departments)	106	2.0	522	2.6	47	2.4	676	2.5
Sufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	11	0.2	162	0.8	-	-	173	0.6
Environment and amenities	59	1.1	324	1.6	4	0.2	387	1.4
Good environmental quality, amenities and landscaping (e.g. trees, open space, streets)	59	1.1	324	1.6	4	0.2	387	1.4
Prestige	54	1.0	182	0.9	10	0.5	245	0.9
Prestigious location	54	1.0	182	0.9	10	0.5	245	0.9
Others	13	0.2	42	0.2	48	2.5	104	0.4
Location was provided by parent company	-	-	6	*	35	1.8	41	0.2
Good building quality / management	3	0.1	25	0.1	-	-	29	0.1
Good development potential of Kowloon East	10	0.2	4	*	-	-	14	0.1
Following the relocation of head office	-	-	-	-	13	0.6	13	*
Good in Fung Shui	-	-	7	*	-	-	7	*
Base	5 351	100.0	19 818	100.0	1 968	100.0	27 136	100.0

Base : All establishments
Ref. : B7a

Table 2.64 The most important factor and reason of choosing / expanding at the present work location by history of locating in Kowloon East

	History of locating in Kowloon East								Overall	
	Located in KIn East since setting up the business / moved from KIn East		Relocated / expanded from traditional CBD area		Relocated / expanded from Non-CBD area		Relocated / expanded from other address outside HK			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Cost	7 517	37.4	1 534	48.0	1 324	34.9	-	-	10 374	38.2
Low occupancy / operational cost	7 517	37.4	1 534	48.0	1 324	34.9	-	-	10 374	38.2
Premises	7 250	36.1	725	22.7	1 196	31.5	23	52.7	9 194	33.9
Availability of suitable premises / Capable to meet floor space requirements	7 250	36.1	725	22.7	1 196	31.5	23	52.7	9 194	33.9
Accessibility and parking facilities	2 952	14.7	252	7.9	680	17.9	15	34.4	3 900	14.4
Good accessibility to local public transport (e.g. MTR) / Convenient location	2 823	14.0	231	7.2	601	15.8	4	8.1	3 658	13.5
Adequate parking or loading/unloading spaces	86	0.4	15	0.5	53	1.4	-	-	153	0.6
Good accessibility to the airport / cross-boundary transport services	44	0.2	6	0.2	27	0.7	12	26.4	89	0.3
Agglomeration economies	1 831	9.1	627	19.6	470	12.4	6	12.8	2 933	10.8
Proximity to like business / parent or subsidiary companies	1 220	6.1	559	17.5	305	8.0	-	-	2 084	7.7
Proximity to regular contacts (e.g. clients / business partners / government departments)	477	2.4	62	1.9	132	3.5	6	12.8	676	2.5
Sufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	134	0.7	5	0.2	33	0.9	-	-	173	0.6
Environment and amenities	306	1.5	28	0.9	53	1.4	-	-	387	1.4
Good environmental quality, amenities and landscaping (e.g. trees, open space, streets)	306	1.5	28	0.9	53	1.4	-	-	387	1.4
Prestige	189	0.9	6	0.2	50	1.3	-	-	245	0.9
Prestigious location	189	0.9	6	0.2	50	1.3	-	-	245	0.9
Others	57	0.3	23	0.7	23	0.6	-	-	104	0.4
Location was provided by parent company	11	0.1	21	0.7	9	0.2	-	-	41	0.2
Good building quality / management	29	0.1	-	-	-	-	-	-	29	0.1
Good development potential of Kowloon East	6	*	2	0.1	6	0.1	-	-	14	0.1
Following the relocation of head office	7	*	-	-	6	0.2	-	-	13	*
Good in Fung Shui	5	*	-	-	2	0.1	-	-	7	*
Base	20 103	100.0	3 194	100.0	3 795	100.0	44	100.0	27 136	100.0

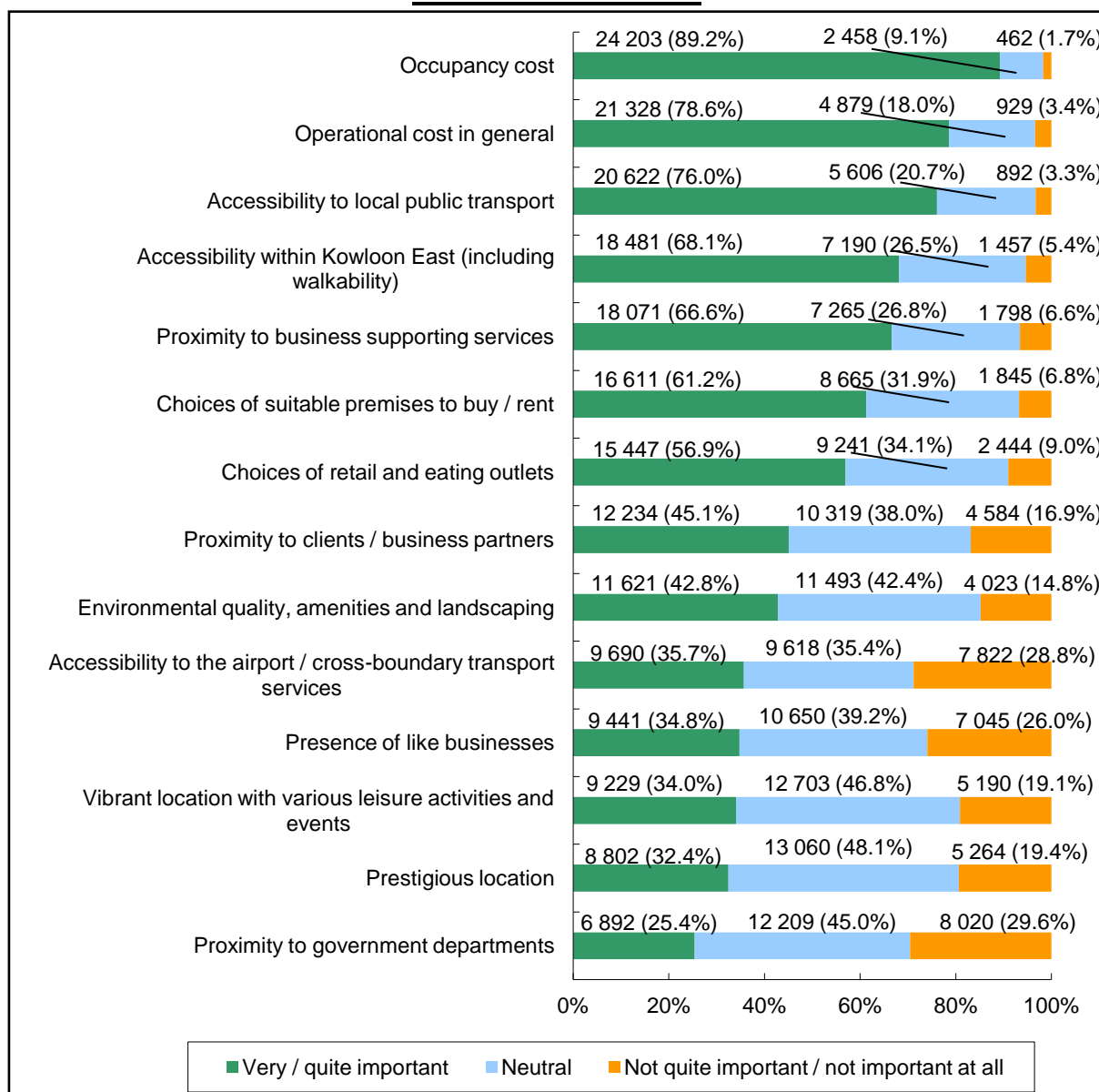
Base : All establishments
Ref. : B7a

D. Views on Present Location and Building, Future Plans and Potential for Relocation

D1. Factors influencing the choice of location

2.56 In the survey, business establishments were asked to indicate the level of importance of different factors in influencing the choice of location. Factors that with more than two-thirds of 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 2.29)

Chart 2.29 : Perceived level of importance of factors influencing the choice of location



Base : All establishments (27 136)

2.57 Further analyses by building type and industry revealed that:

By building type (Table 2.65)

- Relatively high proportions of business establishments located in Grade A office buildings and new wholesale conversion buildings considered “prestigious location” very/quite important (46.8% and 46.6% respectively), as compared with those in other building types (ranging from 28.5% to 38.1%).
- Relatively high proportions of business establishments located in new wholesale conversion buildings and industrial buildings considered “occupancy cost” very/quite important (91.3% and 90.7% respectively), as compared with those in other building types (ranging from 83.6% to 85.4%).

By industry (Table 2.66)

- A relatively high proportion of business establishments engaged in “healthcare services, and research and development on natural sciences” considered “choices of suitable premises to buy / rent” (70.4% vs others ranging from 43.9% to 65.4%) very/quite important.
- Relatively high proportions of business establishments engaged in “restaurants and hotels” and “telecommunications services and information technology services” considered “proximity to clients / business partners” (54.3% and 53.0% respectively vs others ranging from 36.6% to 49.9%) very/quite important.
- Relatively high proportions of business establishments engaged in “import/export trades and wholesale and retail”, “publishing, media and multi-media and creative and performing arts activities and specialized design activities” and “real estate and professional and business services” considered “proximity to business supporting services” (70.9%, 70.2% and 69.2% respectively vs others ranging from 56.2% to 66.0%) very/quite important.
- A relatively high proportion of business establishments engaged in “banking and financial services and insurance” considered “prestigious location” (46.3% vs others ranging from 29.7% to 35.8%) and “presence of like businesses” (45.2% vs others ranging from 27.4% to 38.2%) very/quite important. On the other hand, a relatively low proportion considered “occupancy cost” (76.8% vs others ranging from 87.0% to 93.7%) and “operational cost in general” (67.2% vs others ranging from 73.0% to 81.3%) very/quite important.

2.58 Analyses by district and history of locating in Kowloon East were attempted but no major difference among the subgroups is found.

Table 2.65 Perceived level of importance of factors influencing the choice of 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	%		
<u>Occupancy cost</u>														
Very / quite important	18 145	90.7	1 020	85.4	4 393	83.9	3 882	83.9	511	83.6	645	91.3	24 203	89.2
Neutral	1 586	7.9	165	13.8	663	12.7	574	12.4	89	14.6	44	6.2	2 458	9.1
Not quite / not important at all	254	1.3	9	0.8	181	3.5	170	3.7	11	1.8	17	2.5	462	1.7
No comment	14	0.1	-	-	-	-	-	-	-	-	-	-	14	*
<u>Operational cost in general</u>														
Very / quite important	16 116	80.6	889	74.4	3 802	72.6	3 407	73.7	394	64.5	522	73.9	21 328	78.6
Neutral	3 259	16.3	292	24.4	1 175	22.4	971	21.0	203	33.2	154	21.8	4 879	18.0
Not quite / not important at all	623	3.1	14	1.1	261	5.0	247	5.3	14	2.3	31	4.4	929	3.4
<u>Choices of suitable premises to buy / rent</u>														
Very / quite important	12 101	60.5	752	62.9	3 383	64.6	3 001	64.9	382	62.5	376	53.2	16 611	61.2
Neutral	6 487	32.4	382	32.0	1 538	29.4	1 349	29.2	189	30.9	258	36.6	8 665	31.9
Not quite / not important at all	1 398	7.0	61	5.1	316	6.0	276	6.0	40	6.5	70	9.9	1 845	6.8
No comment	13	0.1	-	-	-	-	-	-	-	-	2	0.2	15	0.1
<u>Accessibility to the airport / cross-boundary transport services</u>														
Very / quite important	6 915	34.6	441	36.9	2 037	38.9	1 838	39.7	199	32.6	297	42.0	9 690	35.7
Neutral	6 843	34.2	484	40.5	2 020	38.6	1 763	38.1	256	41.9	271	38.4	9 618	35.4
Not quite / not important at all	6 236	31.2	269	22.6	1 178	22.5	1 022	22.1	156	25.5	139	19.6	7 822	28.8
No comment	3	*	-	-	3	0.1	3	0.1	-	-	-	-	6	*
<u>Accessibility to local public transport</u>														
Very / quite important	15 260	76.3	824	69.0	3 984	76.1	3 539	76.5	445	72.8	553	78.3	20 622	76.0
Neutral	4 094	20.5	313	26.2	1 070	20.4	918	19.9	152	24.9	129	18.3	5 606	20.7
Not quite / not important at all	633	3.2	55	4.6	180	3.4	165	3.6	14	2.4	24	3.4	892	3.3
No comment	10	0.1	3	0.2	4	0.1	4	0.1	-	-	-	-	17	0.1
<u>Accessibility within Kowloon East (including walkability)</u>														
Very / quite important	13 741	68.7	736	61.6	3 543	67.7	3 157	68.2	386	63.1	461	65.3	18 481	68.1
Neutral	5 135	25.7	389	32.5	1 474	28.1	1 276	27.6	198	32.4	193	27.4	7 190	26.5
Not quite / not important at all	1 118	5.6	70	5.9	219	4.2	191	4.1	27	4.5	50	7.1	1 457	5.4
No comment	5	*	-	-	2	*	2	*	-	-	2	0.2	8	*
<u>Proximity to clients / business partners</u>														
Very / quite important	9 017	45.1	466	39.0	2 434	46.5	2 149	46.5	285	46.6	317	44.9	12 234	45.1
Neutral	7 436	37.2	547	45.8	2 039	38.9	1 818	39.3	221	36.2	296	41.9	10 319	38.0
Not quite / not important at all	3 545	17.7	182	15.2	764	14.6	659	14.2	105	17.3	93	13.2	4 584	16.9
<u>Proximity to government departments</u>														
Very / quite important	4 979	24.9	331	27.7	1 341	25.6	1 212	26.2	129	21.1	241	34.2	6 892	25.4
Neutral	8 885	44.4	571	47.8	2 486	47.5	2 195	47.4	292	47.7	266	37.6	12 209	45.0
Not quite / not important at all	6 120	30.6	293	24.5	1 408	26.9	1 218	26.3	191	31.2	199	28.2	8 020	29.6
No comment	14	0.1	-	-	2	*	2	*	-	-	-	-	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 Ref. : C1ai-xiv														

Table 2.65 Perceived level of importance of factors influencing the choice of location by building type (cont'd)

	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>Presence of like businesses</u>														
Very / quite important	6 506	32.5	438	36.6	2 208	42.2	1 971	42.6	236	38.7	289	40.9	9 441	34.8
Neutral	7 856	39.3	496	41.5	2 021	38.6	1 782	38.5	238	39.0	278	39.4	10 650	39.2
Not quite / not important at all	5 635	28.2	262	21.9	1 009	19.3	872	18.9	137	22.4	139	19.7	7 045	26.0
<u>Proximity to business supporting services</u>														
Very / quite important	13 546	67.7	774	64.8	3 319	63.4	2 918	63.1	401	65.6	431	61.1	18 071	66.6
Neutral	5 077	25.4	349	29.2	1 625	31.0	1 452	31.4	174	28.4	213	30.2	7 265	26.8
Not quite / not important at all	1 373	6.9	71	6.0	293	5.6	257	5.6	36	5.9	61	8.7	1 798	6.6
No comment	2	*	-	-	-	-	-	-	-	-	-	-	2	*
<u>Choices of retail and eating outlets</u>														
Very / quite important	11 398	57.0	643	53.9	3 014	57.5	2 687	58.1	327	53.5	392	55.6	15 447	56.9
Neutral	6 717	33.6	423	35.4	1 850	35.3	1 608	34.8	242	39.7	250	35.4	9 241	34.1
Not quite / not important at all	1 879	9.4	128	10.7	374	7.1	332	7.2	42	6.9	64	9.1	2 444	9.0
No comment	4	*	-	-	-	-	-	-	-	-	-	-	4	*
<u>Environmental quality, amenities and landscaping</u>														
Very / quite important	8 314	41.6	521	43.6	2 495	47.6	2 209	47.7	286	46.8	291	41.1	11 621	42.8
Neutral	8 391	42.0	502	42.0	2 289	43.7	2 023	43.7	266	43.5	311	44.0	11 493	42.4
Not quite / not important at all	3 293	16.5	171	14.3	454	8.7	395	8.5	59	9.7	105	14.9	4 023	14.8
<u>Vibrant location with various leisure activities and events</u>														
Very / quite important	6 527	32.6	405	33.9	2 006	38.3	1 841	39.8	165	26.9	292	41.3	9 229	34.0
Neutral	9 285	46.4	563	47.1	2 566	49.0	2 216	47.9	350	57.3	289	41.0	12 703	46.8
Not quite / not important at all	4 175	20.9	227	19.0	662	12.6	566	12.2	97	15.8	125	17.7	5 190	19.1
No comment	12	0.1	-	-	3	0.1	3	0.1	-	-	-	-	14	0.1
<u>Prestigious location</u>														
Very / quite important	5 708	28.5	368	30.8	2 396	45.7	2 163	46.8	233	38.1	329	46.6	8 802	32.4
Neutral	9 787	48.9	602	50.4	2 396	45.7	2 092	45.2	304	49.7	276	39.0	13 060	48.1
Not quite / not important at all	4 495	22.5	222	18.6	446	8.5	371	8.0	74	12.1	101	14.3	5 264	19.4
No comment	8	*	3	0.2	-	-	-	-	-	-	-	-	11	*
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. : C1ai-xiv														

Table 2.66 Perceived level of importance of factors influencing the choice of location by industry

	Industry																				Overall					
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences				Social and personal services		Waste management	
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%			No. of establishments	%	No. of establishments	%
Occupancy cost																										
Very / quite important	3 318	87.4	1 855	91.3	9 632	90.7	179	87.0	1 012	92.4	1 272	93.4	1 702	76.8	2 529	88.3	1 319	91.1	230	93.7	1 094	92.7	62	91.4	24 203	89.2
Neutral	400	10.5	141	7.0	835	7.9	24	11.5	67	6.1	76	5.6	384	17.3	308	10.7	127	8.8	10	4.0	82	6.9	4	5.8	2 458	9.1
Not quite / not important at all	78	2.1	35	1.7	145	1.4	3	1.6	14	1.3	14	1.0	131	5.9	28	1.0	2	0.1	6	2.3	5	0.4	2	2.8	462	1.7
No comment	-	-	-	-	12	0.1	-	-	2	0.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14	*
Operational cost in general																										
Very / quite important	2 944	77.6	1 631	80.3	8 632	81.3	150	73.0	883	80.6	1 071	78.6	1 490	67.2	2 189	76.4	1 154	79.7	181	74.0	945	80.1	58	84.9	21 328	78.6
Neutral	717	18.9	339	16.7	1 664	15.7	48	23.2	194	17.7	247	18.1	584	26.3	563	19.7	260	18.0	60	24.3	193	16.3	10	15.1	4 879	18.0
Not quite / not important at all	135	3.5	60	3.0	328	3.1	8	3.8	18	1.7	44	3.3	143	6.5	112	3.9	33	2.3	4	1.7	42	3.6	-	-	929	3.4
Choices of suitable premises to buy / rent																										
Very / quite important	2 240	59.0	1 275	62.8	6 579	61.9	110	53.7	666	60.8	832	61.0	1 195	53.9	1 875	65.4	879	60.7	172	70.4	758	64.2	30	43.9	16 611	61.2
Neutral	1 225	32.3	640	31.5	3 359	31.6	76	37.2	353	32.2	453	33.2	849	38.3	799	27.9	489	33.8	64	26.0	320	27.1	38	56.1	8 665	31.9
Not quite / not important at all	330	8.7	115	5.7	675	6.3	19	9.1	77	7.0	76	5.6	173	7.8	191	6.7	80	5.5	9	3.6	102	8.6	-	-	1 845	6.8
No comment	-	-	1	0.1	12	0.1	-	-	-	-	2	0.1	-	-	-	-	-	-	-	-	-	-	-	-	15	0.1
Accessibility to the airport / cross-boundary transport services																										
Very / quite important	1 425	37.6	560	27.6	3 904	36.7	56	27.1	457	41.8	463	34.0	928	41.8	996	34.8	474	32.7	57	23.3	365	30.9	6	8.3	9 690	35.7
Neutral	1 294	34.1	675	33.3	3 897	36.7	61	29.6	355	32.4	483	35.4	874	39.4	1 025	35.8	488	33.7	103	42.1	351	29.8	12	17.3	9 618	35.4
Not quite / not important at all	1 076	28.3	795	39.1	2 823	26.6	89	43.3	282	25.7	417	30.6	412	18.6	843	29.4	486	33.6	85	34.5	464	39.3	51	74.4	7 822	28.8
No comment	-	-	1	0.1	-	-	-	-	2	0.2	-	-	3	0.1	-	-	-	-	-	-	-	-	-	-	6	*
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0

Base : All establishments

Ref. : C1ai-xiv

Table 2.66 Perceived level of importance of factors influencing the choice of location by industry (cont'd)

	Industry																								Overall			
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management					
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		No. of establishments	%	
Accessibility to local public transport																												
Very / quite important	2 803	73.9	1 525	75.1	8 113	76.4	148	71.9	824	75.2	1 028	75.5	1 650	74.4	2 226	77.7	1 124	77.6	168	68.5	945	80.1	67	97.7	20 622	76.0		
Neutral	793	20.9	440	21.7	2 181	20.5	51	24.8	242	22.1	314	23.0	475	21.4	536	18.7	306	21.2	67	27.2	201	17.0	2	2.3	5 606	20.7		
Not quite / not important at all	194	5.1	66	3.2	325	3.1	7	3.3	27	2.5	20	1.5	92	4.2	98	3.4	18	1.2	11	4.3	35	2.9	-	-	-	-	892	3.3
No comment	6	0.2	-	-	5	*	-	-	2	0.2	-	-	-	-	4	0.1	-	-	-	-	-	-	-	-	-	-	17	0.1
Accessibility within Kowloon East (including walkability)																												
Very / quite important	2 415	63.6	1 395	68.7	7 404	69.7	121	58.7	710	64.8	956	70.2	1 473	66.4	2 022	70.6	970	67.0	138	56.2	820	69.5	57	84.0	18 481	68.1		
Neutral	1 109	29.2	497	24.5	2 684	25.3	78	37.7	341	31.1	354	26.0	643	29.0	719	25.1	411	28.4	73	29.7	272	23.0	9	13.7	7 190	26.5		
Not quite / not important at all	271	7.1	136	6.7	533	5.0	7	3.6	45	4.1	52	3.8	101	4.6	120	4.2	67	4.6	35	14.1	89	7.5	2	2.3	1 457	5.4		
No comment	-	-	2	0.1	4	*	-	-	-	-	-	-	-	-	3	0.1	-	-	-	-	-	-	-	-	-	-	8	*
Proximity to clients / business partners																												
Very / quite important	1 664	43.9	841	41.4	4 692	44.2	112	54.3	497	45.3	722	53.0	1 045	47.1	1 257	43.9	685	47.3	90	36.6	589	49.9	40	58.4	12 234	45.1		
Neutral	1 367	36.0	863	42.5	4 001	37.7	74	36.1	401	36.6	481	35.3	907	40.9	1 120	39.1	515	35.6	108	44.2	462	39.1	17	25.3	10 319	38.0		
Not quite / not important at all	764	20.1	327	16.1	1 930	18.2	20	9.6	198	18.1	159	11.7	265	11.9	486	17.0	247	17.1	47	19.3	130	11.0	11	16.2	4 584	16.9		
Proximity to government departments																												
Very / quite important	935	24.6	554	27.3	2 687	25.3	39	18.9	251	22.9	331	24.3	570	25.7	833	29.1	378	26.1	56	22.7	247	20.9	11	15.6	6 892	25.4		
Neutral	1 637	43.1	939	46.3	4 778	45.0	100	48.8	531	48.5	598	43.9	1 149	51.8	1 262	44.1	558	38.5	101	41.3	508	43.0	46	67.6	12 209	45.0		
Not quite / not important at all	1 224	32.2	537	26.5	3 147	29.6	66	32.2	313	28.5	430	31.6	498	22.5	768	26.8	512	35.4	88	36.0	424	35.9	11	16.8	8 020	29.6		
No comment	-	-	-	-	12	0.1	-	-	-	-	3	0.2	-	-	-	-	-	-	-	-	2	0.1	-	-	-	-	16	0.1
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0		
Base : All establishments																												
Ref. : C1ai-xiv																												

Table 2.66 Perceived level of importance of factors influencing the choice of location by industry (cont'd)

	Industry																								Overall		
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management				
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%			
Presence of like businesses																											
Very / quite important	1 280	33.7	719	35.4	3 401	32.0	69	33.7	401	36.6	520	38.2	1 003	45.2	1 000	34.9	562	38.8	74	30.0	394	33.4	19	27.4	9 441	34.8	
Neutral	1 448	38.2	815	40.1	4 000	37.7	86	41.8	421	38.4	562	41.2	948	42.7	1 186	41.4	549	37.9	88	35.9	530	44.9	17	25.0	10 650	39.2	
Not quite / not important at all	1 068	28.1	497	24.5	3 223	30.3	50	24.5	273	25.0	280	20.6	267	12.0	678	23.7	337	23.3	83	34.0	256	21.7	33	47.7	7 045	26.0	
Proximity to business supporting services																											
Very / quite important	2 455	64.7	1 241	61.1	7 538	70.9	115	56.2	624	57.0	899	66.0	1 282	57.8	1 983	69.2	1 017	70.2	146	59.6	713	60.4	57	84.1	18 071	66.6	
Neutral	1 025	27.0	643	31.6	2 431	22.9	76	37.0	379	34.6	387	28.4	801	36.1	702	24.5	340	23.5	90	36.8	379	32.1	11	15.9	7 265	26.8	
Not quite / not important at all	315	8.3	147	7.2	655	6.2	14	6.8	89	8.2	75	5.5	134	6.0	180	6.3	91	6.3	9	3.6	89	7.5	-	-	1 798	6.6	
No comment	-	-	-	-	-	-	-	-	2	0.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	*	
Choices of retail and eating outlets																											
Very / quite important	2 093	55.1	1 238	61.0	6 029	56.7	108	52.6	632	57.6	825	60.6	1 125	50.7	1 666	58.2	900	62.2	109	44.6	679	57.6	43	63.5	15 447	56.9	
Neutral	1 303	34.3	644	31.7	3 577	33.7	81	39.4	362	33.0	455	33.4	910	41.1	947	33.1	443	30.6	110	44.8	391	33.2	17	25.1	9 241	34.1	
Not quite / not important at all	399	10.5	149	7.3	1 019	9.6	16	7.9	102	9.3	82	6.0	181	8.1	249	8.7	105	7.2	26	10.5	110	9.3	8	11.4	2 444	9.0	
No comment	-	-	-	-	-	-	-	-	-	-	-	-	2	0.1	3	0.1	-	-	-	-	-	-	-	-	-	4	*
Environmental quality, amenities and landscaping																											
Very / quite important	1 652	43.5	801	39.5	4 554	42.9	77	37.4	455	41.6	611	44.8	983	44.3	1 235	43.1	672	46.4	49	19.8	506	42.9	26	37.4	11 621	42.8	
Neutral	1 594	42.0	875	43.1	4 393	41.3	90	43.7	461	42.1	595	43.7	1 029	46.4	1 174	41.0	576	39.8	156	63.8	520	44.1	29	42.5	11 493	42.4	
Not quite / not important at all	549	14.5	354	17.4	1 677	15.8	39	18.9	179	16.3	156	11.4	205	9.3	455	15.9	200	13.8	40	16.4	154	13.0	14	20.1	4 023	14.8	
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0	

 Base : All establishments
 Ref. : C1ai-xiv

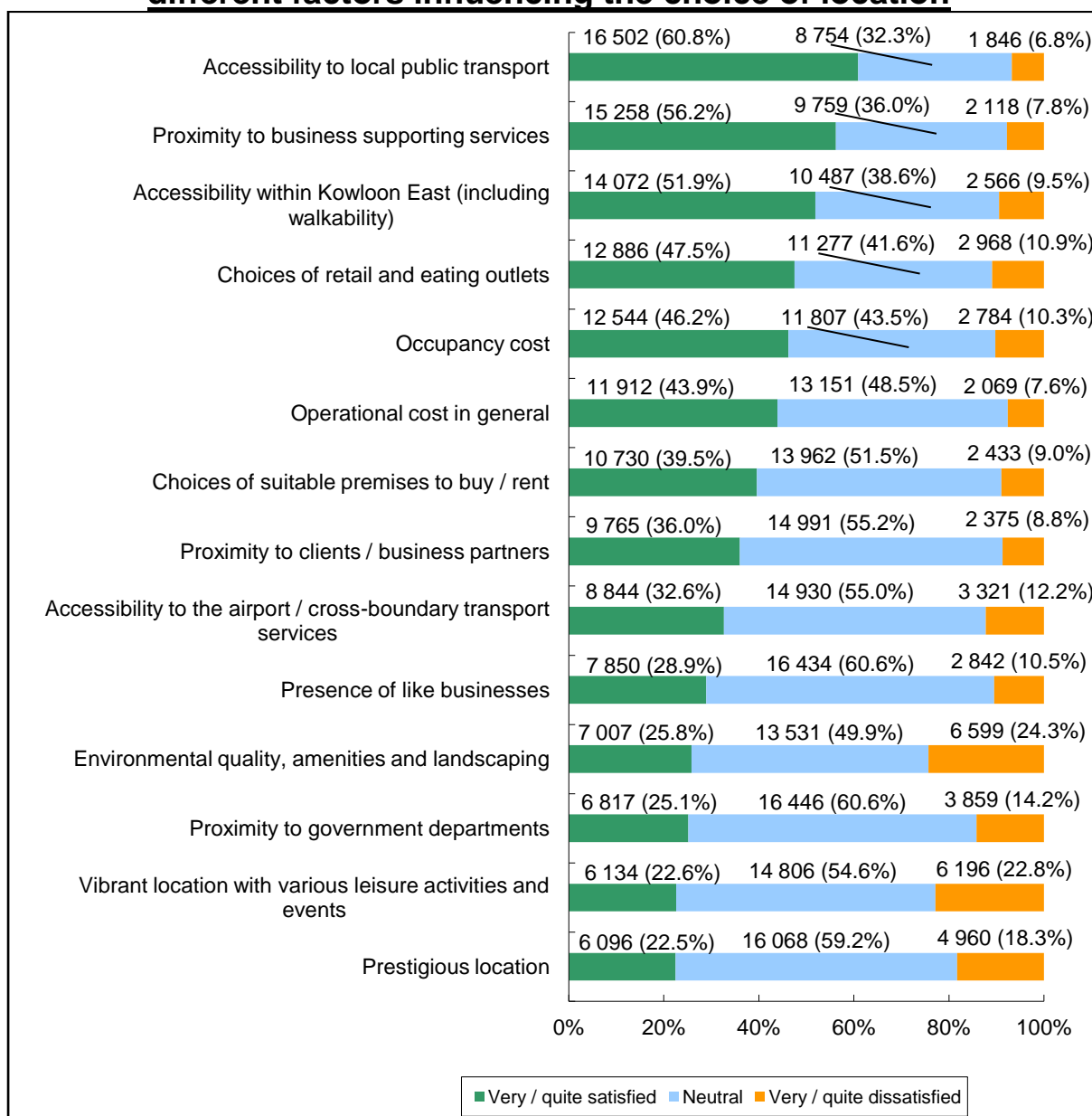
Table 2.66 Perceived level of importance of factors influencing the choice of location by industry (cont'd)

	Industry																								Overall	
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
<u>Vibrant location with various leisure activities and events</u>																										
Very / quite important	1 250	32.9	696	34.3	3 512	33.1	68	33.3	347	31.7	493	36.2	858	38.7	995	34.7	507	35.0	69	28.2	409	34.6	25	36.5	9 229	34.0
Neutral	1 798	47.4	911	44.9	4 907	46.2	91	44.5	519	47.4	627	46.0	1 100	49.6	1 309	45.7	723	50.0	123	50.1	560	47.5	33	48.5	12 703	46.8
Not quite / not important at all	747	19.7	423	20.9	2 193	20.6	46	22.2	229	20.9	242	17.8	256	11.6	560	19.6	217	15.0	53	21.8	211	17.9	10	14.9	5 190	19.1
No comment	-	-	-	-	12	0.1	-	-	-	-	-	-	3	0.1	-	-	-	-	-	-	-	-	-	-	14	0.1
<u>Prestigious location</u>																										
Very / quite important	1 147	30.2	603	29.7	3 290	31.0	69	33.8	331	30.2	436	32.0	1 027	46.3	922	32.2	485	33.5	88	35.8	388	32.9	16	23.1	8 802	32.4
Neutral	1 790	47.2	1 018	50.1	5 113	48.1	101	49.3	526	48.0	702	51.5	1 016	45.8	1 360	47.5	674	46.6	113	46.1	612	51.8	34	50.1	13 060	48.1
Not quite / not important at all	856	22.5	407	20.0	2 218	20.9	35	17.0	236	21.6	224	16.4	174	7.9	582	20.3	289	20.0	45	18.2	180	15.3	18	26.8	5 264	19.4
No comment	3	0.1	2	0.1	4	*	-	-	2	0.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11	*
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0
Base : All establishments Ref. : C1ai-xiv																										

D2. Satisfaction level of the present location

2.59 When asked to rate the level of satisfaction for the present location in respect of the 14 listed factors, 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 5 factors that business establishments considered very/quite important in the choice of location. On the other hand, about one-quarter of the business establishments were very/quite dissatisfied with “environmental quality, amenities and landscaping” (24.3%), “vibrant location with various leisure activities and events” (22.8%) and “prestigious location” (18.3%). (Chart 2.30)

Chart 2.30 : Satisfaction level of the present location in respect of different factors influencing the choice of location



Base : All establishments (27 136)

2.60 Further analyses by building type, district and history of locating in Kowloon East show that:

By building type (Table 2.67)

- Relatively low proportions of business establishments located in new wholesale conversion buildings and I-O buildings were very/quite satisfied with “occupancy cost” (32.6% and 34.6% respectively), as compared with those in other building types (ranging from 42.9% to 47.8%).
- A relatively high proportion of business establishments located in new wholesale conversion buildings was very/quite dissatisfied with “choices of suitable premises to buy / rent” (14.4%), as compared with those in other building types (ranging from 5.6% to 9.3% respectively).
- A relatively high proportion of business establishments located in Grade A office buildings was very/quite dissatisfied with “accessibility to local public transport” (11.2%), as compared with those in other building types (ranging from 5.2% to 6.6%).

By district (Table 2.68)

- Compared with Kwun Tong Business Area, a relatively high proportions of business establishments located in Kowloon Bay Business Area was 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%).
- Compared with Kowloon Bay Business Area, a relatively high proportion of business establishments located in Kwun Tong Business Area was very/quite satisfied with “accessibility within Kowloon East (including walkability)” (53.3% vs 48.0%).

By history of locating in Kowloon East (Table 2.69)

- Compared with those establishments located in Kowloon East since setting up the business / moved from other addresses in Kowloon East and those relocated / expanded from non-CBD area, a relatively high proportion of establishments relocated / expanded from traditional CBD area was very/quite dissatisfied with the factors relating to accessibility and agglomeration economies, notably the following factors: “accessibility to the airport / cross-boundary transport services” (14.9% vs others ranging from 10.7% to 12.1%), “accessibility to local public transport” (9.7%

vs others ranging from 6.3% to 7.1%) and “accessibility within Kowloon East” (12.9% vs others ranging from 8.7% to 10.6%), “proximity to clients / business partners” (12.3% vs others ranging from 8.2% to 8.3%) and “proximity to business supporting services” (10.6% vs others ranging from 7.3% to 8.3%).

Table 2.67 Satisfaction level of the present location 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	%	No. of establishments	%
<u>Occupancy cost</u>														
Very / quite satisfied	9 552	47.8	413	34.6	2 348	44.8	2 086	45.1	262	42.9	230	32.6	12 544	46.2
Neutral	8 212	41.1	684	57.2	2 498	47.7	2 210	47.8	288	47.1	414	58.7	11 807	43.5
Very / quite dissatisfied	2 233	11.2	98	8.2	392	7.5	331	7.2	61	10.0	61	8.7	2 784	10.3
No comment	2	*	-	-	-	-	-	-	-	-	-	-	2	*
<u>Operational cost in general</u>														
Very / quite satisfied	9 011	45.1	454	38.0	2 196	41.9	1 970	42.6	227	37.1	251	35.5	11 912	43.9
Neutral	9 419	47.1	659	55.1	2 666	50.9	2 323	50.2	343	56.1	408	57.8	13 151	48.5
Very / quite dissatisfied	1 564	7.8	82	6.9	375	7.2	334	7.2	42	6.8	48	6.7	2 069	7.6
No comment	5	*	-	-	-	-	-	-	-	-	-	-	5	*
<u>Choices of suitable premises to buy / rent</u>														
Very / quite satisfied	7 767	38.8	518	43.3	2 207	42.1	1 948	42.1	259	42.4	238	33.8	10 730	39.5
Neutral	10 362	51.8	606	50.7	2 630	50.2	2 318	50.1	312	51.0	364	51.6	13 962	51.5
Very / quite dissatisfied	1 865	9.3	67	5.6	399	7.6	358	7.7	41	6.6	102	14.4	2 433	9.0
No comment	5	*	4	0.3	2	*	2	*	-	-	2	0.2	12	*
<u>Accessibility to the airport / cross-boundary transport services</u>														
Very / quite satisfied	6 609	33.0	431	36.1	1 618	30.9	1 458	31.5	160	26.1	187	26.5	8 844	32.6
Neutral	10 979	54.9	623	52.1	2 928	55.9	2 561	55.3	368	60.1	399	56.6	14 930	55.0
Very / quite dissatisfied	2 375	11.9	140	11.7	687	13.1	603	13.0	84	13.7	120	17.0	3 321	12.2
No comment	35	0.2	1	0.1	5	0.1	5	0.1	-	-	-	-	41	0.2
<u>Accessibility to local public transport</u>														
Very / quite satisfied	12 830	64.2	653	54.7	2 672	51.0	2 315	50.0	357	58.3	347	49.2	16 502	60.8
Neutral	5 963	29.8	466	39.0	2 014	38.5	1 791	38.7	223	36.5	310	44.0	8 754	32.3
Very / quite dissatisfied	1 174	5.9	75	6.3	549	10.5	518	11.2	32	5.2	47	6.6	1 846	6.8
No comment	31	0.2	-	-	2	*	2	0.1	-	-	2	0.2	34	0.1
<u>Accessibility within Kowloon East (including walkability)</u>														
Very / quite satisfied	11 017	55.1	577	48.3	2 205	42.1	1 880	40.6	325	53.2	273	38.6	14 072	51.9
Neutral	7 280	36.4	530	44.3	2 332	44.5	2 111	45.6	221	36.1	345	48.8	10 487	38.6
Very / quite dissatisfied	1 694	8.5	88	7.4	695	13.3	630	13.6	65	10.7	89	12.6	2 566	9.5
No comment	6	*	-	-	5	0.1	5	0.1	-	-	-	-	11	*
<u>Proximity to clients / business partners</u>														
Very / quite satisfied	7 354	36.8	431	36.0	1 786	34.1	1 549	33.5	237	38.7	194	27.5	9 765	36.0
Neutral	11 040	55.2	664	55.6	2 853	54.5	2 540	54.9	313	51.2	434	61.5	14 991	55.2
Very / quite dissatisfied	1 599	8.0	100	8.4	599	11.4	537	11.6	62	10.1	77	10.9	2 375	8.8
No comment	5	*	-	-	-	-	-	-	-	-	-	-	5	*
<u>Proximity to government departments</u>														
Very / quite satisfied	5 186	25.9	271	22.7	1 219	23.3	1 041	22.5	178	29.1	140	19.9	6 817	25.1
Neutral	12 115	60.6	780	65.3	3 124	59.6	2 782	60.1	342	55.9	427	60.5	16 446	60.6
Very / quite dissatisfied	2 683	13.4	144	12.0	894	17.1	803	17.4	92	15.0	138	19.6	3 859	14.2
No comment	14	0.1	-	-	-	-	-	-	-	-	-	-	14	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 Ref. : C1bi-xiv														

Table 2.67 Satisfaction level of the present location in respect of each factor by building type (cont'd)

	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>Presence of like businesses</u>														
Very / quite satisfied	5 666	28.3	375	31.4	1 658	31.6	1 467	31.7	190	31.1	151	21.4	7 850	28.9
Neutral	12 238	61.2	694	58.1	3 026	57.8	2 664	57.6	363	59.3	475	67.3	16 434	60.6
Very / quite dissatisfied	2 086	10.4	122	10.2	554	10.6	495	10.7	58	9.6	79	11.3	2 842	10.5
No comment	7	*	4	0.3	-	-	-	-	-	-	-	-	11	*
<u>Proximity to business supporting services</u>														
Very / quite satisfied	11 822	59.1	632	52.9	2 506	47.9	2 166	46.8	340	55.6	298	42.2	15 258	56.2
Neutral	6 873	34.4	466	39.0	2 087	39.8	1 855	40.1	232	37.9	333	47.2	9 759	36.0
Very / quite dissatisfied	1 303	6.5	95	8.0	644	12.3	605	13.1	40	6.5	75	10.6	2 118	7.8
No comment	-	-	1	0.1	-	-	-	-	-	-	-	-	1	*
<u>Choices of retail and eating outlets</u>														
Very / quite satisfied	10 045	50.2	512	42.8	2 098	40.0	1 835	39.7	262	42.9	232	32.8	12 886	47.5
Neutral	8 039	40.2	557	46.6	2 284	43.6	2 002	43.3	282	46.1	398	56.4	11 277	41.6
Very / quite dissatisfied	1 911	9.6	126	10.6	855	16.3	788	17.0	67	11.0	76	10.8	2 968	10.9
No comment	3	*	-	-	1	*	1	*	-	-	-	-	5	*
<u>Environmental quality, amenities and landscaping</u>														
Very / quite satisfied	4 772	23.9	346	28.9	1 731	33.0	1 563	33.8	168	27.5	159	22.5	7 007	25.8
Neutral	9 848	49.2	626	52.4	2 651	50.6	2 379	51.4	273	44.6	406	57.6	13 531	49.9
Very / quite dissatisfied	5 379	26.9	223	18.7	855	16.3	685	14.8	171	27.9	141	19.9	6 599	24.3
<u>Vibrant location with various leisure activities and events</u>														
Very / quite satisfied	4 344	21.7	279	23.4	1 394	26.6	1 287	27.8	107	17.6	117	16.6	6 134	22.6
Neutral	10 714	53.6	664	55.5	3 005	57.4	2 647	57.2	358	58.6	423	60.0	14 806	54.6
Very / quite dissatisfied	4 940	24.7	252	21.1	838	16.0	693	15.0	146	23.9	165	23.4	6 196	22.8
<u>Prestigious location</u>														
Very / quite satisfied	4 142	20.7	264	22.1	1 537	29.3	1 377	29.8	161	26.3	154	21.7	6 096	22.5
Neutral	11 872	59.4	730	61.1	3 032	57.9	2 695	58.3	336	55.0	435	61.6	16 068	59.2
Very / quite dissatisfied	3 977	19.9	199	16.6	666	12.7	552	11.9	114	18.7	118	16.7	4 960	18.3
No comment	7	*	3	0.2	3	0.1	3	0.1	-	-	-	-	12	*
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. : C1bi-xiv

Table 2.68 Satisfaction level of the present location in respect of each factor by district

	District				Overall	
	Kowloon Bay Business Area		Kwun Tong Business Area			
	No. of establishments	%	No. of establishments	%	No. of establishments	%
<u>Occupancy cost</u>						
Very / quite satisfied	3 897	53.1	8 647	43.7	12 544	46.2
Neutral	2 939	40.1	8 868	44.8	11 807	43.5
Very / quite dissatisfied	501	6.8	2 283	11.5	2 784	10.3
No comment	2	*	-	-	2	*
<u>Operational cost in general</u>						
Very / quite satisfied	3 496	47.6	8 416	42.5	11 912	43.9
Neutral	3 382	46.1	9 769	49.3	13 151	48.5
Very / quite dissatisfied	462	6.3	1 607	8.1	2 069	7.6
No comment	-	-	5	*	5	*
<u>Choices of suitable premises to buy / rent</u>						
Very / quite satisfied	3 161	43.1	7 568	38.2	10 730	39.5
Neutral	3 621	49.3	10 341	52.2	13 962	51.5
Very / quite dissatisfied	553	7.5	1 880	9.5	2 433	9.0
No comment	4	*	9	*	12	*
<u>Accessibility to the airport / cross-boundary transport services</u>						
Very / quite satisfied	2 342	31.9	6 502	32.8	8 844	32.6
Neutral	4 160	56.7	10 769	54.4	14 930	55.0
Very / quite dissatisfied	820	11.2	2 501	12.6	3 321	12.2
No comment	17	0.2	25	0.1	41	0.2
<u>Accessibility to local public transport</u>						
Very / quite satisfied	4 342	59.2	12 160	61.4	16 502	60.8
Neutral	2 510	34.2	6 244	31.5	8 754	32.3
Very / quite dissatisfied	487	6.6	1 359	6.9	1 846	6.8
No comment	-	-	34	0.2	34	0.1
<u>Accessibility within Kowloon East (including walkability)</u>						
Very / quite satisfied	3 524	48.0	10 548	53.3	14 072	51.9
Neutral	3 093	42.1	7 394	37.3	10 487	38.6
Very / quite dissatisfied	721	9.8	1 845	9.3	2 566	9.5
No comment	1	*	10	0.1	11	*
<u>Proximity to clients / business partners</u>						
Very / quite satisfied	2 629	35.8	7 135	36.0	9 765	36.0
Neutral	4 116	56.1	10 875	54.9	14 991	55.2
Very / quite dissatisfied	593	8.1	1 782	9.0	2 375	8.8
No comment	-	-	5	*	5	*
Base	7 339	100.0	19 797	100.0	27 136	100.0
Base : All establishments Ref. : C1bi-xiv						

Table 2.68 Satisfaction level of the present location in respect of each factor by district (cont'd)

	District				Overall	
	Kowloon Bay Business Area		Kwun Tong Business Area			
	No. of establishments	%	No. of establishments	%	No. of establishments	%
<u>Proximity to government departments</u>						
Very / quite satisfied	1 642	22.4	5 174	26.1	6 817	25.1
Neutral	4 690	63.9	11 756	59.4	16 446	60.6
Very / quite dissatisfied	1 007	13.7	2 852	14.4	3 859	14.2
No comment	-	-	14	0.1	14	0.1
<u>Presence of like businesses</u>						
Very / quite satisfied	2 321	31.6	5 529	27.9	7 850	28.9
Neutral	4 243	57.8	12 190	61.6	16 434	60.6
Very / quite dissatisfied	770	10.5	2 072	10.5	2 842	10.5
No comment	5	0.1	7	*	11	*
<u>Proximity to business supporting services</u>						
Very / quite satisfied	4 190	57.1	11 069	55.9	15 258	56.2
Neutral	2 691	36.7	7 068	35.7	9 759	36.0
Very / quite dissatisfied	458	6.2	1 659	8.4	2 118	7.8
No comment	-	-	1	*	1	*
<u>Choices of retail and eating outlets</u>						
Very / quite satisfied	3 337	45.5	9 550	48.2	12 886	47.5
Neutral	3 158	43.0	8 120	41.0	11 277	41.6
Very / quite dissatisfied	841	11.5	2 127	10.7	2 968	10.9
No comment	3	*	1	*	5	*
<u>Environmental quality, amenities and landscaping</u>						
Very / quite satisfied	2 605	35.5	4 402	22.2	7 007	25.8
Neutral	3 770	51.4	9 761	49.3	13 531	49.9
Very / quite dissatisfied	964	13.1	5 634	28.5	6 599	24.3
<u>Vibrant location with various leisure activities and events</u>						
Very / quite satisfied	2 006	27.3	4 129	20.9	6 134	22.6
Neutral	4 354	59.3	10 452	52.8	14 806	54.6
Very / quite dissatisfied	979	13.3	5 217	26.4	6 196	22.8
<u>Prestigious location</u>						
Very / quite satisfied	2 048	27.9	4 049	20.5	6 096	22.5
Neutral	4 395	59.9	11 674	59.0	16 068	59.2
Very / quite dissatisfied	897	12.2	4 063	20.5	4 960	18.3
No comment	-	-	12	0.1	12	*
Base	7 339	100.0	19 797	100.0	27 136	100.0

Base : All establishments
Ref. : C1bi-xiv

Table 2.69 Satisfaction level of the present location in respect of each factor by history of locating in Kowloon East

	History of locating in Kowloon East								Overall	
	Located in Kln East since setting up the business / moved from Kln East		Relocated / expanded from traditional CBD area		Relocated / expanded from Non-CBD area		Relocated / expanded from other address outside HK			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
<u>Occupancy cost</u>										
Very / quite satisfied	9 394	46.7	1 485	46.5	1 665	43.9	-	-	12 544	46.2
Neutral	8 605	42.8	1 467	45.9	1 694	44.6	42	95.8	11 807	43.5
Very / quite dissatisfied	2 103	10.5	243	7.6	437	11.5	2	4.2	2 784	10.3
No comment	2	*	-	-	-	-	-	-	2	*
<u>Operational cost in general</u>										
Very / quite satisfied	8 950	44.5	1 324	41.4	1 625	42.8	13	30.0	11 912	43.9
Neutral	9 636	47.9	1 638	51.3	1 847	48.7	29	65.7	13 151	48.5
Very / quite dissatisfied	1 515	7.5	229	7.2	323	8.5	2	4.2	2 069	7.6
No comment	1	*	3	0.1	-	-	-	-	5	*
<u>Choices of suitable premises to buy / rent</u>										
Very / quite satisfied	7 995	39.8	1 258	39.4	1 448	38.1	29	65.1	10 730	39.5
Neutral	10 182	50.6	1 691	52.9	2 074	54.6	15	34.9	13 962	51.5
Very / quite dissatisfied	1 919	9.5	244	7.6	270	7.1	-	-	2 433	9.0
No comment	7	*	2	0.1	4	0.1	-	-	12	*
<u>Accessibility to the airport / cross-boundary transport services</u>										
Very / quite satisfied	6 576	32.7	951	29.8	1 273	33.5	44	100.0	8 844	32.6
Neutral	11 058	55.0	1 762	55.2	2 110	55.6	-	-	14 930	55.0
Very / quite dissatisfied	2 441	12.1	475	14.9	405	10.7	-	-	3 321	12.2
No comment	27	0.1	7	0.2	8	0.2	-	-	41	0.2
<u>Accessibility to local public transport</u>										
Very / quite satisfied	12 560	62.5	1 643	51.4	2 257	59.5	42	96.3	16 502	60.8
Neutral	6 245	31.1	1 240	38.8	1 268	33.4	2	3.7	8 754	32.3
Very / quite dissatisfied	1 264	6.3	311	9.7	271	7.1	-	-	1 846	6.8
No comment	34	0.2	-	-	-	-	-	-	34	0.1
<u>Accessibility within Kowloon East (including walkability)</u>										
Very / quite satisfied	10 717	53.3	1 366	42.8	1 948	51.3	40	91.4	14 072	51.9
Neutral	7 625	37.9	1 412	44.2	1 446	38.1	4	8.6	10 487	38.6
Very / quite dissatisfied	1 755	8.7	411	12.9	401	10.6	-	-	2 566	9.5
No comment	6	*	5	0.2	-	-	-	-	11	*
<u>Proximity to clients / business partners</u>										
Very / quite satisfied	7 471	37.2	932	29.2	1 344	35.4	17	39.4	9 765	36.0
Neutral	10 957	54.5	1 870	58.5	2 138	56.3	25	57.0	14 991	55.2
Very / quite dissatisfied	1 669	8.3	392	12.3	313	8.2	2	3.7	2 375	8.8
No comment	5	*	-	-	-	-	-	-	5	*
Base	20 103	100.0	3 194	100.0	3 795	100.0	44	100.0	27 136	100.0
Base : All establishments Ref. : C1bi-xiv										

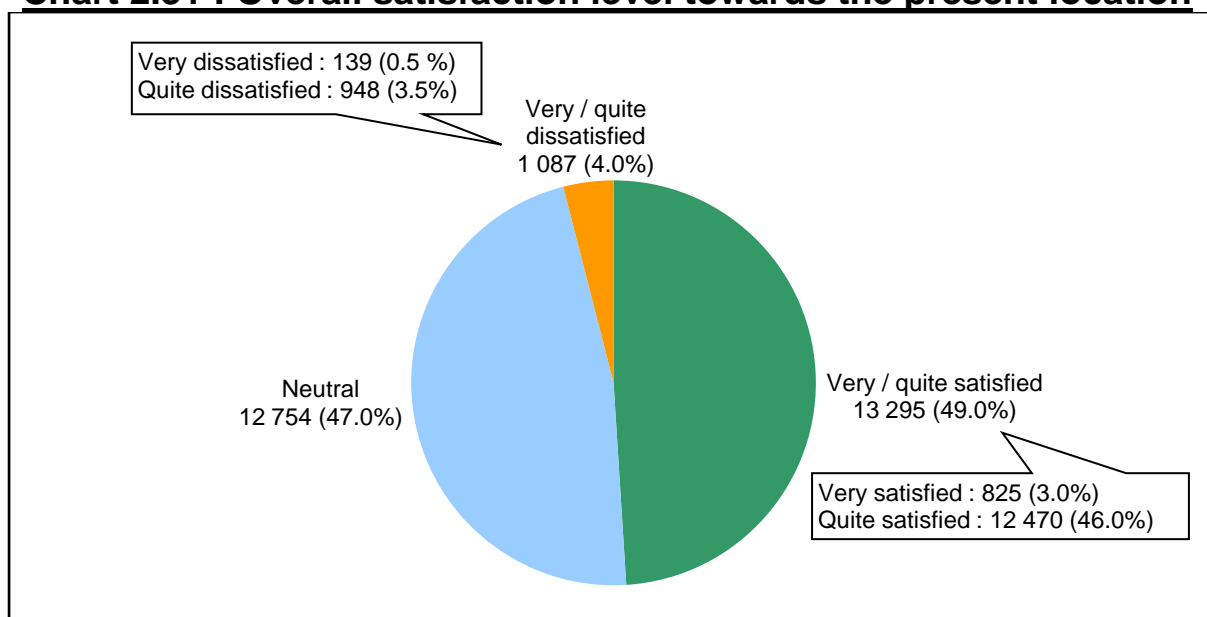
Table 2.69 Satisfaction level of the present location in respect of each factor by history of locating in Kowloon East (cont'd)

	History of locating in Kowloon East									
	Located in KIn East since setting up the business / moved from KIn East		Relocated / expanded from traditional CBD area		Relocated / expanded from Non-CBD area		Relocated / expanded from other address outside HK		Overall	
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
<u>Proximity to government departments</u>										
Very / quite satisfied	5 295	26.3	642	20.1	868	22.9	12	26.4	6 817	25.1
Neutral	12 024	59.8	2 030	63.5	2 360	62.2	32	73.6	16 446	60.6
Very / quite dissatisfied	2 771	13.8	521	16.3	567	14.9	-	-	3 859	14.2
No comment	12	0.1	2	0.1	-	-	-	-	14	0.1
<u>Presence of like businesses</u>										
Very / quite satisfied	5 811	28.9	920	28.8	1 104	29.1	15	34.4	7 850	28.9
Neutral	12 180	60.6	1 869	58.5	2 358	62.1	27	61.3	16 434	60.6
Very / quite dissatisfied	2 105	10.5	404	12.6	332	8.7	2	4.2	2 842	10.5
No comment	7	*	2	0.1	2	0.1	-	-	11	*
<u>Proximity to business supporting services</u>										
Very / quite satisfied	11 582	57.6	1 528	47.8	2 106	55.5	42	96.3	15 258	56.2
Neutral	7 054	35.1	1 327	41.5	1 377	36.3	2	3.7	9 759	36.0
Very / quite dissatisfied	1 465	7.3	339	10.6	313	8.3	-	-	2 118	7.8
No comment	1	*	-	-	-	-	-	-	1	*
<u>Choices of retail and eating outlets</u>										
Very / quite satisfied	9 878	49.1	1 224	38.3	1 758	46.3	27	61.3	12 886	47.5
Neutral	8 248	41.0	1 504	47.1	1 512	39.8	13	30.6	11 277	41.6
Very / quite dissatisfied	1 972	9.8	467	14.6	526	13.9	4	8.1	2 968	10.9
No comment	5	*	-	-	-	-	-	-	5	*
<u>Environmental quality, amenities and landscaping</u>										
Very / quite satisfied	5 171	25.7	750	23.5	1 071	28.2	15	34.9	7 007	25.8
Neutral	9 998	49.7	1 679	52.6	1 841	48.5	13	30.6	13 531	49.9
Very / quite dissatisfied	4 934	24.5	765	23.9	884	23.3	15	34.4	6 599	24.3
<u>Vibrant location with various leisure activities and events</u>										
Very / quite satisfied	4 643	23.1	623	19.5	855	22.5	13	30.0	6 134	22.6
Neutral	10 757	53.5	1 865	58.4	2 170	57.2	14	31.3	14 806	54.6
Very / quite dissatisfied	4 703	23.4	706	22.1	771	20.3	17	38.7	6 196	22.8
<u>Prestigious location</u>										
Very / quite satisfied	4 637	23.1	629	19.7	826	21.8	4	8.6	6 096	22.5
Neutral	11 813	58.8	1 900	59.5	2 327	61.3	29	65.1	16 068	59.2
Very / quite dissatisfied	3 649	18.1	659	20.6	640	16.9	12	26.4	4 960	18.3
No comment	4	*	5	0.2	2	0.1	-	-	12	*
Base	20 103	100.0	3 194	100.0	3 795	100.0	44	100.0	27 136	100.0
Base : All establishments Ref. : C1bi-xiv										

D3. Overall satisfaction level towards the present location

2.61 Overall speaking, nearly half (49.0%) of the business establishments were very/quite satisfied. 47.0% were neutral with the present location and only a small proportion (4.0%) rated very/quite dissatisfied. (Chart 2.31)

Chart 2.31 : Overall satisfaction level towards the present location



Base : All establishments (27 136)

By district (Table 2.70)

2.62 Further analyses reveal that the proportion of business establishments which were very/quite satisfied with the present location was relatively higher for those in Kowloon Bay Business Area (56.3% vs. 46.3% for Kwun Tong Business Area).

By industry (Table 2.71)

2.63 It was observed that less than 40% of establishments which were engaged in “banking and financial service and insurance” were very/quite satisfied with the present location (38.4% vs. 43.9% to 52.3% for other industries).

By history of locating in Kowloon East (Table 2.72)

2.64 The proportion of business establishments which were very/quite satisfied with the present location was relatively higher for those located in Kowloon East since setting up the business/moved from other addresses in Kowloon East (50.4% vs. 31.3 to 46.5% for those relocated/expanded from other areas).

2.65 Analysis of the overall satisfaction level towards the present location by building type, tenure and internal floor area were attempted but no major difference between the subgroups is found.

Table 2.70 Overall satisfaction level towards the present location by district

	District				Overall	
	Kowloon Bay Business Area		Kwun Tong Business Area			
	No. of establishments	%	No. of establishments	%	No. of establishments	%
Very satisfied	222	3.0	602	3.0	825	3.0
Quite satisfied	3 913	53.3	8 557	43.2	12 470	46.0
Neutral	3 084	42.0	9 670	48.8	12 754	47.0
Quite dissatisfied	110	1.5	838	4.2	948	3.5
Very dissatisfied	9	0.1	130	0.7	139	0.5
<i>Very / quite satisfied</i>	<i>4 135</i>	<i>56.3</i>	<i>9 159</i>	<i>46.3</i>	<i>13 295</i>	<i>49.0</i>
<i>Neutral</i>	<i>3 084</i>	<i>42.0</i>	<i>9 670</i>	<i>48.8</i>	<i>12 754</i>	<i>47.0</i>
<i>Very / quite dissatisfied</i>	<i>120</i>	<i>1.6</i>	<i>968</i>	<i>4.9</i>	<i>1 087</i>	<i>4.0</i>
Base	7 339	100.0	19 797	100.0	27 136	100.0
Base : All establishments Ref. : C1c						

Table 2.71 Overall satisfaction level towards the present location by industry

	Industry																								Overall	
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Very satisfied	179	4.7	57	2.8	306	2.9	6	2.8	30	2.7	48	3.5	34	1.5	78	2.7	40	2.8	-	-	47	4.0	1	2.0	825	3.0
Quite satisfied	1 760	46.4	1 001	49.3	4 917	46.3	84	41.0	517	47.2	640	47.0	817	36.8	1 326	46.3	698	48.2	110	44.8	565	47.9	34	50.2	12 470	46.0
Neutral	1 738	45.8	927	45.7	4 989	47.0	103	49.9	495	45.2	618	45.4	1 165	52.6	1 351	47.2	680	47.0	128	52.0	532	45.1	28	41.7	12 754	47.0
Quite dissatisfied	91	2.4	41	2.0	367	3.5	13	6.2	54	5.0	53	3.9	153	6.9	102	3.6	29	2.0	8	3.1	34	2.9	4	6.0	948	3.5
Very dissatisfied	27	0.7	4	0.2	46	0.4	-	-	-	-	3	0.2	48	2.2	8	0.3	1	0.1	-	-	2	0.2	-	-	139	0.5
<i>Very / quite satisfied</i>	<i>1 939</i>	<i>51.1</i>	<i>1 058</i>	<i>52.1</i>	<i>5 222</i>	<i>49.2</i>	<i>90</i>	<i>43.9</i>	<i>546</i>	<i>49.9</i>	<i>688</i>	<i>50.5</i>	<i>850</i>	<i>38.4</i>	<i>1 404</i>	<i>49.0</i>	<i>738</i>	<i>51.0</i>	<i>110</i>	<i>44.8</i>	<i>612</i>	<i>51.9</i>	<i>36</i>	<i>52.3</i>	<i>13 295</i>	<i>49.0</i>
<i>Neutral</i>	<i>1 738</i>	<i>45.8</i>	<i>927</i>	<i>45.7</i>	<i>4 989</i>	<i>47.0</i>	<i>103</i>	<i>49.9</i>	<i>495</i>	<i>45.2</i>	<i>618</i>	<i>45.4</i>	<i>1 165</i>	<i>52.6</i>	<i>1 351</i>	<i>47.2</i>	<i>680</i>	<i>47.0</i>	<i>128</i>	<i>52.0</i>	<i>532</i>	<i>45.1</i>	<i>28</i>	<i>41.7</i>	<i>12 754</i>	<i>47.0</i>
<i>Very / quite dissatisfied</i>	<i>118</i>	<i>3.1</i>	<i>45</i>	<i>2.2</i>	<i>412</i>	<i>3.9</i>	<i>13</i>	<i>6.2</i>	<i>54</i>	<i>5.0</i>	<i>56</i>	<i>4.1</i>	<i>201</i>	<i>9.1</i>	<i>110</i>	<i>3.8</i>	<i>30</i>	<i>2.1</i>	<i>8</i>	<i>3.1</i>	<i>36</i>	<i>3.1</i>	<i>4</i>	<i>6.0</i>	<i>1 087</i>	<i>4.0</i>
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0

Base : All establishments
Ref. : C1c

Table 2.72 Overall satisfaction level towards the present location by history of locating in Kowloon East

	History of locating in Kowloon East								Overall	
	Located in KIn East since setting up the business / moved from KIn East		Relocated / expanded from traditional CBD area		Relocated / expanded from Non-CBD area		Relocated / expanded from other address outside HK			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Very satisfied	643	3.2	93	2.9	89	2.3	-	-	825	3.0
Quite satisfied	9 497	47.2	1 282	40.1	1 677	44.2	14	31.3	12 470	46.0
Neutral	9 256	46.0	1 603	50.2	1 866	49.2	30	68.7	12 754	47.0
Quite dissatisfied	629	3.1	184	5.8	135	3.6	-	-	948	3.5
Very dissatisfied	79	0.4	32	1.0	29	0.8	-	-	139	0.5
Very / quite satisfied	10 139	50.4	1 376	43.1	1 766	46.5	14	31.3	13 295	49.0
Neutral	9 256	46.0	1 603	50.2	1 866	49.2	30	68.7	12 754	47.0
Very / quite dissatisfied	708	3.5	216	6.8	164	4.3	-	-	1 087	4.0
Base	20 103	100.0	3 194	100.0	3 795	100.0	44	100.0	27 136	100.0

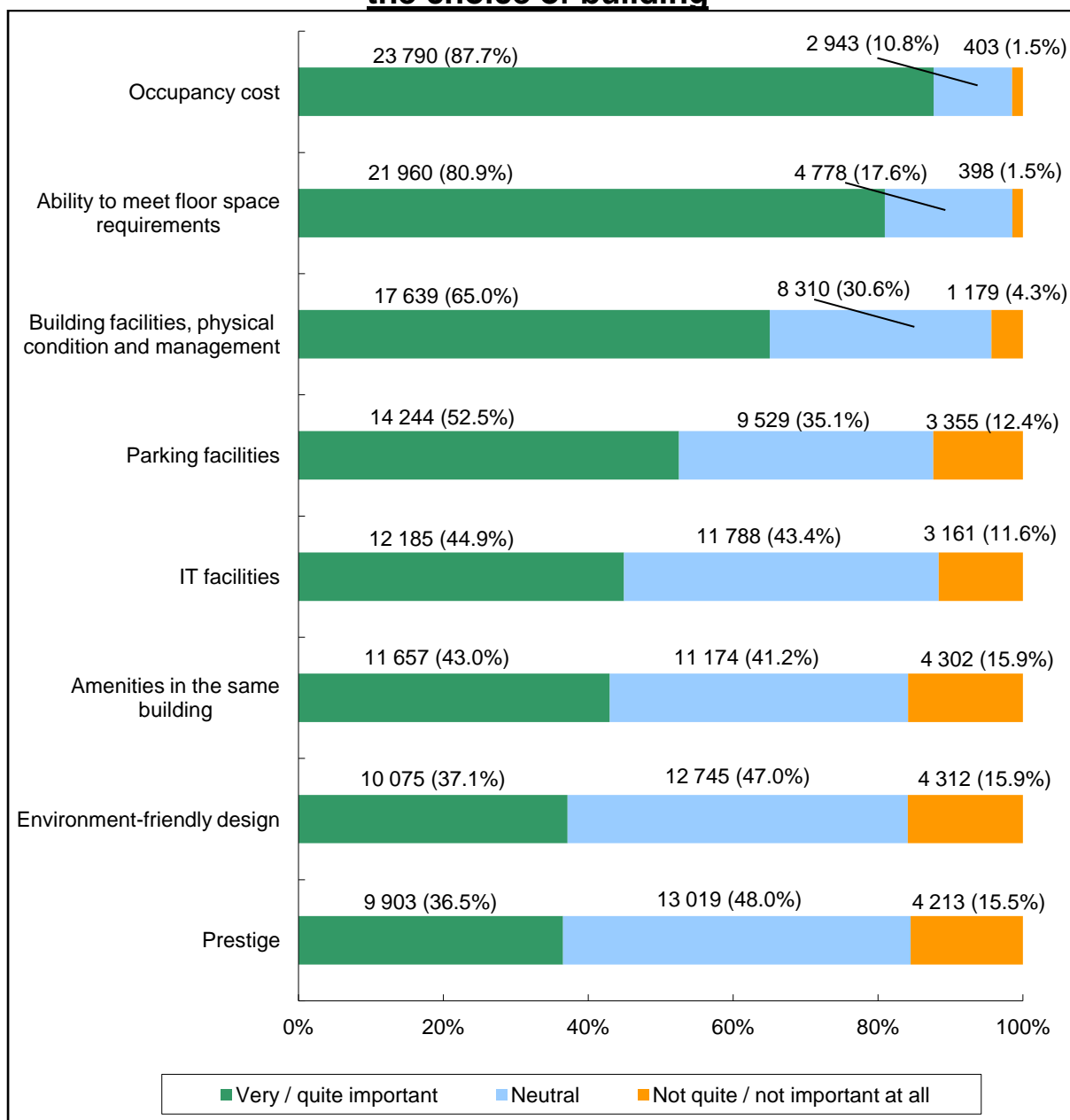
Base : All establishments
Ref. : C1c

D4. Factors influencing the choice of building

2.66 In the survey, business establishments were asked to indicate the level of importance of different factors in influencing the choice of building. The top 2 factors that the majority of business establishments considered very/quite important were “occupancy cost” (87.7%) and “ability to meet floor space requirements” (80.9%). (Chart 2.32)

2.67 On the other hand, relatively high proportions of business establishments considered “environment-friendly design” (15.9%), “amenities in the same building” (15.9%) and “prestige” (15.5%) not quite important/not important at all, as compared with the other 5 factors (ranging from 1.5% to 12.4%). (Chart 2.32)

Chart 2.32 : Perceived level of importance of factors in influencing the choice of building



Base : All establishments (27 136)

2.68 Further analyses by building type, industry and major functions/operations in the present work location show that:

By building type (Table 2.73)

- As compared with those in other building types, a relatively high proportion of business establishments located in Grade A office buildings considered “prestige” (60.0% vs others ranging from 30.2% to 53.8%), “environment-friendly design” (49.9% vs others ranging from 33.6% to 44.6%) and “amenities in the same building” (57.7% vs others ranging from 37.2% to 46.9%) very/quite important.

By industry (Table 2.74)

- A relatively high proportion of business establishments engaged in “banking and financial services and insurance” considered “prestige” (60.1% vs others ranging from 21.1% to 37.3%) very/quite important.

By major functions/operations (Table 2.75)

- Relatively high proportions of business establishments with major functions/operations of “human resources management”, “customer service / call centre” and “financial / asset management” considered “prestige” (47.5%, 46.4% and 45.3% vs others ranging from 27.4% to 42.0%) very/quite important. A relatively high proportion of business establishments with major function/operation of “showroom” considered “parking facilities” (64.2% vs others ranging from 43.6% to 58.8%) very/quite important. Relatively high proportions of business establishments with major functions/operations of “human resources management” and “data/computer centre” considered “IT facilities” (56.5% and 56.3% respectively vs others ranging from 37.9% to 53.6%) very/quite important.

Table 2.73 Perceived level of importance of factors influencing the choice of buiding 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>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
Ref. : C2ai-viii

Table 2.74 Perceived level of importance of factors influencing the choice of building by industry

	Industry														Overall											
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance				Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management	
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%			No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Occupancy cost																										
Very / quite important	3 195	84.2	1 858	91.5	9 567	90.0	173	84.0	962	87.8	1 235	90.7	1 678	75.7	2 490	86.9	1 288	88.9	229	93.4	1 070	90.7	45	66.0	23 790	87.7
Neutral	555	14.6	132	6.5	903	8.5	27	13.0	121	11.0	109	8.0	455	20.5	344	12.0	156	10.8	13	5.2	106	8.9	23	34.0	2 943	10.8
Not quite / not important at all	45	1.2	41	2.0	154	1.5	6	3.0	12	1.1	18	1.3	84	3.8	30	1.0	4	0.3	3	1.4	4	0.4	-	-	403	1.5
Ability to meet floor space requirements																										
Very / quite important	3 032	79.9	1 729	85.1	8 658	81.5	173	84.3	870	79.4	1 149	84.4	1 550	69.9	2 308	80.6	1 222	84.4	226	92.3	989	83.8	53	78.1	21 960	80.9
Neutral	715	18.8	279	13.7	1 809	17.0	29	14.2	202	18.5	194	14.2	593	26.8	513	17.9	222	15.4	19	7.7	188	15.9	15	21.9	4 778	17.6
Not quite / not important at all	48	1.3	23	1.1	158	1.5	3	1.5	24	2.2	20	1.4	73	3.3	43	1.5	4	0.3	-	-	3	0.3	-	-	398	1.5
Prestige																										
Very / quite important	1 183	31.2	684	33.7	3 737	35.2	71	34.5	382	34.9	495	36.3	1 333	60.1	1 002	35.0	471	32.5	91	37.2	440	37.3	14	21.1	9 903	36.5
Neutral	1 906	50.2	1 002	49.3	5 131	48.3	105	51.3	548	50.1	670	49.2	760	34.3	1 413	49.3	749	51.7	123	50.1	581	49.2	30	44.1	13 019	48.0
Not quite / not important at all	707	18.6	345	17.0	1 757	16.5	28	13.4	165	15.0	197	14.5	124	5.6	449	15.7	228	15.7	31	12.7	160	13.5	24	34.8	4 213	15.5
No comment	-	-	-	-	-	-	2	0.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	*
Building facilities, physical condition and management																										
Very / quite important	2 497	65.8	1 115	54.9	6 947	65.4	112	54.7	702	64.0	954	70.1	1 485	67.0	1 900	66.3	926	63.9	183	74.7	774	65.5	45	65.3	17 639	65.0
Neutral	1 098	28.9	816	40.2	3 237	30.5	85	41.2	346	31.6	353	25.9	646	29.1	802	28.0	501	34.6	57	23.1	346	29.3	24	34.7	8 310	30.6
Not quite / not important at all	200	5.3	94	4.6	441	4.1	8	4.1	48	4.3	55	4.1	86	3.9	160	5.6	21	1.5	5	2.1	61	5.1	-	-	1 179	4.3
No comment	-	-	6	0.3	-	-	-	-	-	-	-	-	-	-	3	0.1	-	-	-	-	-	-	-	-	9	*
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0

 Base : All establishments
 Ref. : C2ai-viii

Table 2.74 Perceived level of importance of factors influencing the choice of buiding by industry (cont'd)

	Industry																								Overall	
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommuni-cations services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management			
	No. of establish-ments	%	No. of establish-ments	%	No. of establish-ments	%	No. of establish-ments	%	No. of establish-ments	%	No. of establish-ments	%	No. of establish-ments	%	No. of establish-ments	%	No. of establish-ments	%	No. of establish-ments	%	No. of establish-ments	%	No. of establish-ments	%		No. of establish-ments
Parking facilities																										
Very / quite important	1 980	52.2	1 079	53.1	5 629	53.0	94	45.9	597	54.5	756	55.5	1 249	56.3	1 453	50.7	703	48.5	117	47.8	549	46.5	39	56.5	14 244	52.5
Neutral	1 337	35.2	735	36.2	3 710	34.9	83	40.5	402	36.7	423	31.1	771	34.8	983	34.3	517	35.7	88	35.9	455	38.6	27	39.0	9 529	35.1
Not quite / not important at all	479	12.6	217	10.7	1 283	12.1	28	13.6	94	8.6	183	13.4	198	8.9	429	15.0	229	15.8	38	15.4	174	14.7	3	4.5	3 355	12.4
No comment	-	-	-	-	2	*	-	-	2	0.2	-	-	-	-	-	-	-	-	2	0.9	2	0.2	-	-	9	*
Environment-friendly design																										
Very / quite important	1 423	37.5	685	33.7	3 781	35.6	65	31.7	402	36.7	575	42.2	1 051	47.4	1 058	36.9	541	37.4	66	27.0	412	34.9	16	23.7	10 075	37.1
Neutral	1 748	46.1	986	48.6	5 048	47.5	110	53.5	526	48.0	571	41.9	1 005	45.4	1 338	46.7	681	47.0	108	43.9	603	51.1	21	30.5	12 745	47.0
Not quite / not important at all	625	16.5	360	17.7	1 793	16.9	30	14.8	167	15.3	216	15.8	159	7.2	469	16.4	226	15.6	71	29.1	166	14.0	31	45.9	4 312	15.9
No comment	-	-	-	-	2	*	-	-	-	-	-	-	2	0.1	-	-	-	-	-	-	-	-	-	-	4	*
IT facilities																										
Very / quite important	1 635	43.1	838	41.3	4 672	44.0	84	40.8	467	42.7	780	57.2	1 166	52.6	1 255	43.8	688	47.5	111	45.1	480	40.7	10	14.1	12 185	44.9
Neutral	1 671	44.0	931	45.9	4 606	43.4	93	45.1	517	47.2	492	36.1	934	42.2	1 243	43.4	602	41.6	105	43.0	542	45.9	51	74.2	11 788	43.4
Not quite / not important at all	490	12.9	261	12.8	1 344	12.7	29	14.1	111	10.2	90	6.6	116	5.3	366	12.8	159	11.0	29	11.9	158	13.4	8	11.7	3 161	11.6
No comment	-	-	-	-	2	*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	*
Amenities in the same building																										
Very / quite important	1 673	44.1	810	39.9	4 455	41.9	77	37.5	483	44.1	595	43.7	1 170	52.8	1 119	39.1	648	44.7	72	29.5	532	45.0	24	35.0	11 657	43.0
Neutral	1 477	38.9	918	45.2	4 372	41.1	106	51.4	478	43.6	578	42.4	886	40.0	1 192	41.6	578	39.9	113	46.3	468	39.7	8	11.9	11 174	41.2
Not quite / not important at all	645	17.0	303	14.9	1 797	16.9	23	11.0	135	12.3	190	13.9	158	7.1	553	19.3	223	15.4	59	24.2	180	15.3	36	53.2	4 302	15.9
No comment	-	-	-	-	-	-	-	-	-	-	-	-	3	0.1	-	-	-	-	-	-	-	-	-	-	3	*
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0
Base : All establishments Ref. : C2ai-viii																										

Table 2.75 Perceived level of importance of factors influencing the choice of building by major functions / operations

	Major functions/operations in the present work location																Overall	
	Strategic management		Business development, sales, marketing and public relations		Financial / asset management		Customer service / call centre		Human resources management		Showroom		Transportation		Sourcing and procurement			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Occupancy cost																		
Very / quite important	7 183	89.8	15 756	87.8	3 206	84.2	3 542	87.0	1 439	89.5	1 063	93.6	761	85.5	2 640	90.1	23 790	87.7
Neutral	719	9.0	1 936	10.8	499	13.1	475	11.7	151	9.4	67	5.9	108	12.1	278	9.5	2 943	10.8
Not quite / not important at all	98	1.2	256	1.4	101	2.7	53	1.3	17	1.1	6	0.5	21	2.4	12	0.4	403	1.5
Ability to meet floor space requirements																		
Very / quite important	6 496	81.2	14 613	81.4	3 033	79.7	3 219	79.1	1 221	76.0	954	84.1	705	79.2	2 293	78.2	21 960	80.9
Neutral	1 415	17.7	3 079	17.2	681	17.9	787	19.3	370	23.0	181	15.9	174	19.5	623	21.3	4 778	17.6
Not quite / not important at all	88	1.1	254	1.4	91	2.4	65	1.6	16	1.0	-	-	12	1.3	15	0.5	398	1.5
Prestige																		
Very / quite important	2 646	33.1	6 602	36.8	1 726	45.3	1 890	46.4	764	47.5	477	42.0	366	41.1	890	30.4	9 903	36.5
Neutral	4 121	51.5	8 841	49.3	1 592	41.8	1 763	43.3	700	43.6	483	42.6	402	45.1	1 650	56.3	13 019	48.0
Not quite / not important at all	1 232	15.4	2 503	13.9	488	12.8	417	10.2	143	8.9	175	15.4	123	13.8	390	13.3	4 213	15.5
No comment	-	-	2	*	-	-	-	-	-	-	-	-	-	-	-	-	2	*
Building facilities, physical condition and management																		
Very / quite important	5 182	64.8	11 508	64.1	2 743	72.1	2 720	66.8	1 060	66.0	814	71.7	658	73.9	1 937	66.1	17 639	65.0
Neutral	2 532	31.6	5 795	32.3	890	23.4	1 165	28.6	456	28.4	286	25.2	192	21.6	919	31.4	8 310	30.6
Not quite / not important at all	286	3.6	635	3.5	173	4.6	186	4.6	91	5.6	36	3.2	40	4.5	74	2.5	1 179	4.3
No comment	-	-	9	*	-	-	-	-	-	-	-	-	-	-	-	-	9	*
Base	7 999	100.0	17 947	100.0	3 806	100.0	4 070	100.0	1 607	100.0	1 135	100.0	891	100.0	2 930	100.0	27 136	100.0

Base : All establishments

Ref. : C2ai-viii

Table 2.75 Perceived level of importance of factors influencing the choice of buiding by major functions / operations (cont'd)

	Major functions/operations in the present work location																Overall	
	Warehouse / storage		Research and development (R&D)		Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)		Cultural and creative workshop		Data / computer centre		Technical support (excl. data / computer centre)		Training centre / educational institution		Catering service			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	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	3 742	88.7	818	87.9	1 314	91.2	856	88.4	171	92.5	643	87.0	366	89.1	27	82.5	23 790	87.7
Neutral	404	9.6	107	11.5	105	7.3	109	11.2	14	7.5	79	10.7	40	9.8	4	12.9	2 943	10.8
Not quite / not important at all	70	1.7	6	0.7	21	1.5	3	0.3	-	-	18	2.4	5	1.1	2	4.6	403	1.5
<u>Ability to meet floor space requirements</u>																		
Very / quite important	3 521	83.5	764	82.1	1 158	80.4	829	85.7	156	84.4	611	82.6	353	86.1	26	78.8	21 960	80.9
Neutral	665	15.8	155	16.6	267	18.5	130	13.5	29	15.6	113	15.3	52	12.7	7	21.2	4 778	17.6
Not quite / not important at all	31	0.7	12	1.3	16	1.1	8	0.9	-	-	16	2.1	5	1.2	-	-	398	1.5
<u>Prestige</u>																		
Very / quite important	1 313	31.1	340	36.6	395	27.4	312	32.2	52	28.2	273	37.0	165	40.2	13	40.6	9 903	36.5
Neutral	1 979	46.9	395	42.5	705	48.9	481	49.7	98	52.9	270	36.5	214	52.0	15	46.5	13 019	48.0
Not quite / not important at all	925	21.9	195	21.0	341	23.7	175	18.1	35	18.9	196	26.5	32	7.8	4	12.9	4 213	15.5
No comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	*
<u>Building facilities, physical condition and management</u>																		
Very / quite important	2 731	64.8	582	62.5	873	60.6	615	63.5	118	63.6	500	67.6	281	68.4	26	78.0	17 639	65.0
Neutral	1 323	31.4	313	33.6	505	35.1	317	32.8	57	31.0	170	23.0	103	25.0	6	17.5	8 310	30.6
Not quite / not important at all	163	3.9	36	3.9	62	4.3	36	3.7	10	5.4	69	9.4	27	6.6	2	4.6	1 179	4.3
No comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9	*
Base	4 217	100.0	931	100.0	1 441	100.0	968	100.0	185	100.0	740	100.0	411	100.0	33	100.0	27 136	100.0
Base : All establishments																		
Ref. : C2ai-viii																		

Table 2.75 Perceived level of importance of factors influencing the choice of building by major functions / operations (cont'd)

	Major functions/operations in the present work location																Overall	
	Strategic management		Business development, sales, marketing and public relations		Financial / asset management		Customer service / call centre		Human resources management		Showroom		Transportation		Sourcing and procurement			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Parking facilities																		
Very / quite important	4 152	51.9	9 219	51.4	2 140	56.2	2 263	55.6	945	58.8	728	64.2	476	53.5	1 601	54.6	14 244	52.5
Neutral	2 925	36.6	6 613	36.8	1 206	31.7	1 382	34.0	520	32.3	316	27.9	309	34.7	1 050	35.8	9 529	35.1
Not quite / not important at all	920	11.5	2 106	11.7	460	12.1	425	10.4	140	8.7	91	8.0	105	11.8	279	9.5	3 355	12.4
No comment	2	*	9	*	-	-	-	-	2	0.1	-	-	-	-	-	-	9	*
Environment-friendly design																		
Very / quite important	2 958	37.0	6 426	35.8	1 656	43.5	1 583	38.9	819	51.0	460	40.5	380	42.7	965	32.9	10 075	37.1
Neutral	3 958	49.5	8 808	49.1	1 666	43.8	1 978	48.6	640	39.8	466	41.0	371	41.6	1 505	51.4	12 745	47.0
Not quite / not important at all	1 083	13.5	2 709	15.1	484	12.7	510	12.5	147	9.1	209	18.4	140	15.7	459	15.7	4 312	15.9
No comment	-	-	4	*	-	-	-	-	2	0.1	-	-	-	-	2	0.1	4	*
IT facilities																		
Very / quite important	3 295	41.2	7 909	44.1	1 865	49.0	1 860	45.7	908	56.5	516	45.4	445	49.9	1 184	40.4	12 185	44.9
Neutral	3 720	46.5	7 992	44.5	1 529	40.2	1 809	44.4	616	38.3	493	43.4	359	40.3	1 301	44.4	11 788	43.4
Not quite / not important at all	984	12.3	2 045	11.4	412	10.8	401	9.8	83	5.2	127	11.2	87	9.8	443	15.1	3 161	11.6
No comment	-	-	2	*	-	-	-	-	-	-	-	-	-	-	2	0.1	2	*
Amenities in the same building																		
Very / quite important	3 197	40.0	7 530	42.0	1 888	49.6	1 961	48.2	874	54.4	480	42.2	423	47.5	1 063	36.3	11 657	43.0
Neutral	3 420	42.8	7 587	42.3	1 381	36.3	1 621	39.8	561	34.9	487	42.9	360	40.4	1 321	45.1	11 174	41.2
Not quite / not important at all	1 382	17.3	2 827	15.8	537	14.1	488	12.0	173	10.7	169	14.9	108	12.2	546	18.6	4 302	15.9
No comment	-	-	3	*	-	-	-	-	-	-	-	-	-	-	-	-	3	*
Base	7 999	100.0	17 947	100.0	3 806	100.0	4 070	100.0	1 607	100.0	1 135	100.0	891	100.0	2 930	100.0	27 136	100.0

Base : All establishments

Ref. : C2ai-viii

Table 2.75 Perceived level of importance of factors influencing the choice of building by major functions / operations (cont'd)

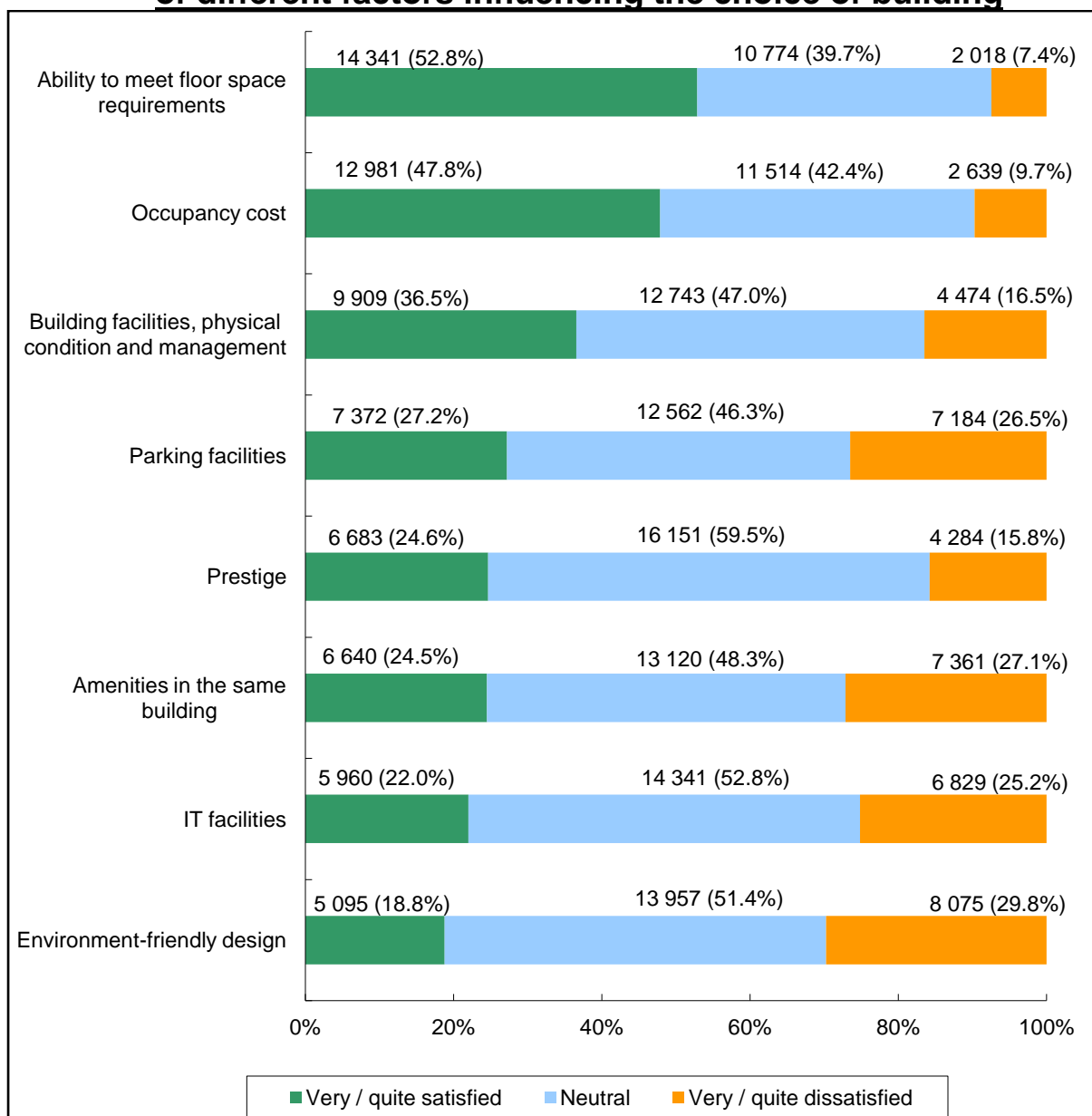
	Major functions/operations in the present work location																Overall	
	Warehouse / storage		Research and development (R&D)		Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)		Cultural and creative workshop		Data / computer centre		Technical support (excl. data / computer centre)		Training centre / educational institution		Catering service			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Parking facilities																		
Very / quite important	2 517	59.7	423	45.5	745	51.7	533	55.0	101	54.6	375	50.7	179	43.6	18	53.3	14 244	52.5
Neutral	1 255	29.8	344	37.0	511	35.5	296	30.5	44	23.5	250	33.8	160	39.0	10	29.5	9 529	35.1
Not quite / not important at all	445	10.5	163	17.5	184	12.8	140	14.5	40	21.9	115	15.5	69	16.9	6	17.3	3 355	12.4
No comment	-	-	-	-	-	-	-	-	-	-	-	-	2	0.5	-	-	9	*
Environment-friendly design																		
Very / quite important	1 404	33.3	346	37.1	471	32.7	378	39.0	71	38.4	253	34.2	179	43.6	14	41.1	10 075	37.1
Neutral	1 995	47.3	414	44.5	668	46.4	443	45.7	87	47.1	335	45.3	187	45.5	17	51.5	12 745	47.0
Not quite / not important at all	819	19.4	171	18.4	302	20.9	148	15.3	27	14.5	151	20.4	45	10.9	2	7.4	4 312	15.9
No comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	*
IT facilities																		
Very / quite important	1 898	45.0	499	53.6	546	37.9	488	50.4	104	56.3	320	43.3	193	47.0	16	47.2	12 185	44.9
Neutral	1 757	41.7	338	36.3	627	43.5	349	36.1	67	36.2	298	40.3	172	41.9	14	40.8	11 788	43.4
Not quite / not important at all	562	13.3	94	10.1	268	18.6	131	13.5	14	7.5	122	16.4	46	11.2	4	12.0	3 161	11.6
No comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	*
Amenities in the same building																		
Very / quite important	1 736	41.2	390	41.9	580	40.3	381	39.3	72	38.9	279	37.8	211	51.4	14	41.3	11 657	43.0
Neutral	1 673	39.7	358	38.5	604	42.0	413	42.6	82	44.2	285	38.6	138	33.7	20	58.7	11 174	41.2
Not quite / not important at all	808	19.2	183	19.6	256	17.8	175	18.0	31	16.9	175	23.7	61	14.9	-	-	4 302	15.9
No comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	*
Base	4 217	100.0	931	100.0	1 441	100.0	968	100.0	185	100.0	740	100.0	411	100.0	33	100.0	27 136	100.0
Base : All establishments																		
Ref. : C2ai-viii																		

D5. Satisfaction level of the present building

2.69 When asked to rate the level of satisfaction for the present building in respect of the 8 listed factors, more than half of the business establishments were very/quite satisfied with “ability to meet floor space requirements” (52.8%). (Chart 2.33)

2.70 “Environment-friendly design” (29.8%), “amenities in the same building” (27.1%) and “IT facilities” (25.2%) were the major aspects where a higher proportion of business establishments expressed dissatisfaction than satisfaction (18.8%, 24.5% and 22.0% respectively). More than a quarter of establishments (26.5%) also expressed dissatisfaction with “parking facilities”. (Chart 2.33)

Chart 2.33 : Satisfaction level of the present building in respect of different factors influencing the choice of building



Base : All establishments (27 136)

2.71 Further analyses by building type, industry and major functions/operations show that:

By building type (Table 2.76)

- Relatively high proportions of business establishments located in Grade A office buildings and Grade B and C office buildings were very/quite satisfied with “prestige” (40.0% and 39.4% respectively vs others ranging from 20.5% to 27.7%) and “building facilities, physical condition and management” (52.4% and 49.1% respectively vs others ranging from 31.7% to 45.8%).
- Relatively high proportions of business establishments located in Grade A office buildings were very/quite satisfied with “environment-friendly design” (34.7% vs others ranging from 14.4% to 27.1%), “IT facilities” (35.3% vs others ranging from 18.3% to 30.0%) and “amenities in the same building” (36.5% vs others ranging from 17.0% to 22.3%).
- Relatively high proportions of business establishments located in industrial buildings were very/quite dissatisfied with “environment-friendly design” (35.4% vs others ranging from 11.2% to 20.5%), “parking facilities” (31.0% vs others ranging from 12.2% to 20.2%) and “IT facilities” (30.0% vs others ranging from 9.1% to 17.6%).

By industry (Table 2.77)

- Relatively high proportions of business establishments engaged in “banking and financial services and insurance” were very/quite satisfied with “prestige” (36.5% vs others ranging from 22.1% to 27.6%), “environment-friendly design” (32.1% vs others ranging from 2.0% to 22.8%) and “IT facilities” (33.0% vs others ranging from 7.4% to 29.4%).

By major functions/operations (Table 2.78)

- Relatively low proportions of business establishments with major functions/operations of “data/computer centre” and “human resources management” were very/quite satisfied with “ability to meet floor space requirements” (39.4% and 39.3% respectively vs others ranging from 43.2% to 58.2%).
- A relatively high proportion of business establishments with major function/operation of “training centre / educational institution” was very/quite satisfied with “prestige” (36.2% vs others ranging from 18.7% to 31.0%).

Table 2.76 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			
	No. of establishments	%	No. of establishments	%	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														
Ref. : C2bi-viii														

Table 2.77 Satisfaction level of the present building in respect of each factor by industry

	Industry																						Overall			
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services				Waste management	
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%			No. of establishments	%
Occupancy cost																										
Very / quite satisfied	1 811	47.7	1 079	53.1	5 048	47.5	76	37.2	515	47.0	674	49.5	949	42.8	1 439	50.2	657	45.4	106	43.2	591	50.0	36	53.2	12 981	47.8
Neutral	1 545	40.7	825	40.6	4 348	40.9	97	47.2	504	46.0	558	41.0	1 141	51.5	1 233	43.1	661	45.6	123	50.1	447	37.9	32	46.8	11 514	42.4
Very / quite dissatisfied	439	11.6	126	6.2	1 228	11.6	32	15.6	77	7.0	130	9.6	126	5.7	190	6.6	130	9.0	16	6.7	143	12.1	-	-	2 639	9.7
No comment	-	-	1	*	-	-	-	-	-	-	-	-	-	-	2	0.1	-	-	-	-	-	-	-	-	3	*
Ability to meet floor space requirements																										
Very / quite satisfied	2 150	56.6	1 158	57.0	5 544	52.2	97	47.1	613	56.0	734	53.9	1 088	49.1	1 547	54.0	668	46.2	111	45.3	588	49.8	43	62.7	14 341	52.8
Neutral	1 374	36.2	731	36.0	4 203	39.6	89	43.5	411	37.5	551	40.4	1 020	46.0	1 143	39.9	648	44.7	95	38.9	498	42.2	11	16.2	10 774	39.7
Very / quite dissatisfied	272	7.2	142	7.0	877	8.3	19	9.4	71	6.5	78	5.7	109	4.9	175	6.1	132	9.1	39	15.8	91	7.7	14	21.1	2 018	7.4
No comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	0.3	-	-	4	*
Prestige																										
Very / quite satisfied	838	22.1	419	20.6	2 550	24.0	48	23.6	279	25.5	376	27.6	810	36.5	634	22.1	345	23.8	66	26.9	300	25.4	18	26.5	6 683	24.6
Neutral	2 194	57.8	1 300	64.0	6 359	59.9	126	61.4	678	61.9	793	58.2	1 214	54.7	1 765	61.6	861	59.5	152	62.0	681	57.7	27	40.0	16 151	59.5
Very / quite dissatisfied	763	20.1	312	15.3	1 703	16.0	31	15.1	138	12.6	193	14.2	191	8.6	465	16.2	242	16.7	27	11.0	195	16.5	23	33.6	4 284	15.8
No comment	1	*	-	-	12	0.1	-	-	-	-	-	-	2	0.1	-	-	-	-	-	-	4	0.3	-	-	18	0.1
Building facilities, physical condition and management																										
Very / quite satisfied	1 276	33.6	652	32.1	3 773	35.5	62	30.3	346	31.6	575	42.2	937	42.2	1 196	41.8	511	35.3	121	49.3	436	37.0	24	34.6	9 909	36.5
Neutral	1 794	47.3	996	49.0	5 070	47.7	116	56.2	554	50.5	567	41.6	1 089	49.1	1 200	41.9	720	49.7	106	43.4	510	43.3	22	32.1	12 743	47.0
Very / quite dissatisfied	722	19.0	382	18.8	1 779	16.7	28	13.5	193	17.6	220	16.2	190	8.6	468	16.3	217	15.0	18	7.4	234	19.8	23	33.4	4 474	16.5
No comment	4	0.1	-	-	2	*	-	-	3	0.3	-	-	2	0.1	-	-	-	-	-	-	-	-	-	-	11	*
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0
Base : All establishments																										
Ref. : C2bi-viii																										

Table 2.77 Satisfaction level of the present buiding in respect of each factor by industry (cont'd)

	Industry																								Overall	
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Parking facilities																										
Very / quite satisfied	936	24.6	540	26.6	2 847	26.8	55	27.0	352	32.1	416	30.5	753	34.0	773	27.0	325	22.5	66	26.9	281	23.8	29	41.8	7 372	27.2
Neutral	1 753	46.2	877	43.2	4 753	44.7	88	42.9	516	47.1	626	45.9	1 160	52.3	1 348	47.1	717	49.5	146	59.7	561	47.5	17	24.4	12 562	46.3
Very / quite dissatisfied	1 107	29.2	614	30.2	3 020	28.4	57	27.9	228	20.8	316	23.2	304	13.7	744	26.0	402	27.7	33	13.4	338	28.6	23	33.8	7 184	26.5
No comment	-	-	1	*	4	*	4	2.2	-	-	4	0.3	-	-	-	-	4	0.3	-	-	-	-	-	-	18	0.1
Environment-friendly design																										
Very / quite satisfied	722	19.0	339	16.7	1 780	16.8	33	16.1	225	20.5	311	22.8	711	32.1	482	16.8	224	15.5	42	17.0	226	19.1	1	2.0	5 095	18.8
Neutral	1 725	45.4	1 013	49.9	5 610	52.8	114	55.7	591	54.0	694	51.0	1 213	54.7	1 461	51.0	749	51.7	158	64.5	597	50.5	32	47.1	13 957	51.4
Very / quite dissatisfied	1 347	35.5	678	33.4	3 233	30.4	58	28.2	280	25.5	357	26.2	293	13.2	919	32.1	474	32.8	45	18.5	356	30.2	35	50.9	8 075	29.8
No comment	2	0.1	-	-	2	*	-	-	-	-	-	-	-	-	3	0.1	-	-	-	-	2	0.2	-	-	9	*
IT facilities																										
Very / quite satisfied	866	22.8	391	19.3	2 110	19.9	37	18.2	239	21.9	400	29.4	733	33.0	615	21.5	253	17.4	52	21.1	259	21.9	5	7.4	5 960	22.0
Neutral	1 857	48.9	977	48.1	5 787	54.5	121	58.8	617	56.3	660	48.5	1 233	55.6	1 496	52.2	765	52.8	167	68.3	631	53.4	31	44.7	14 341	52.8
Very / quite dissatisfied	1 072	28.2	662	32.6	2 723	25.6	47	23.0	240	21.9	302	22.1	252	11.3	752	26.2	431	29.7	26	10.6	291	24.6	33	47.9	6 829	25.2
No comment	-	-	-	-	5	*	-	-	-	-	-	-	-	-	2	0.1	-	-	-	-	-	-	-	-	6	*
Amenities in the same building																										
Very / quite satisfied	1 062	28.0	461	22.7	2 562	24.1	45	21.7	221	20.2	333	24.5	671	30.3	617	21.5	279	19.3	59	24.0	316	26.8	14	20.5	6 640	24.5
Neutral	1 718	45.3	931	45.8	5 134	48.3	102	49.4	571	52.1	671	49.2	1 139	51.4	1 421	49.6	727	50.2	134	54.7	557	47.2	15	22.6	13 120	48.3
Very / quite dissatisfied	1 016	26.8	638	31.4	2 914	27.4	59	28.9	303	27.7	358	26.3	408	18.4	826	28.8	442	30.5	52	21.3	305	25.8	39	57.0	7 361	27.1
No comment	-	-	-	-	14	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	0.2	-	-	16	0.1
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0
Base : All establishments Ref. : C2bi-viii																										

Table 2.78 Satisfaction level of the present building in respect of each factor by major functions / operations

	Major functions/operations in the present work location																Overall	
	Strategic management		Business development, sales, marketing and public relations		Financial / asset management		Customer service / call centre		Human resources management		Showroom		Transportation		Sourcing and procurement			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
<u>Occupancy cost</u>																		
Very / quite satisfied	3 749	46.9	8 664	48.3	1 804	47.4	1 878	46.1	916	57.0	565	49.7	402	45.2	1 209	41.3	12 981	47.8
Neutral	3 585	44.8	7 572	42.2	1 723	45.3	1 869	45.9	631	39.3	374	32.9	376	42.2	1 439	49.1	11 514	42.4
Very / quite dissatisfied	665	8.3	1 709	9.5	279	7.3	323	7.9	61	3.8	197	17.3	112	12.6	281	9.6	2 639	9.7
No comment	1	*	3	*	-	-	-	-	-	-	-	-	-	-	-	-	3	*
<u>Ability to meet floor space requirements</u>																		
Very / quite satisfied	4 350	54.4	9 772	54.4	2 214	58.2	2 014	49.5	632	39.3	593	52.3	450	50.5	1 425	48.6	14 341	52.8
Neutral	3 146	39.3	6 883	38.4	1 331	35.0	1 780	43.7	887	55.2	394	34.7	365	41.0	1 300	44.4	10 774	39.7
Very / quite dissatisfied	504	6.3	1 289	7.2	261	6.9	273	6.7	89	5.5	148	13.0	75	8.4	204	7.0	2 018	7.4
No comment	-	-	4	*	-	-	4	0.1	-	-	-	-	-	-	-	-	4	*
<u>Prestige</u>																		
Very / quite satisfied	1 759	22.0	4 331	24.1	1 152	30.3	1 263	31.0	474	29.5	281	24.8	236	26.5	567	19.4	6 683	24.6
Neutral	4 748	59.4	10 925	60.9	2 132	56.0	2 339	57.5	940	58.5	663	58.4	507	56.9	1 892	64.6	16 151	59.5
Very / quite dissatisfied	1 479	18.5	2 688	15.0	522	13.7	468	11.5	193	12.0	191	16.8	147	16.6	471	16.1	4 284	15.8
No comment	13	0.2	3	*	-	-	-	-	-	-	-	-	-	-	-	-	18	0.1
<u>Building facilities, physical condition and management</u>																		
Very / quite satisfied	2 834	35.4	6 617	36.9	1 570	41.3	1 713	42.1	537	33.4	442	39.0	325	36.5	1 115	38.0	9 909	36.5
Neutral	3 825	47.8	8 528	47.5	1 682	44.2	1 848	45.4	823	51.2	501	44.1	362	40.6	1 390	47.5	12 743	47.0
Very / quite dissatisfied	1 337	16.7	2 795	15.6	554	14.6	510	12.5	246	15.3	192	16.9	200	22.4	424	14.5	4 474	16.5
No comment	3	*	7	*	-	-	-	-	2	0.1	-	-	4	0.5	1	*	11	*
Base	7 999	100.0	17 947	100.0	3 806	100.0	4 070	100.0	1 607	100.0	1 135	100.0	891	100.0	2 930	100.0	27 136	100.0
Base : All establishments																		
Ref. : C2bi-viii																		

Table 2.78 Satisfaction level of the present buiding in respect of each factor by major functions / operations (cont'd)

	Major functions/operations in the present work location																Overall	
	Warehouse / storage		Research and development (R&D)		Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)		Cultural and creative workshop		Data / computer centre		Technical support (excl. data / computer centre)		Training centre / educational institution		Catering service			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		No. of establishments
Occupancy cost																		
Very / quite satisfied	2 098	49.7	422	45.3	656	45.5	396	40.9	83	45.0	343	46.4	194	47.2	6	16.6	12 981	47.8
Neutral	1 607	38.1	415	44.6	568	39.4	468	48.3	81	44.0	299	40.5	165	40.3	14	41.3	11 514	42.4
Very / quite dissatisfied	512	12.2	94	10.1	216	15.0	105	10.8	20	11.0	97	13.1	51	12.5	14	42.2	2 639	9.7
No comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	*
Ability to meet floor space requirements																		
Very / quite satisfied	2 399	56.9	464	49.9	755	52.4	419	43.2	73	39.4	428	57.9	207	50.4	17	52.6	14 341	52.8
Neutral	1 449	34.4	403	43.3	514	35.6	444	45.8	107	57.9	256	34.6	180	43.8	11	34.5	10 774	39.7
Very / quite dissatisfied	370	8.8	63	6.8	172	11.9	106	10.9	5	2.7	56	7.5	24	5.8	4	12.9	2 018	7.4
No comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	*
Prestige																		
Very / quite satisfied	965	22.9	238	25.6	282	19.6	181	18.7	41	22.2	184	24.9	149	36.2	7	21.9	6 683	24.6
Neutral	2 497	59.2	571	61.3	806	56.0	577	59.5	107	57.7	414	56.0	206	50.1	19	58.5	16 151	59.5
Very / quite dissatisfied	743	17.6	122	13.1	352	24.4	210	21.7	37	20.1	130	17.6	55	13.3	7	19.6	4 284	15.8
No comment	12	0.3	-	-	-	-	-	-	-	-	12	1.6	1	0.3	-	-	18	0.1
Building facilities, physical condition and management																		
Very / quite satisfied	1 404	33.3	366	39.3	416	28.9	339	35.1	41	22.4	294	39.7	157	38.2	7	21.9	9 909	36.5
Neutral	1 861	44.1	460	49.4	691	48.0	441	45.5	121	65.3	293	39.7	180	43.8	16	49.6	12 743	47.0
Very / quite dissatisfied	953	22.6	105	11.3	330	22.9	188	19.4	23	12.3	152	20.6	74	18.1	9	28.6	4 474	16.5
No comment	-	-	-	-	4	0.2	-	-	-	-	-	-	-	-	-	-	11	*
Base	4 217	100.0	931	100.0	1 441	100.0	968	100.0	185	100.0	740	100.0	411	100.0	33	100.0	27 136	100.0
Base : All establishments																		
Ref. : C2bi-viii																		

Table 2.78 Satisfaction level of the present building in respect of each factor by major functions / operations (cont'd)

	Major functions/operations in the present work location																Overall		
	Strategic management		Business development, sales, marketing and public relations		Financial / asset management		Customer service / call centre		Human resources management		Showroom		Transportation		Sourcing and procurement				
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%			
<u>Parking facilities</u>																			
Very / quite satisfied	2 021	25.3	4 745	26.4	1 326	34.8	1 393	34.2	458	28.5	293	25.8	264	29.7	730	24.9	7 372	27.2	
Neutral	3 511	43.9	8 442	47.0	1 629	42.8	1 956	48.1	792	49.3	399	35.2	335	37.6	1 354	46.2	12 562	46.3	
Very / quite dissatisfied	2 465	30.8	4 742	26.4	850	22.3	721	17.7	356	22.1	443	39.0	289	32.5	846	28.9	7 184	26.5	
No comment	3	*	18	0.1	1	*	-	-	2	0.1	-	-	2	0.2	-	-	18	0.1	
<u>Environment-friendly design</u>																			
Very / quite satisfied	1 470	18.4	3 186	17.8	980	25.8	1 131	27.8	402	25.0	181	16.0	213	23.9	428	14.6	5 095	18.8	
Neutral	3 991	49.9	9 155	51.0	1 906	50.1	2 117	52.0	893	55.5	572	50.4	452	50.8	1 585	54.1	13 957	51.4	
Very / quite dissatisfied	2 536	31.7	5 600	31.2	917	24.1	823	20.2	313	19.5	382	33.7	223	25.1	917	31.3	8 075	29.8	
No comment	3	*	6	*	3	0.1	-	-	-	-	-	-	2	0.2	-	-	9	*	
<u>IT facilities</u>																			
Very / quite satisfied	1 644	20.5	3 776	21.0	1 097	28.8	1 181	29.0	330	20.5	227	20.0	196	22.0	459	15.7	5 960	22.0	
Neutral	3 946	49.3	9 438	52.6	1 922	50.5	2 161	53.1	987	61.4	622	54.8	490	55.1	1 663	56.8	14 341	52.8	
Very / quite dissatisfied	2 405	30.1	4 727	26.3	785	20.6	728	17.9	291	18.1	287	25.2	202	22.7	807	27.6	6 829	25.2	
No comment	4	0.1	6	*	2	*	-	-	-	-	-	-	2	0.2	-	-	6	*	
<u>Amenities in the same building</u>																			
Very / quite satisfied	1 778	22.2	4 376	24.4	1 033	27.2	1 165	28.6	348	21.6	259	22.8	224	25.2	571	19.5	6 640	24.5	
Neutral	3 596	45.0	8 539	47.6	1 761	46.3	2 070	50.8	942	58.6	485	42.7	403	45.3	1 426	48.7	13 120	48.3	
Very / quite dissatisfied	2 614	32.7	5 019	28.0	1 011	26.6	836	20.5	318	19.8	391	34.5	261	29.3	933	31.8	7 361	27.1	
No comment	12	0.1	14	0.1	-	-	-	-	-	-	-	-	2	0.2	-	-	16	0.1	
Base	7 999	100.0	17 947	100.0	3 806	100.0	4 070	100.0	1 607	100.0	1 135	100.0	891	100.0	2 930	100.0	27 136	100.0	
Base : All establishments Ref. : C2bi-viii																			

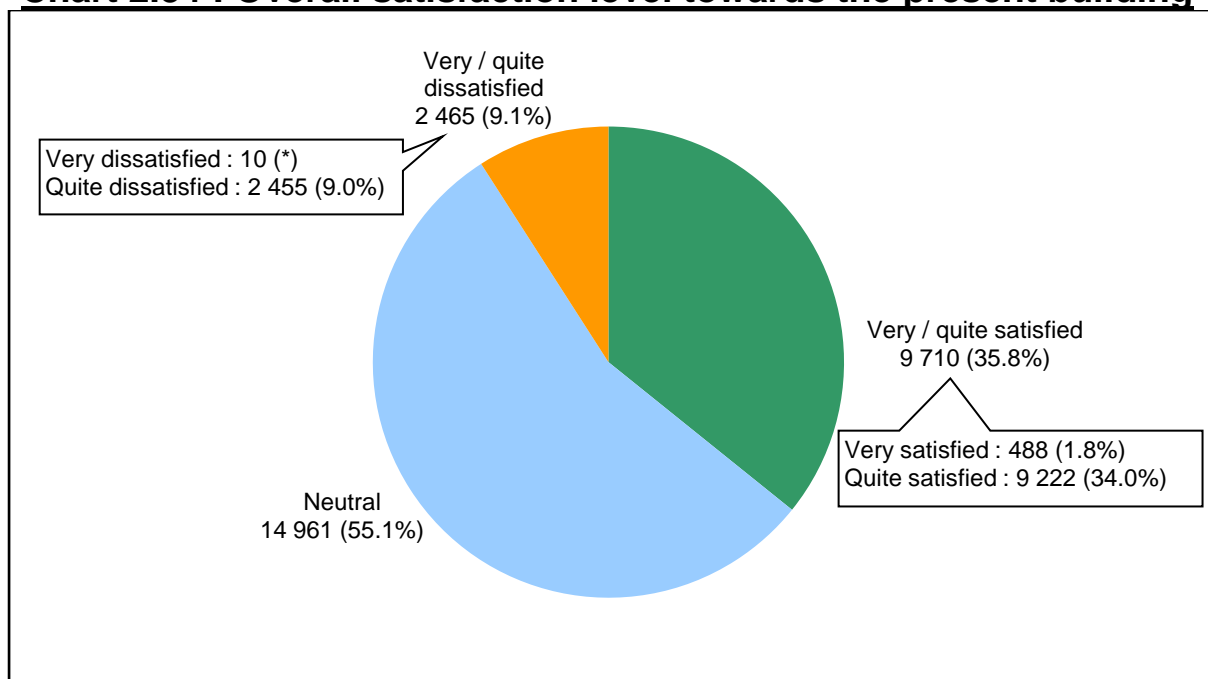
Table 2.78 Satisfaction level of the present buiding in respect of each factor by major functions / operations (cont'd)

	Major functions/operations in the present work location																Overall	
	Warehouse / storage		Research and development (R&D)		Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)		Cultural and creative workshop		Data / computer centre		Technical support (excl. data / computer centre)		Training centre / educational institution		Catering service			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Parking facilities																		
Very / quite satisfied	1 107	26.2	237	25.4	375	26.0	228	23.6	61	33.2	189	25.6	113	27.6	9	26.3	7 372	27.2
Neutral	1 771	42.0	433	46.5	623	43.2	417	43.1	89	48.0	326	44.1	194	47.2	12	34.7	12 562	46.3
Very / quite dissatisfied	1 340	31.8	261	28.1	443	30.8	323	33.4	35	18.8	224	30.3	104	25.3	13	39.0	7 184	26.5
No comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18	0.1
Environment-friendly design																		
Very / quite satisfied	679	16.1	165	17.7	289	20.0	153	15.8	27	14.9	115	15.5	98	23.9	5	13.8	5 095	18.8
Neutral	2 025	48.0	464	49.9	614	42.7	491	50.7	108	58.5	395	53.4	215	52.4	20	59.2	13 957	51.4
Very / quite dissatisfied	1 513	35.9	300	32.2	538	37.3	325	33.5	49	26.6	228	30.8	95	23.2	9	27.0	8 075	29.8
No comment	-	-	2	0.2	-	-	-	-	-	-	2	0.3	2	0.5	-	-	9	*
IT facilities																		
Very / quite satisfied	872	20.7	208	22.4	281	19.5	182	18.8	41	22.0	162	21.9	101	24.5	4	12.9	5 960	22.0
Neutral	2 033	48.2	467	50.2	694	48.2	512	52.9	107	57.7	379	51.3	205	50.0	19	56.4	14 341	52.8
Very / quite dissatisfied	1 312	31.1	255	27.4	465	32.3	274	28.3	37	20.3	198	26.8	105	25.5	10	30.7	6 829	25.2
No comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6	*
Amenities in the same building																		
Very / quite satisfied	1 033	24.5	234	25.1	384	26.7	178	18.4	37	20.0	153	20.7	137	33.4	7	21.2	6 640	24.5
Neutral	1 889	44.8	432	46.4	655	45.5	454	46.9	88	47.4	341	46.1	164	39.9	20	61.0	13 120	48.3
Very / quite dissatisfied	1 284	30.4	265	28.5	401	27.9	336	34.7	60	32.5	246	33.2	107	26.1	6	17.8	7 361	27.1
No comment	12	0.3	-	-	-	-	-	-	-	-	-	-	2	0.5	-	-	16	0.1
Base	4 217	100.0	931	100.0	1 441	100.0	968	100.0	185	100.0	740	100.0	411	100.0	33	100.0	27 136	100.0
Base : All establishments																		
Ref. : C2bi-viii																		

D6. Overall satisfaction level towards the present building

2.72 Overall speaking, 35.8% of the business establishments were very/quite satisfied and 55.1% were neutral with the present building. 9.1% rated very/quite dissatisfied. (Chart 2.34)

Chart 2.34 : Overall satisfaction level towards the present building



Base : All establishments (27 136)

By building type (Table 2.79)

2.73 Further analyses reveal that the proportion of business establishments which were very/quite satisfied with the present building was relatively higher for those located in Grade A office buildings (46.9% vs. 41.0% for Grade B and C office buildings, 37.4% for new wholesale conversion buildings, 36.6% for I-O buildings and 33.0% for industrial buildings).

Table 2.79 Overall satisfaction level towards the present 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	%		
Very satisfied	379	1.9	8	0.7	90	1.7	78	1.7	12	2.0	11	1.5	488	1.8
Quite satisfied	6 212	31.1	429	35.9	2 328	44.4	2 090	45.2	238	38.9	253	35.9	9 222	34.0
Neutral	11 340	56.7	715	59.9	2 518	48.1	2 194	47.4	324	53.0	388	54.9	14 961	55.1
Quite dissatisfied	2 061	10.3	43	3.6	298	5.7	261	5.6	37	6.1	54	7.7	2 455	9.0
Very dissatisfied	7	*	-	-	4	0.1	4	0.1	-	-	-	-	10	*
<i>Very / quite satisfied</i>	<i>6 591</i>	<i>33.0</i>	<i>437</i>	<i>36.6</i>	<i>2 418</i>	<i>46.2</i>	<i>2 168</i>	<i>46.9</i>	<i>251</i>	<i>41.0</i>	<i>264</i>	<i>37.4</i>	<i>9 710</i>	<i>35.8</i>
<i>Neutral</i>	<i>11 340</i>	<i>56.7</i>	<i>715</i>	<i>59.9</i>	<i>2 518</i>	<i>48.1</i>	<i>2 194</i>	<i>47.4</i>	<i>324</i>	<i>53.0</i>	<i>388</i>	<i>54.9</i>	<i>14 961</i>	<i>55.1</i>
<i>Very / quite dissatisfied</i>	<i>2 068</i>	<i>10.3</i>	<i>43</i>	<i>3.6</i>	<i>301</i>	<i>5.8</i>	<i>264</i>	<i>5.7</i>	<i>37</i>	<i>6.1</i>	<i>54</i>	<i>7.7</i>	<i>2 465</i>	<i>9.1</i>
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. : C2c

By major functions / operations (Table 2.80)

2.74 The proportion of business establishments which were very/quite dissatisfied with the present building was relatively higher for those with major functions/operations of “data/computer centre” (17.7%), “technical support (excluding data/computer centre)” (16.1%), “catering service” (15.7%) and “cultural and creative workshop” (14.6%), as compared with other functions/operations (ranging from 6.6% to 11.6%).

By internal floor area (Table 2.81)

2.75 The proportion of business establishments which were very/quite satisfied with the present building was relatively higher for those with internal floor area of 3 000 - 4 999 square feet (40.3%), as compared with those with other internal floor areas (ranging from 31.5% to 38.0%).

By monthly rent (Table 2.82)

2.76 The proportion of business establishments which were very/quite satisfied with the present building was relatively higher for those which paid monthly rent of HK\$50 000 or above (40.1%), as compared with those which paid lower monthly rent (ranging from 30.1% to 36.3%).

2.77 Analysis of the overall satisfaction level towards the present building by tenure of the present work location and industry were attempted but no major difference between the subgroups is found.

Table 2.80 Overall satisfaction level towards the present building by major functions / operations

	Major functions/operations in the present work location																	
	Strategic management		Business development, sales, marketing and public relations		Financial / asset management		Customer service / call centre		Human resources management		Showroom		Transportation		Sourcing and procurement		Overall	
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Very satisfied	149	1.9	290	1.6	51	1.3	110	2.7	12	0.7	29	2.5	11	1.3	32	1.1	488	1.8
Quite satisfied	2 427	30.3	5 979	33.3	1 383	36.3	1 597	39.2	512	31.9	429	37.8	319	35.8	789	26.9	9 222	34.0
Neutral	4 588	57.4	10 211	56.9	2 057	54.0	2 094	51.4	918	57.1	573	50.5	484	54.4	1 813	61.9	14 961	55.1
Quite dissatisfied	836	10.5	1 464	8.2	311	8.2	266	6.5	166	10.3	104	9.2	74	8.3	296	10.1	2 455	9.0
Very dissatisfied	-	-	4	*	4	0.1	4	0.1	-	-	-	-	2	0.2	-	-	10	*
<i>Very / quite satisfied</i>	2 575	32.2	6 268	34.9	1 434	37.7	1 707	41.9	524	32.6	458	40.3	330	37.0	821	28.0	9 710	35.8
<i>Neutral</i>	4 588	57.4	10 211	56.9	2 057	54.0	2 094	51.4	918	57.1	573	50.5	484	54.4	1 813	61.9	14 961	55.1
<i>Very / quite dissatisfied</i>	836	10.5	1 468	8.2	315	8.3	270	6.6	166	10.3	104	9.2	77	8.6	296	10.1	2 465	9.1
Base	7 999	100.0	17 947	100.0	3 806	100.0	4 070	100.0	1 607	100.0	1 135	100.0	891	100.0	2 930	100.0	27 136	100.0

Base : All establishments
Ref. : C2c

Table 2.80 Overall satisfaction level towards the present building by major functions / operations (cont'd)

	Major functions/operations in the present work location																Overall	
	Warehouse / storage		Research and development (R&D)		Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)		Cultural and creative workshop		Data / computer centre		Technical support (excl. data / computer centre)		Training centre / educational institution		Catering service			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Very satisfied	95	2.2	12	1.3	10	0.7	24	2.5	2	1.0	10	1.4	6	1.5	-	-	488	1.8
Quite satisfied	1 456	34.5	317	34.0	543	37.7	290	29.9	60	32.6	260	35.1	170	41.5	6	18.3	9 222	34.0
Neutral	2 262	53.6	494	53.1	728	50.5	514	53.0	90	48.8	351	47.4	205	49.8	22	66.0	14 961	55.1
Quite dissatisfied	403	9.6	108	11.6	157	10.9	141	14.6	33	17.7	119	16.1	29	7.2	4	12.0	2 455	9.0
Very dissatisfied	2	0.1	-	-	3	0.2	-	-	-	-	-	-	-	-	1	3.7	10	*
<i>Very / quite satisfied</i>	<i>1 551</i>	<i>36.8</i>	<i>329</i>	<i>35.3</i>	<i>553</i>	<i>38.4</i>	<i>314</i>	<i>32.4</i>	<i>62</i>	<i>33.5</i>	<i>270</i>	<i>36.5</i>	<i>177</i>	<i>43.0</i>	<i>6</i>	<i>18.3</i>	<i>9 710</i>	<i>35.8</i>
<i>Neutral</i>	<i>2 262</i>	<i>53.6</i>	<i>494</i>	<i>53.1</i>	<i>728</i>	<i>50.5</i>	<i>514</i>	<i>53.0</i>	<i>90</i>	<i>48.8</i>	<i>351</i>	<i>47.4</i>	<i>205</i>	<i>49.8</i>	<i>22</i>	<i>66.0</i>	<i>14 961</i>	<i>55.1</i>
<i>Very / quite dissatisfied</i>	<i>405</i>	<i>9.6</i>	<i>108</i>	<i>11.6</i>	<i>160</i>	<i>11.1</i>	<i>141</i>	<i>14.6</i>	<i>33</i>	<i>17.7</i>	<i>119</i>	<i>16.1</i>	<i>29</i>	<i>7.2</i>	<i>5</i>	<i>15.7</i>	<i>2 465</i>	<i>9.1</i>
Base	4 217	100.0	931	100.0	1 441	100.0	968	100.0	185	100.0	740	100.0	411	100.0	33	100.0	27 136	100.0

Base : All establishments
Ref. : C2c

Table 2.81 Overall satisfaction level towards the present building by internal floor area

	Internal floor area														Overall	
	< 500 sq.ft.		500 - 999 sq.ft.		1 000 – 2 999 sq.ft.		3 000 – 4 999 sq.ft.		5 000 – 9 999 sq.ft.		≥10 000 sq.ft.		Information cannot be provided			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Very satisfied	97	1.3	92	1.5	207	2.1	33	1.7	36	3.6	23	2.5	-	-	488	1.8
Quite satisfied	2 247	30.2	2 211	36.4	3 383	34.7	759	38.7	345	34.2	266	30.1	9	100.0	9 222	34.0
Neutral	4 311	57.9	3 274	53.9	5 357	55.0	1 014	51.6	516	51.1	488	55.1	-	-	14 961	55.1
Quite dissatisfied	788	10.6	491	8.1	798	8.2	156	7.9	113	11.2	109	12.3	-	-	2 455	9.0
Very dissatisfied	7	0.1	-	-	1	*	2	0.1	-	-	-	-	-	-	10	*
<i>Very / quite satisfied</i>	<i>2 344</i>	<i>31.5</i>	<i>2 304</i>	<i>38.0</i>	<i>3 590</i>	<i>36.8</i>	<i>792</i>	<i>40.3</i>	<i>382</i>	<i>37.7</i>	<i>289</i>	<i>32.6</i>	<i>9</i>	<i>100.0</i>	<i>9 710</i>	<i>35.8</i>
<i>Neutral</i>	<i>4 311</i>	<i>57.9</i>	<i>3 274</i>	<i>53.9</i>	<i>5 357</i>	<i>55.0</i>	<i>1 014</i>	<i>51.6</i>	<i>516</i>	<i>51.1</i>	<i>488</i>	<i>55.1</i>	<i>-</i>	<i>-</i>	<i>14 961</i>	<i>55.1</i>
<i>Very / quite dissatisfied</i>	<i>795</i>	<i>10.7</i>	<i>491</i>	<i>8.1</i>	<i>799</i>	<i>8.2</i>	<i>158</i>	<i>8.0</i>	<i>113</i>	<i>11.2</i>	<i>109</i>	<i>12.3</i>	<i>-</i>	<i>-</i>	<i>2 465</i>	<i>9.1</i>
Base	7 450	100.0	6 069	100.0	9 747	100.0	1 964	100.0	1 011	100.0	886	100.0	9	100.0	27 136	100.0

Base : All establishments
Ref. : C2c

Table 2.82 Overall satisfaction level towards the present building by monthly rent

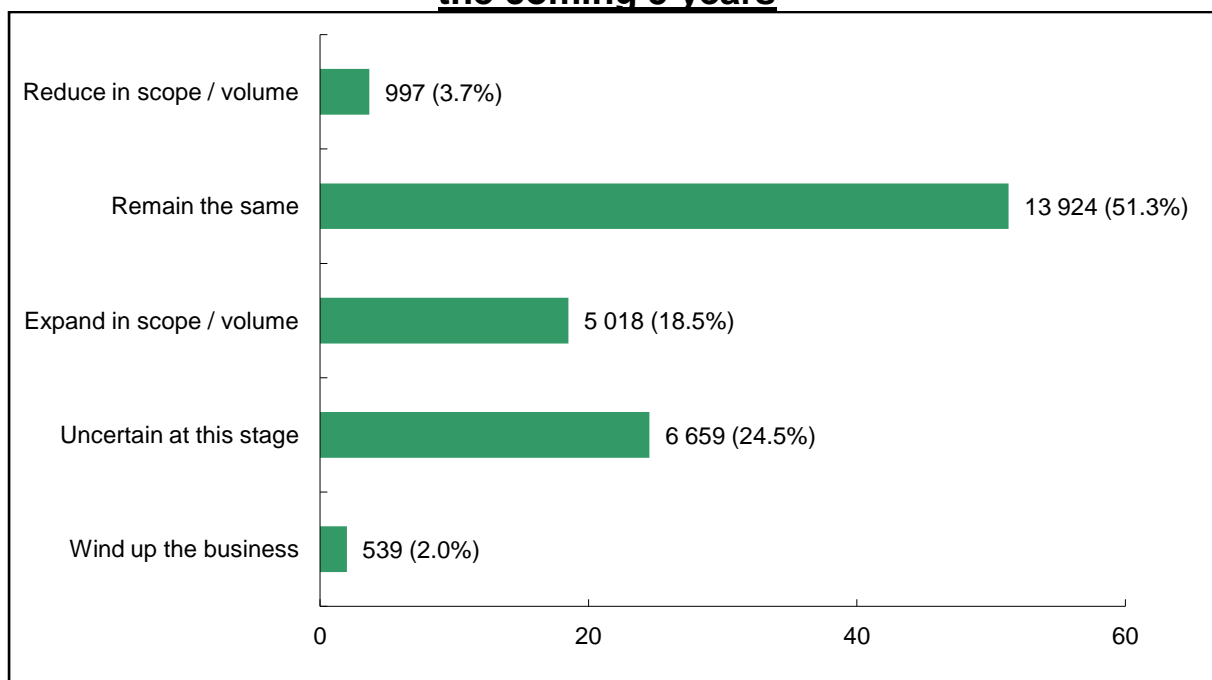
	Monthly rent												Overall	
	<HK\$5 000		HK\$5 000 - 9 999		HK\$10 000 - 29 999		HK\$30 000 - 49 999		≥HK\$50 000		Information cannot be provided			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Very satisfied	28	1.4	48	1.5	126	1.7	46	2.1	28	1.2	24	1.0	301	1.5
Quite satisfied	587	28.7	984	31.1	2618	34.7	725	32.6	899	38.9	788	31.3	6 601	33.3
Neutral	1197	58.5	1784	56.4	4230	56.0	1225	55.2	1162	50.2	1500	59.5	11 098	56.0
Quite dissatisfied	234	11.4	346	10.9	579	7.7	224	10.1	224	9.7	207	8.2	1 813	9.2
Very dissatisfied			3	0.1					1	0.1			5	0.0
<i>Very / quite satisfied</i>	<i>615</i>	<i>30.1</i>	<i>1032</i>	<i>32.6</i>	<i>2744</i>	<i>36.3</i>	<i>771</i>	<i>34.7</i>	<i>927</i>	<i>40.1</i>	<i>813</i>	<i>32.3</i>	<i>6 902</i>	<i>34.8</i>
<i>Neutral</i>	<i>1197</i>	<i>58.5</i>	<i>1784</i>	<i>56.4</i>	<i>4230</i>	<i>56.0</i>	<i>1225</i>	<i>55.2</i>	<i>1162</i>	<i>50.2</i>	<i>1500</i>	<i>59.5</i>	<i>11 098</i>	<i>56.0</i>
<i>Very / quite dissatisfied</i>	<i>234</i>	<i>11.4</i>	<i>349</i>	<i>11.0</i>	<i>579</i>	<i>7.7</i>	<i>224</i>	<i>10.1</i>	<i>225</i>	<i>9.7</i>	<i>207</i>	<i>8.2</i>	<i>1 818</i>	<i>9.2</i>
Base	2 046	100.0	3 166	100.0	7 553	100.0	2 220	100.0	2 315	100.0	2 519	100.0	19 818	100.0

Base : All establishments for which the present work location is rented
Ref. : C2c

D7. *Expected changes of the establishments in the coming 5 years*

2.78 In the survey, business establishments were asked to state their expectation of changes in the coming 5 years. About half (51.3%) of the business establishments expected that their business activities will remain the same. 18.5% expected to expand in scope/volume while 3.7% expected reduction instead. 2.0% said that they will wind up the business in the coming 5 years. (Chart 2.35)

Chart 2.35 : Expected changes of the establishments in the coming 5 years



Base : All establishments (27 136)

2.79 Further analyses show that the expected changes of the establishments in the coming 5 years varied according to building type, industry, major function/operation and monthly rent in the present work location:

By building type (Table 2.83)

- Relatively high proportions of business establishments located in Grade B and C office buildings (29.2%), new wholesale conversion buildings (29.1%), I-O buildings (28.2%) and Grade A office buildings (24.1%) expected to expand in scope/volume in the coming 5 years, as compared with those in industrial buildings (15.9%).
- A relatively high proportion of business establishments located in industrial buildings expected to wind up the business in the coming 5 years (2.5%), as compared with those in other types of building (ranging from 0.4% to 1.0%).

By industry (Table 2.84)

- Relatively high proportions of business establishments engaged in “healthcare services and research and development on natural sciences” (38.3%), “telecommunications services and information technology services” (28.6%), “restaurants and hotels” (27.0%) and “banking and financial services and insurance” (27.0%) expected to expand in scope/volume in the coming 5 years, as compared with other industries (ranging from 8.5% to 22.7%).
- On the other hand, a relatively high proportion of business establishments engaged in “manufacturing” (6.0%) expected reduction in the coming 5 years, as compared with other industries (differences ranging from 0% to 4.8%).

By major functions/operations (Table 2.85)

- Relatively high proportions of business establishments with major functions/operations of “research and development” (33.7%), “training centre/educational institution” (31.8%), “catering service” (30.0%) and “data/computer centre” (29.3%) expected to expand in scope/volume in the coming 5 years, as compared with other functions/operations (ranging from 13.3% to 25.6%).
- On the other hand, relatively high proportions of business establishments with major functions/operations of “transportation” (7.5% and 4.2% respectively) and “factory/workshop for production/packaging (including food processing, and hydroponics and aquaculture)” (5.6% and 6.6% respectively) expected reduction and winding up the business respectively in the coming 5 years, as compared with other functions/operations (ranging from 1.5% to 5.2% and from 0.2% to 3.5% respectively).

By monthly rent (Table 2.86)

- The higher the monthly rent paid, the larger the proportion of business establishments which expected to expand in scope/volume in the coming 5 years (gradually increased from 14.1% for those which paid monthly rent of below HK\$5 000 to 30.5% for those which paid monthly rent of HK\$100 000 or above).
- On the other hand, 6.5% of the business establishments which paid monthly rent of below HK\$5 000 expected reduction in the coming 5 years, which were comparatively higher than those which paid higher monthly rent (ranging from 2.7% to 4.9%).

Table 2.83 Expected changes of the establishments in the coming 5 years 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	%
Reduce in scope / volume	814	4.1	45	3.7	127	2.4	101	2.2	26	4.3	10	1.4	997	3.7
Remain the same	10 411	52.1	566	47.4	2 677	51.1	2 346	50.7	331	54.2	269	38.1	13 924	51.3
Expand in scope / volume	3 181	15.9	337	28.2	1 295	24.7	1 117	24.1	178	29.2	205	29.1	5 018	18.5
Uncertain at this stage	5 083	25.4	243	20.3	1 118	21.4	1 046	22.6	72	11.8	215	30.4	6 659	24.5
Wind up the business	508	2.5	5	0.4	20	0.4	16	0.3	4	0.6	7	1.0	539	2.0
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. : C3

Table 2.84 Expected changes of the establishments in the coming 5 years by industry

	Industry																								Overall	
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Reduce in scope / volume	228	6.0	35	1.7	472	4.4	7	3.6	53	4.8	30	2.2	40	1.8	70	2.5	40	2.8	6	2.4	16	1.3	-	-	997	3.7
Remain the same	2 094	55.2	1 081	53.2	5 482	51.6	78	37.7	597	54.5	634	46.5	1 110	50.1	1 493	52.1	631	43.6	83	34.0	620	52.5	21	31.1	13 924	51.3
Expand in scope / volume	589	15.5	328	16.2	1 678	15.8	56	27.0	168	15.3	390	28.6	599	27.0	538	18.8	329	22.7	94	38.3	243	20.6	6	8.5	5 018	18.5
Uncertain at this stage	759	20.0	546	26.9	2 736	25.8	55	26.7	276	25.2	291	21.4	463	20.9	734	25.6	429	29.6	58	23.5	282	23.9	30	43.3	6 659	24.5
Wind up the business	125	3.3	40	2.0	256	2.4	10	4.9	2	0.2	17	1.3	5	0.2	29	1.0	19	1.3	4	1.8	19	1.6	12	17.0	539	2.0
Base	3 795	100.0	2 031	100.0	10 624	100.0	206	100.0	1 096	100.0	1 362	100.0	2 217	100.0	2 864	100.0	1 448	100.0	245	100.0	1 180	100.0	68	100.0	27 136	100.0
Base : All establishments Ref. : C3																										

Table 2.85 Expected changes of the establishments in the coming 5 years by major functions / operations

	Major functions/operations in the present work location																Overall	
	Strategic management		Business development, sales, marketing and public relations		Financial / asset management		Customer service / call centre		Human resources management		Showroom		Transportation		Sourcing and procurement			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Reduce in scope / volume	228	2.9	634	3.5	101	2.6	111	2.7	24	1.5	54	4.8	66	7.5	121	4.1	997	3.7
Remain the same	3 489	43.6	9 218	51.4	1 922	50.5	2 163	53.1	869	54.1	469	41.3	435	48.9	1 323	45.2	13 924	51.3
Expand in scope / volume	1 562	19.5	3 408	19.0	896	23.5	965	23.7	213	13.3	267	23.5	156	17.6	422	14.4	5 018	18.5
Uncertain at this stage	2 622	32.8	4 391	24.5	849	22.3	821	20.2	497	30.9	314	27.7	195	21.9	1 036	35.4	6 659	24.5
Wind up the business	98	1.2	297	1.7	39	1.0	10	0.2	4	0.2	30	2.7	37	4.2	27	0.9	539	2.0
Base	7 999	100.0	17 947	100.0	3 806	100.0	4 070	100.0	1 607	100.0	1 135	100.0	891	100.0	2 930	100.0	27 136	100.0

Base : All establishments
Ref. : C3

Table 2.85 Expected changes of the establishments in the coming 5 years by major functions / operations (cont'd)

	Major functions/operations in the present work location														Overall			
	Warehouse / storage		Research and development (R&D)		Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)		Cultural and creative workshop		Data / computer centre		Technical support (excl. data / computer centre)		Training centre / educational institution				Catering service	
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%			No. of establishments	%
Reduce in scope / volume	218	5.2	38	4.0	81	5.6	34	3.5	3	1.5	21	2.9	12	2.8	2	4.6	997	3.7
Remain the same	2 307	54.7	351	37.8	753	52.2	444	45.9	71	38.4	382	51.6	183	44.6	17	52.6	13 924	51.3
Expand in scope / volume	679	16.1	313	33.7	193	13.4	248	25.6	54	29.3	144	19.4	130	31.8	10	30.0	5 018	18.5
Uncertain at this stage	865	20.5	223	23.9	319	22.2	216	22.3	57	30.9	182	24.6	82	19.9	4	12.9	6 659	24.5
Wind up the business	148	3.5	5	0.6	94	6.6	26	2.7	-	-	11	1.5	4	0.9	-	-	539	2.0
Base	4 217	100.0	931	100.0	1 441	100.0	968	100.0	185	100.0	740	100.0	411	100.0	33	100.0	27 136	100.0

Base : All establishments
Ref. : C3

Table 2.86 Expected changes of the establishments in the coming 5 years by monthly rent

	Monthly rent														Overall	
	<HK\$5 000		HK\$5 000 - 9 999		HK\$10 000 - 29 999		HK\$30 000 - 49 999		HK\$50 000 - 99 999		≥ HK\$100 000		Information cannot be provided			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Reduce in scope / volume	133	6.5	116	3.7	244	3.2	110	4.9	37	2.9	33	3.2	69	2.7	743	3.7
Remain the same	1 146	56.0	1 543	48.7	3 692	48.9	1 144	51.5	631	49.0	397	38.7	1 157	45.9	9 711	49.0
Expand in scope / volume	288	14.1	561	17.7	1 478	19.6	485	21.8	350	27.2	313	30.5	373	14.8	3 848	19.4
Uncertain at this stage	417	20.4	848	26.8	2 011	26.6	464	20.9	262	20.4	276	26.9	851	33.8	5 130	25.9
Wind up the business	61	3.0	97	3.1	127	1.7	17	0.8	7	0.6	8	0.7	70	2.8	387	2.0
Base	2 046	100.0	3 166	100.0	7 553	100.0	2 220	100.0	1 289	100.0	1 026	100.0	2 519	100.0	19 818	100.0

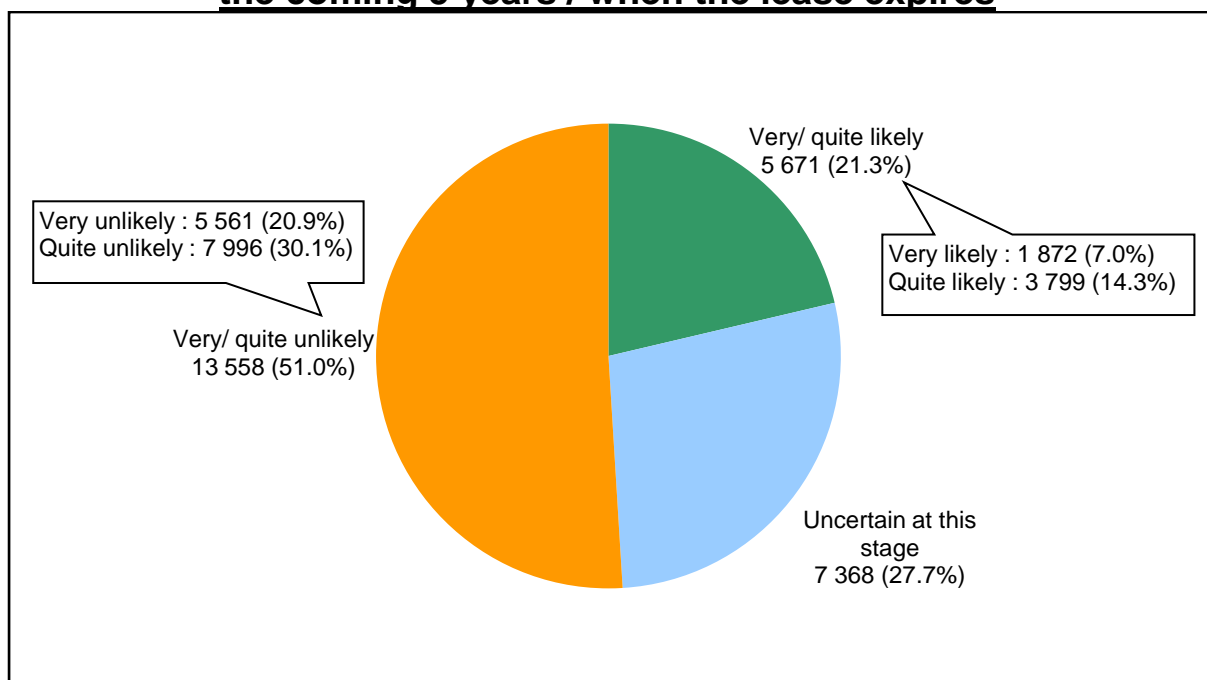
Base : All establishments for which the present work location is rented

Ref. : C3

D8. Possibility of leaving the present work location in the coming 5 years/ when the lease expires

2.80 Of the 26 597 business establishments which did not expect to wind up the business, 51.0% expected that they were very/quite 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/quite likely to leave. The remaining 27.7% were uncertain at this stage. (Chart 2.36)

Chart 2.36 : 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 the business (26 597)

2.81 Further analyses by building type, district, industry, internal floor area, monthly rent, history of locating in Kowloon East, overall satisfaction level towards the present location and overall satisfaction level towards the present building show that:

By building type (Table 2.87)

- 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 or when the lease expires, 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 2.87 Possibility of leaving the present work location in the coming 5 years / when the lease expires 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	%		
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>	9 945	51.0	578	48.6	2 748	52.7	2 403	52.1	345	56.8	287	41.1	13 558	51.0
<i>Very/quite likely</i>	4 282	22.0	342	28.7	893	17.1	741	16.1	153	25.1	153	21.9	5 671	21.3
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

By district (Table 2.88)

- A relatively high proportion of business establishments in Kwun Tong Business Area (23.2%) claimed that they were very/quite likely to leave the present work location in the coming 5 years, as compared with those in Kowloon Bay Business Area (16.3%). In contrast, a relatively high proportion of business establishments in Kowloon Bay Business Area (56.7%) claimed that they were very/quite unlikely to leave the present work location in the coming 5 years, as compared with those in Kwun Tong Business Area (48.8%).

Table 2.88 Possibility of leaving the present work location in the coming 5 years / when the lease expires by district

	District				Overall	
	Kowloon Bay Business Area		Kwun Tong Business Area			
	No. of establishments	%	No. of establishments	%	No. of establishments	%
Very unlikely	1 697	23.6	3 864	19.9	5 561	20.9
Quite unlikely	2 381	33.1	5 616	28.9	7 996	30.1
Quite likely	816	11.3	2 983	15.4	3 799	14.3
Very likely	354	4.9	1 518	7.8	1 872	7.0
Uncertain at this stage	1 940	27.0	5 428	28.0	7 368	27.7
<i>Very/quite unlikely</i>	4 078	56.7	9 480	48.8	13 558	51.0
<i>Very/quite likely</i>	1 170	16.3	4 501	23.2	5 671	21.3
Base	7 188	100.0	19 409	100.0	26 597	100.0

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

By industry (Table 2.89)

- Relatively high proportions of business establishments engaged in “telecommunications and information technology services” (29.6%), “publishing, media and multi-media and creative and performing arts activities and specialized design activities” (28.6%) and “healthcare services, and research and development on natural sciences” (27.9%) claimed that they were very/quite likely to leave the present work location in the coming 5 years, as compared with other industries (ranging from 14.8% to 22.6%). 46.2% of business establishments engaged in “waste management” also reported the above, but it should be noted that the sample base for “waste management” industry is small (n=25).

Table 2.89 Possibility of leaving the present work location in the coming 5 years / when the lease expires by industry

	Industry																				Overall					
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences			Social and personal services		Waste management		
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		No. of establishments	%	No. of establishments	%	
Very unlikely	1 011	27.5	469	23.6	2 207	21.3	48	24.3	229	21.0	208	15.5	339	15.3	586	20.7	173	12.1	36	15.0	246	21.2	10	16.8	5 561	20.9
Quite unlikely	1 081	29.4	722	36.3	2 905	28.0	49	25.0	320	29.3	430	32.0	813	36.8	863	30.4	403	28.2	55	22.7	355	30.5	1	2.4	7 996	30.1
Quite likely	516	14.1	218	10.9	1 505	14.5	20	10.2	169	15.5	255	18.9	213	9.6	409	14.4	284	19.8	27	11.3	180	15.5	4	7.9	3 799	14.3
Very likely	174	4.7	141	7.1	748	7.2	15	7.7	62	5.6	143	10.6	115	5.2	207	7.3	125	8.7	40	16.7	82	7.1	22	38.2	1 872	7.0
Uncertain at this stage	888	24.2	441	22.1	3 005	29.0	64	32.8	313	28.6	309	23.0	732	33.1	770	27.2	445	31.1	83	34.3	299	25.7	20	34.6	7 368	27.7
Very/quite unlikely	2 091	57.0	1 192	59.9	5 111	49.3	96	49.3	549	50.3	638	47.4	1 152	52.1	1 449	51.1	576	40.3	91	37.8	600	51.7	11	19.2	13 558	51.0
Very/quite likely	690	18.8	358	18.0	2 252	21.7	35	17.9	231	21.1	397	29.6	328	14.8	616	21.7	408	28.6	67	27.9	262	22.6	26	46.2	5 671	21.3
Base	3 670	100.0	1 990	100.0	10 368	100.0	196	100.0	1 093	100.0	1 345	100.0	2 212	100.0	2 835	100.0	1 429	100.0	241	100.0	1 161	100.0	57	100.0	26 597	100.0

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

By internal floor area (Table 2.90)

- A relatively high proportion of business establishments with internal floor area of less than 500 square feet (24.0%) claimed that they were very/quite likely to leave the present work location in the coming 5 years or when the lease expires, as compared with those internal floor area of 10 000 square feet or above (17.4%).

Table 2.90 Possibility of leaving the present work location in the coming 5 years / when the lease expires by internal floor area

	Internal floor area														Overall	
	< 500 sq.ft.		500 - 999 sq.ft.		1 000 – 2 999 sq.ft.		3 000 – 4 999 sq.ft.		5 000 – 9 999 sq.ft.		≥10 000 sq.ft.		Refusal			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Very unlikely	1 232	16.9	1 164	19.6	2 248	23.5	433	22.3	238	23.6	238	27.4	9	100.0	5 561	20.9
Quite unlikely	2 231	30.6	1 744	29.4	2 925	30.6	636	32.7	292	28.9	169	19.5	-	-	7 996	30.1
Quite likely	1 073	14.7	906	15.3	1 313	13.7	309	15.9	114	11.3	83	9.6	-	-	3 799	14.3
Very likely	680	9.3	337	5.7	568	5.9	136	7.0	83	8.2	68	7.8	-	-	1 872	7.0
Uncertain at this stage	2 076	28.5	1 773	29.9	2 499	26.2	429	22.1	282	27.9	310	35.7	-	-	7 368	27.7
Very/quite unlikely	3 463	47.5	2 907	49.1	5 173	54.2	1 069	55.0	530	52.5	407	46.8	9	100.0	13 558	51.0
Very/quite likely	1 753	24.0	1 243	21.0	1 881	19.7	445	22.9	197	19.5	151	17.4	-	-	5 671	21.3
Base	7 292	100.0	5 924	100.0	9 552	100.0	1 943	100.0	1 008	100.0	869	100.0	9	100.0	26 597	100.0

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

By monthly rent (Table 2.91)

- A relatively high proportion of business establishments which paid monthly rent of HK\$30 000 to \$49 999 (32.4%) claimed that they were very/quite likely to leave the present work location in the coming 5 years or when the lease expires, as compared with those paid monthly rent of HK\$50 000 or above (25.9%) or below HK\$30 000 (ranging from 26.4% to 28.9%).

Table 2.91 Possibility of leaving the present work location in the coming 5 years / when the lease expires by monthly rent

	Monthly rent											Overall		
	<HK\$5 000		HK\$5 000 - 9 999		HK\$10 000 - 29 999		HK\$30 000 - 49 999		≥HK\$50 000		Information cannot be provided			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments		%	
Very unlikely	407	20.5	497	16.2	989	13.3	304	13.8	317	13.8	585	23.9	3 100	16.0
Quite unlikely	607	30.6	883	28.8	2 158	29.1	635	28.8	649	28.2	591	24.1	5 524	28.4
Quite likely	327	16.5	488	15.9	1 448	19.5	529	24.0	356	15.5	202	8.3	3 350	17.2
Very likely	196	9.9	399	13.0	593	8.0	186	8.4	240	10.4	95	3.9	1 710	8.8
Uncertain at this stage	447	22.5	801	26.1	2 237	30.1	549	24.9	738	32.1	975	39.8	5 747	29.6
Very/quite unlikely	1 014	51.1	1 380	45.0	3 147	42.4	939	42.6	966	42.0	1 177	48.0	8 624	44.4
Very/quite likely	523	26.4	887	28.9	2 041	27.5	715	32.4	596	25.9	298	12.2	5 060	26.0
Base	1 984	100.0	3 068	100.0	7 426	100.0	2 203	100.0	2 300	100.0	2 450	100.0	19 431	100.0

Base : All establishments for which the present work location is rented and did not expect to wind up the business
Ref. : C4

By history of locating in Kowloon East (Table 2.92)

- A relatively high proportion of business establishments moved from outside Hong Kong claimed that they were very/quite likely to leave the present work location in the coming 5 years or when the lease expires (34.3%), as compared with those moved from non-CBD area (24.5%), traditional CBD area (21.0%) and other addresses in Kowloon East (20.7%).

Table 2.92 Possibility of leaving the present work location in the coming 5 years / when the lease expires by history of locating in Kowloon East

	History of establishment located in Kowloon East								Overall	
	Located in Kln East since setting up the business / moved from Kln East		Relocated / expanded from traditional CBD area		Relocated / expanded from Non-CBD area		Relocated / expanded from other address outside HK			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Very unlikely	4 478	22.7	488	15.6	595	16.0	-	-	5 561	20.9
Quite unlikely	5 917	30.0	977	31.2	1 100	29.5	2	4.9	7 996	30.1
Quite likely	2 768	14.1	430	13.7	598	16.1	2	3.7	3 799	14.3
Very likely	1 317	6.7	227	7.2	315	8.5	13	30.6	1 872	7.0
Uncertain at this stage	5 214	26.5	1 011	32.3	1 116	30.0	27	60.8	7 368	27.7
<i>Very/quite unlikely</i>	10 395	52.8	1 465	46.8	1 695	45.5	2	4.9	13 558	51.0
<i>Very/quite likely</i>	4 085	20.7	657	21.0	913	24.5	15	34.3	5 671	21.3
Base	19 695	100.0	3 134	100.0	3 724	100.0	44	100.0	26 597	100.0

Base : All establishments
Ref. : C4

By overall satisfaction level towards the present location/ building (Tables 2.93 – 2.94)

- As expected, business establishments which were very/quite dissatisfied with the present location/building indicated a higher intention to leave the present work location in the coming 5 years or when the lease expires.
- 28.2% of the business establishments which were very/quite dissatisfied with the present location claimed that they were very/quite likely to leave the present work location in the coming 5 years or when the lease expires (cf. 20.0% for those which were very/quite satisfied with the present location).
- 33.0% of the business establishments which were very/quite dissatisfied with the present building claimed that they were very/quite likely to leave the present work location in the coming 5 years or when the lease expires (cf. 19.1% for those which were very/quite satisfied with the present building).

Table 2.93 Possibility of leaving the present work location in the coming 5 years / when the lease expires by overall satisfaction level towards the present location

	Overall satisfaction level towards the present location						Overall	
	Very / quite satisfied		Neutral		Very / quite dissatisfied			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Very unlikely	3 201	24.6	2 209	17.6	151	14.1	5 561	20.9
Quite unlikely	4 262	32.8	3 465	27.7	269	25.1	7 996	30.1
Quite likely	1 790	13.8	1 822	14.6	186	17.4	3 799	14.3
Very likely	812	6.2	943	7.5	116	10.8	1 872	7.0
Uncertain at this stage	2 938	22.6	4 080	32.6	350	32.6	7 368	27.7
<i>Very/quite unlikely</i>	7 464	57.4	5 674	45.3	421	39.2	13 558	51.0
<i>Very/quite likely</i>	2 602	20.0	2 766	22.1	303	28.2	5 671	21.3
Base	13 004	100.0	12 519	100.0	1 074	100.0	26 597	100.0

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

Table 2.94 Possibility of leaving the present work location in the coming 5 years / when the lease expires by overall satisfaction level towards the present building

	Overall satisfaction level towards the present building						Overall	
	Very / quite satisfied		Neutral		Very / quite dissatisfied			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Very unlikely	2 473	25.8	2 780	19.0	309	12.9	5 561	20.9
Quite unlikely	3 236	33.8	4 139	28.3	622	25.9	7 996	30.1
Quite likely	1 304	13.6	2 024	13.8	471	19.7	3 799	14.3
Very likely	528	5.5	1 023	7.0	321	13.4	1 872	7.0
Uncertain at this stage	2 031	21.2	4 663	31.9	675	28.1	7 368	27.7
<i>Very/quite unlikely</i>	5 708	59.6	6 919	47.3	930	38.8	13 558	51.0
<i>Very/quite likely</i>	1 832	19.1	3 047	20.8	792	33.0	5 671	21.3
Base	9 571	100.0	14 629	100.0	2 397	100.0	26 597	100.0

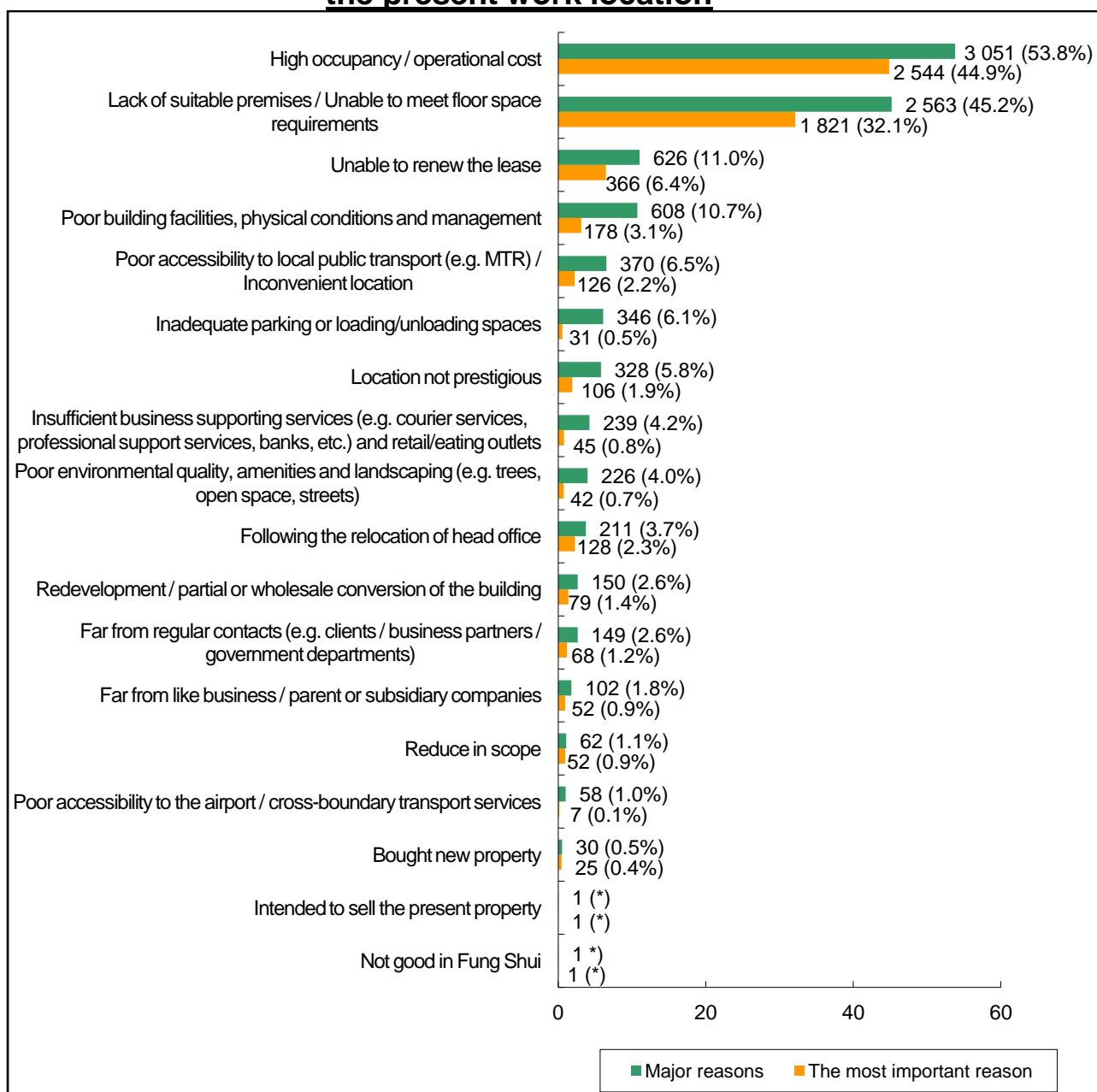
Base : All establishments which did not expect to wind up the business
Ref. : C4

D9. Reasons for leaving the present work location

2.82 Of the 5 671 business establishments which were very/quite likely to leave the present work location in the coming 5 years or when the lease expires, relatively high proportions claimed that the most important reasons of leaving were “high occupancy/operational cost” (44.9%) and “lack of suitable premises/unable to meet floor space requirements” (32.1%). (Chart 2.37)

2.83 When aggregating the percentages of the most important reasons and other reasons (a minimum of 1 reason and a maximum of 6 reasons), while the top 2 were the same as the above mentioned (53.8% and 45.2% respectively), about one-tenth quoted the reasons for “unable to renew the lease” (11.0%) and “poor building facilities, physical conditions and management” (10.7%). (Chart 2.37)

Chart 2.37 : Reasons for expecting to leave the present work location

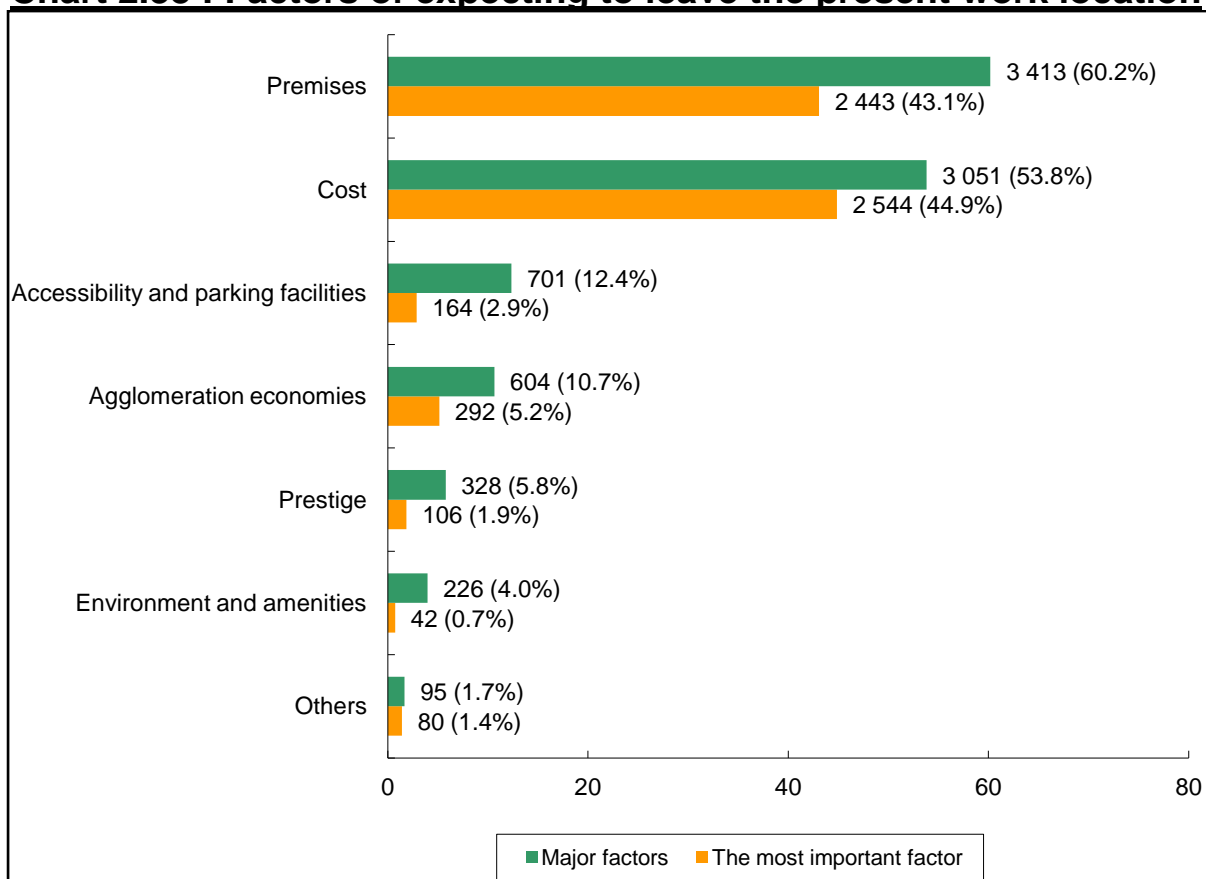


Base : All establishments which would very / quite likely leave the present work location in the coming 5 years /when the lease expires (5 671)

Note : Multiple answers were allowed

2.84 If the above reasons are further grouped into key factors, the top 2 major factors of leaving the present work location were “premises” (60.2%) and “cost” (53.8%), followed by “accessibility and parking facilities” (12.4%) and “agglomeration economies” (10.7%). (Chart 2.38)

Chart 2.38 : Factors of expecting to leave the present work location



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

Note : Multiple answers were allowed

2.85 Further analysed by building type, district, industry and history of locating in Kowloon East, it was observed that:

By building type (Table 2.95)

- While “high occupancy/operational cost” was the most important reason of expecting to leave the present work location for all types of buildings, the corresponding proportions were relatively high among business establishments located in industrial buildings (46.8%), I-O buildings (44.7%) and new wholesale conversion buildings (44.0%), as compared with those in Grade A office buildings (35.9%) and Grade B and C office buildings (35.9%).
- A relatively high proportion of establishments located in Grade B and C office

buildings quoted reasons relating to “premises” (54.1% vs. 43.5%, 43.2%, 40.6% and 39.7% respectively for industrial buildings, new wholesale conversion buildings, I-O buildings and Grade A office buildings).

- A relatively high proportion of establishments located in Grade A office buildings quoted reasons relating to “agglomeration economies” (14.0% vs. 9.7%, 4.1%, 3.5% and 1.1% respectively for I-O buildings, Grade B and C office buildings, industrial buildings and new wholesale conversion buildings). However, this might be largely attributed to the existence of a considerable number of business establishments which were established by insurance agents who set up their work stations at their partnering insurance companies, and were mostly accommodated in Grade A office buildings.

By district (Table 2.96)

- A relatively high proportion of business establishments in Kwun Tong Business Area (46.1%) claimed that the most important reason of expecting to leave the present work location was “high occupancy/operational cost”, as compared with those in Kowloon Bay Business Area (39.9%).
- In contrast, a relatively high proportion of business establishments in Kowloon Bay Business Area quoted reasons relating to “premises” (47.0%) and “accessibility and parking facilities” (4.5%), as compared with those in Kwun Tong Business Area (42.1% and 2.5% respectively).

By industry (Table 2.97)

- Relatively high proportions of business establishments engaged in “waste management” (72.1%) and “restaurants and hotels” (65.2%) quoted reasons relating to “premises”, as compared with other industries (ranging from 34.2% to 54.9%).
- A relatively high proportion of business establishments engaged in “banking and financial services and insurance” (24.1%) claimed that the most important reason of expecting to leave the present work location was “following the relocation of head office”, as compared with other industries (ranging from 0% to 2.5%). The proportion was even higher among the business establishments which were established by insurance agents who set up their work stations at their partnering insurance companies (35.7%). If this kind of business establishments was excluded, in contrast, the proportion would drop to 2.8%.

By history of locating in Kowloon East (Table 2.98)

- A relatively high proportion of business establishments moved from traditional CBD area quoted reasons relating to “premises” (50.5%), as compared with those moved from other addresses in Kowloon East (43.1%) and non-CBD area (37.2%).

Table 2.95 The most important factor and reason for expecting to leave 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	%		
Cost	2 002	46.8	153	44.7	321	35.9	266	35.9	55	35.9	68	44.0	2 544	44.9
High occupancy / operational cost	2 002	46.8	153	44.7	321	35.9	266	35.9	55	35.9	68	44.0	2 544	44.9
Premises	1 861	43.5	139	40.6	377	42.2	294	39.7	83	54.1	66	43.2	2 443	43.1
Lack of suitable premises / Unable to meet floor space requirements	1 346	31.4	113	33.0	310	34.7	241	32.5	69	45.5	52	34.1	1 821	32.1
Unable to renew the lease	283	6.6	20	6.0	56	6.3	43	5.8	13	8.6	6	4.1	366	6.4
Poor building facilities, physical conditions and management	154	3.6	6	1.6	11	1.2	11	1.4	-	-	8	5.0	178	3.1
Redevelopment / partial or wholesale conversion of the building	79	1.8	-	-	-	-	-	-	-	-	-	-	79	1.4
Accessibility and parking facilities	98	2.3	3	0.8	55	6.2	48	6.5	7	4.7	8	5.5	164	2.9
Poor accessibility to local public transport (e.g. MTR) / Inconvenient location	68	1.6	1	0.4	51	5.7	44	5.9	7	4.7	6	3.6	126	2.2
Inadequate parking or loading/unloading spaces	28	0.7	-	-	-	-	-	-	-	-	3	1.9	31	0.5
Poor accessibility to the airport / cross-boundary transport services	2	*	1	0.4	4	0.5	4	0.6	-	-	-	-	7	0.1
Base	4 282	100.0	342	100.0	893	100.0	741	100.0	153	100.0	153	100.0	5 671	100.0

Base : All establishments which would very / quite likely leave the present work location in the coming 5 years /when the lease expires
 Ref. : C5a

Table 2.95 Most important factor and reason for expecting to leave the present work location by building type (cont'd)

	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>Agglomeration economies</u>	148	3.5	33	9.7	110	12.3	104	14.0	6	4.1	2	1.1	292	5.2
Following the relocation of head office	31	0.7	10	2.8	87	9.7	87	11.7	-	-	-	-	128	2.3
Far from regular contacts (e.g. clients / business partners / government departments)	50	1.2	7	1.9	11	1.2	6	0.8	5	3.1	-	-	68	1.2
Far from like business / parent or subsidiary companies	25	0.6	14	4.0	12	1.4	10	1.4	2	1.0	2	1.1	52	0.9
Insufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	41	1.0	3	0.9	-	-	-	-	-	-	-	-	45	0.8
<u>Environment and amenities</u>	38	0.9	-	-	3	0.4	2	0.2	2	1.2	-	-	42	0.7
Poor environmental quality, amenities and landscaping (e.g. trees, open space, streets)	38	0.9	-	-	3	0.4	2	0.2	2	1.2	-	-	42	0.7
<u>Prestige</u>	67	1.6	8	2.4	22	2.5	22	3.0	-	-	10	6.2	106	1.9
Location not prestigious	67	1.6	8	2.4	22	2.5	22	3.0	-	-	10	6.2	106	1.9
<u>Others</u>	68	1.6	7	1.9	5	0.5	5	0.7	-	-	-	-	80	1.4
Intended to sell the present property	-	-	-	-	1	0.2	1	0.2	-	-	-	-	1	*
Bought new property	19	0.4	4	1.3	2	0.2	2	0.3	-	-	-	-	25	0.4
Not good in Fung Shui	1	*	-	-	-	-	-	-	-	-	-	-	1	*
Reduce in scope	48	1.1	2	0.7	2	0.2	2	0.2	-	-	-	-	52	0.9
Base	4 282	100.0	342	100.0	893	100.0	741	100.0	153	100.0	153	100.0	5 671	100.0
Base : All establishments which would very / quite likely leave the present work location in the coming 5 years /when the lease expires														
Ref. : C5a														

Table 2.96 The most important factor and reason for expecting to leave the present work location by district

	District				Overall	
	Kowloon Bay Business Area		Kwun Tong Business Area			
	No. of establishments	%	No. of establishments	%	No. of establishments	%
Cost	467	39.9	2 077	46.1	2 544	44.9
High occupancy / operational cost	467	39.9	2 077	46.1	2 544	44.9
Premises	549	47.0	1 894	42.1	2 443	43.1
Lack of suitable premises / Unable to meet floor space requirements	411	35.2	1 410	31.3	1 821	32.1
Unable to renew the lease	96	8.2	270	6.0	366	6.4
Poor building facilities, physical conditions and management	35	3.0	143	3.2	178	3.1
Redevelopment / partial or wholesale conversion of the building	7	0.6	72	1.6	79	1.4
Accessibility and parking facilities	53	4.5	111	2.5	164	2.9
Poor accessibility to local public transport (e.g. MTR) / Inconvenient location	47	4.0	79	1.8	126	2.2
Inadequate parking or loading/unloading spaces	1	0.1	30	0.7	31	0.5
Poor accessibility to the airport / cross-boundary transport services	5	0.4	3	0.1	7	0.1
Agglomeration economies	57	4.9	235	5.2	292	5.2
Following the relocation of head office	24	2.1	104	2.3	128	2.3
Far from regular contacts (e.g. clients / business partners / government departments)	7	0.6	61	1.4	68	1.2
Far from like business / parent or subsidiary companies	26	2.3	26	0.6	52	0.9
Insufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	-	-	45	1.0	45	0.8
Environment and amenities	1	0.1	40	0.9	42	0.7
Poor environmental quality, amenities and landscaping (e.g. trees, open space, streets)	1	0.1	40	0.9	42	0.7
Prestige	21	1.8	85	1.9	106	1.9
Location not prestigious	21	1.8	85	1.9	106	1.9
Others	22	1.8	58	1.3	80	1.4
Reduce in scope	18	1.6	34	0.7	52	0.9
Bought new property	2	0.2	23	0.5	25	0.4
Intended to sell the present property	1	0.1	-	-	1	*
Not good in Fung Shui	-	-	1	*	1	*
Base	1 170	100.0	4 501	100.0	5 671	100.0

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

Ref. : C5a

Table 2.97 Most important factor and reason for expecting to leave the present work location by industry

	Industry																								Overall	
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Cost	347	50.2	137	38.2	1 098	48.8	9	25.9	117	50.6	147	36.9	89	27.1	247	40.1	184	45.0	26	38.6	144	55.0	-	-	2 544	44.9
High occupancy / operational cost	347	50.2	137	38.2	1 098	48.8	9	25.9	117	50.6	147	36.9	89	27.1	247	40.1	184	45.0	26	38.6	144	55.0	-	-	2 544	44.9
Premises	236	34.2	185	51.6	937	41.6	23	65.2	104	45.1	218	54.9	124	37.8	276	44.8	197	48.2	32	47.7	93	35.6	19	72.1	2 443	43.1
Lack of suitable premises / Unable to meet floor space requirements	175	25.3	136	38.0	687	30.5	16	46.1	78	33.8	166	41.8	105	31.9	206	33.4	152	37.3	29	43.7	68	26.1	3	9.9	1 821	32.1
Unable to renew the lease	45	6.5	34	9.5	146	6.5	7	19.1	20	8.5	28	7.1	15	4.5	31	5.0	26	6.3	1	1.8	12	4.6	2	7.3	366	6.4
Poor building facilities, physical conditions and management	14	2.0	6	1.7	73	3.2	-	-	4	1.9	18	4.6	5	1.4	22	3.5	14	3.5	1	2.2	6	2.3	14	54.9	178	3.1
Redevelopment / partial or wholesale conversion of the building	3	0.5	8	2.3	31	1.4	-	-	2	0.9	5	1.3	-	-	18	2.9	4	1.1	-	-	7	2.7	-	-	79	1.4
Base	690	100.0	358	100.0	2 252	100.0	35	100.0	231	100.0	397	100.0	328	100.0	616	100.0	408	100.0	67	100.0	262	100.0	26	100.0	5 671	100.0

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

Ref. : C5a

Table 2.97 Most important factor and reason for expecting to leave the present work location by industry (cont'd)

	Industry																								Overall	
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
<u>Accessibility and parking facilities</u>	28	4.1	7	1.8	69	3.1	-	-	5	2.0	13	3.2	11	3.4	11	1.7	9	2.1	3	5.0	9	3.6	-	-	164	2.9
Poor accessibility to local public transport (e.g. MTR) / Inconvenient location	11	1.6	7	1.8	51	2.3	-	-	2	0.9	13	3.2	11	3.4	11	1.7	9	2.1	3	5.0	8	3.0	-	-	126	2.2
Inadequate parking or loading/unloading spaces	15	2.2	-	-	15	0.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	0.5	-	-	31	0.5
Poor accessibility to the airport / cross-boundary transport services	2	0.3	-	-	3	0.1	-	-	3	1.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7	0.1
<u>Agglomeration economies</u>	53	7.7	20	5.5	59	2.6	-	-	3	1.3	7	1.9	84	25.5	49	8.0	9	2.1	-	-	9	3.6	-	-	292	5.2
Following the relocation of head office	1	0.2	3	0.9	29	1.3	-	-	-	-	-	-	79	24.1	15	2.5	-	-	-	-	-	-	-	-	128	2.3
Far from regular contacts (e.g. clients / business partners / government departments)	12	1.7	10	2.8	3	0.1	-	-	2	0.8	6	1.5	2	0.6	26	4.2	6	1.4	-	-	3	1.0	-	-	68	1.2
Far from like business / parent or subsidiary companies	5	0.7	5	1.4	27	1.2	-	-	1	0.5	-	-	3	0.9	4	0.6	3	0.7	-	-	5	1.7	-	-	52	0.9
Insufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	35	5.0	2	0.4	-	-	-	-	-	-	2	0.4	-	-	4	0.7	-	-	-	-	2	0.9	-	-	45	0.8
Base	690	100.0	358	100.0	2 252	100.0	35	100.0	231	100.0	397	100.0	328	100.0	616	100.0	408	100.0	67	100.0	262	100.0	26	100.0	5 671	100.0

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

Ref. : C5a

Table 2.97 Most important factor and reason for expecting to leave the present work location by industry (cont'd)

	Industry																								Overall	
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		No. of establishments
Environment and amenities	2	0.3	4	1.2	15	0.7	-	-	-	-	4	1.0	2	0.5	7	1.1	3	0.7	-	-	-	-	5	18.1	42	0.7
Poor environmental quality, amenities and landscaping (e.g. trees, open space, streets)	2	0.3	4	1.2	15	0.7	-	-	-	-	4	1.0	2	0.5	7	1.1	3	0.7	-	-	-	-	5	18.1	42	0.7
Prestige	14	2.0	1	0.3	42	1.9	2	4.4	2	0.9	4	1.1	17	5.2	10	1.6	8	1.9	1	2.2	6	2.3	-	-	106	1.9
Location not prestigious	14	2.0	1	0.3	42	1.9	2	4.4	2	0.9	4	1.1	17	5.2	10	1.6	8	1.9	1	2.2	6	2.3	-	-	106	1.9
Others	11	1.6	5	1.4	33	1.5	2	4.5	-	-	4	1.0	2	0.5	16	2.6	-	-	4	6.6	-	-	3	9.8	80	1.4
Reduce in scope	-	-	-	-	31	1.4	2	4.5	-	-	1	0.3	2	0.5	12	1.9	-	-	4	6.6	-	-	-	-	52	0.9
Bought new property	10	1.4	5	1.4	2	0.1	-	-	-	-	3	0.7	-	-	3	0.5	-	-	-	-	-	-	3	9.8	25	0.4
Intended to sell the present property	1	0.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	*
Not good in Fung Shui	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	0.2	-	-	-	-	-	-	-	-	1	*
Base	690	100.0	358	100.0	2 252	100.0	35	100.0	231	100.0	397	100.0	328	100.0	616	100.0	408	100.0	67	100.0	262	100.0	26	100.0	5 671	100.0

Base : All establishments which would very / quite likely leave the present work location in the coming 5 years /when the lease expires
 Ref. : C5a

Table 2.97 Most important factor and reason for expecting to leave the present work location by industry (cont'd)

	Industry				Banking and financial services and insurance	
	Business establishments set up by insurance agents at their partnering insurance companies		Banking and financial services and insurance (excluding insurance agents)			
	No. of establishments	%	No. of establishments	%	No. of establishments	%
Cost	52	24.5	37	31.9	89	27.1
High occupancy / operational cost	52	24.5	37	31.9	89	27.1
Premises	69	32.7	55	47.2	124	37.8
Lack of suitable premises / Unable to meet floor space requirements	55	25.9	50	42.9	105	31.9
Unable to renew the lease	12	5.4	3	2.9	15	4.5
Poor building facilities, physical conditions and management	3	1.4	2	1.4	5	1.4
Redevelopment / partial or wholesale conversion of the building	-	-	-	-	-	-
Accessibility and parking facilities	9	4.4	2	1.6	11	3.4
Poor accessibility to local public transport (e.g. MTR) / Inconvenient location	9	4.4	2	1.6	11	3.4
Inadequate parking or loading/unloading spaces	-	-	-	-	-	-
Poor accessibility to the airport / cross-boundary transport services	-	-	-	-	-	-
Agglomeration economies	79	37.1	5	4.4	84	25.5
Following the relocation of head office	76	35.7	3	2.8	79	24.1
Far from regular contacts (e.g. clients / business partners / government departments)	-	-	2	1.6	2	0.6
Far from like business / parent or subsidiary companies	3	1.4	-	-	3	0.9
Insufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	-	-	-	-	-	-
Environment and amenities	-	-	2	1.3	2	0.5
Poor environmental quality, amenities and landscaping (e.g. trees, open space, streets)	-	-	2	1.3	2	0.5
Prestige	3	1.4	14	12.1	17	5.2
Location not prestigious	3	1.4	14	12.1	17	5.2
Others	-	-	2	1.4	2	0.5
Reduce in scope	-	-	2	1.4	2	0.5
Bought new property	-	-	-	-	-	-
Intended to sell the present property	-	-	-	-	-	-
Not good in Fung Shui	-	-	-	-	-	-
Base	212	100.0	116	100.0	328	100.0

Base : All establishments which would very / quite likely leave the present work location in the coming 5 years /when the lease expires
 Ref. : C5a

Table 2.98 Most important factor and reason for expecting to leave the present work location by history of establishment located in Kowloon East

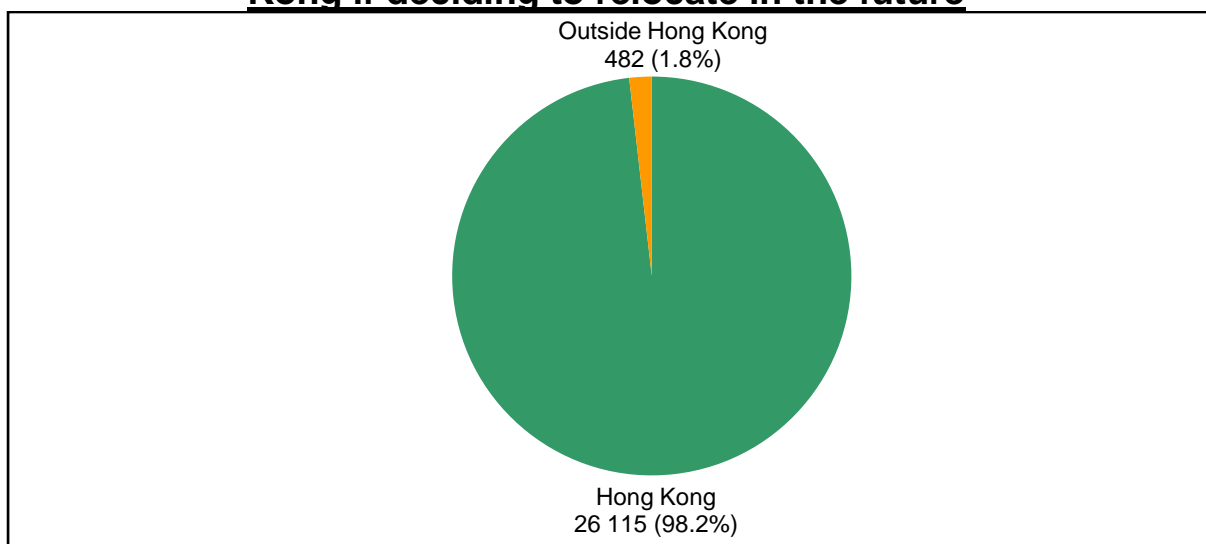
	History of establishment located in Kowloon East								Overall	
	Located in KIn East since setting up the business / moved from KIn East		Relocated / expanded from traditional CBD area		Relocated / expanded from Non-CBD area		Relocated / expanded from other address outside HK			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Cost	1 892	46.3	225	34.2	423	46.3	3	23.1	2 544	44.9
High occupancy / operational cost	1 892	46.3	225	34.2	423	46.3	3	23.1	2 544	44.9
Premises	1 760	43.1	332	50.5	339	37.2	12	76.9	2 443	43.1
Lack of suitable premises / Unable to meet floor space requirements	1 299	31.8	254	38.7	256	28.0	12	76.9	1 821	32.1
Unable to renew the lease	287	7.0	35	5.3	44	4.8	-	-	366	6.4
Poor building facilities, physical conditions and management	120	2.9	22	3.3	36	4.0	-	-	178	3.1
Redevelopment / partial or wholesale conversion of the building	55	1.3	21	3.1	3	0.4	-	-	79	1.4
Accessibility and parking facilities	97	2.4	18	2.7	49	5.4	-	-	164	2.9
Poor accessibility to local public transport (e.g. MTR) / Inconvenient location	79	1.9	17	2.5	30	3.3	-	-	126	2.2
Inadequate parking or loading/unloading spaces	16	0.4	-	-	15	1.6	-	-	31	0.5
Poor accessibility to the airport / cross-boundary transport services	1	*	1	0.2	5	0.5	-	-	7	0.1
Agglomeration economies	198	4.9	43	6.5	52	5.6	-	-	292	5.2
Following the relocation of head office	63	1.5	40	6.1	24	2.6	-	-	128	2.3
Far from regular contacts (e.g. clients / business partners / government departments)	45	1.1	-	-	23	2.5	-	-	68	1.2
Far from like business / parent or subsidiary companies	48	1.2	2	0.3	2	0.2	-	-	52	0.9
Insufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	41	1.0	-	-	3	0.3	-	-	45	0.8
Environment and amenities	27	0.7	-	-	14	1.6	-	-	42	0.7
Poor environmental quality, amenities and landscaping (e.g. trees, open space, streets)	27	0.7	-	-	14	1.6	-	-	42	0.7
Prestige	50	1.2	36	5.5	20	2.2	-	-	106	1.9
Location not prestigious	50	1.2	36	5.5	20	2.2	-	-	106	1.9
Others	60	1.5	4	0.7	15	1.7	-	-	80	1.4
Reduce in scope	32	0.8	4	0.7	15	1.7	-	-	52	0.9
Bought new property	25	0.6	-	-	-	-	-	-	25	0.4
Intended to sell the present property	1	*	-	-	-	-	-	-	1	*
Not good in Fung Shui	1	*	-	-	-	-	-	-	1	*
Base	4 085	100.0	657	100.0	913	100.0	15	100.0	5 671	100.0

Base : All establishments which would very / quite likely leave the present work location in the coming 5 years /when the lease expires
 Ref. : C5a

D10. Preferred location for relocation in the future

2.86 If (or assuming that) business establishments decided to relocate the establishment in the future, the vast majority (98.2%) would prefer Hong Kong while 1.8% prefer outside Hong Kong. (Chart 2.39)

Chart 2.39 : Preference for Hong Kong / other places outside Hong Kong if deciding to relocate in the future



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

2.87 Further analyses by industry, major function/operation and overall satisfaction level towards the present location reveal that:

By industry (Table 2.99)

- A slightly higher proportion of business establishments engaged in “manufacturing” would prefer outside Hong Kong (3.5% vs. 0% to 2.6% for other industries).

By major functions/operations (Table 2.100)

- A slightly higher proportion of business establishments with major function/operation of “research and development” (5.6%) and “transportation” (5.3%) would prefer outside Hong Kong, as compared with other functions/operations (ranging from 0.5% to 3.7%).

By overall satisfaction level towards the present location (Table 2.101)

- A slightly higher proportion of business establishments which were very/quite dissatisfied with the present location would prefer outside Hong Kong (3.9% vs. 1.7% both for those who were very/quite satisfied and neutral).

Table 2.99 Preference for Hong Kong / other places outside Hong Kong if deciding to relocate in the future by industry

	Industry																				Overall					
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences			Social and personal services		Waste management		
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		No. of establishments	%	No. of establishments	%	
Hong Kong	3 542	96.5	1 977	99.3	10 101	97.4	193	98.7	1 071	97.9	1 327	98.7	2 209	99.9	2 824	99.6	1 420	99.4	239	99.3	1 155	99.5	57	100.0	26 115	98.2
Outside Hong Kong	128	3.5	14	0.7	268	2.6	2	1.3	23	2.1	17	1.3	3	0.1	11	0.4	9	0.6	2	0.7	6	0.5	-	-	482	1.8
Base	3 670	100.0	1 990	100.0	10 368	100.0	196	100.0	1 093	100.0	1 345	100.0	2 212	100.0	2 835	100.0	1 429	100.0	241	100.0	1 161	100.0	57	100.0	26 597	100.0

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

Ref. : C6

Table 2.100 Preference for Hong Kong / other places outside Hong Kong if deciding to relocate in the future by major functions / operations

	Major functions/operations in the present work location														Overall			
	Strategic management		Business development, sales, marketing and public relations		Financial / asset management		Customer service / call centre		Human resources management		Showroom		Transportation			Sourcing and procurement		
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		No. of establishments	%	
Hong Kong	7 777	98.4	17 369	98.4	3 675	97.6	3 988	98.2	1 595	99.5	1 076	97.4	808	94.7	2 809	96.8	26 115	98.2
Outside Hong Kong	125	1.6	281	1.6	91	2.4	72	1.8	8	0.5	29	2.6	45	5.3	94	3.2	482	1.8
Base	7 902	100.0	17 650	100.0	3 767	100.0	4 060	100.0	1 604	100.0	1 105	100.0	854	100.0	2 903	100.0	26 597	100.0

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

Ref. : C6

Table 2.100 Preference for Hong Kong / other places outside Hong Kong if deciding to relocate in the future by major functions / operations (cont'd)

	Major functions/operations in the present work location														Overall			
	Warehouse / storage		Research and development (R&D)		Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)		Cultural and creative workshop		Data / computer centre		Technical support (excl. data / computer centre)		Training centre / educational institution			Catering service		
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		No. of establishments	%	
Hong Kong	4 000	98.3	873	94.4	1 326	98.5	923	97.9	181	97.7	720	98.8	405	99.5	32	96.3	26 115	98.2
Outside Hong Kong	69	1.7	52	5.6	21	1.5	20	2.1	4	2.3	9	1.2	2	0.5	1	3.7	482	1.8
Base	4 069	100.0	925	100.0	1 346	100.0	943	100.0	185	100.0	729	100.0	407	100.0	33	100.0	26 597	100.0

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

Ref. : C6

Table 2.101 Preference for Hong Kong / other places outside Hong Kong if deciding to relocate in the future by overall satisfaction level towards the present location

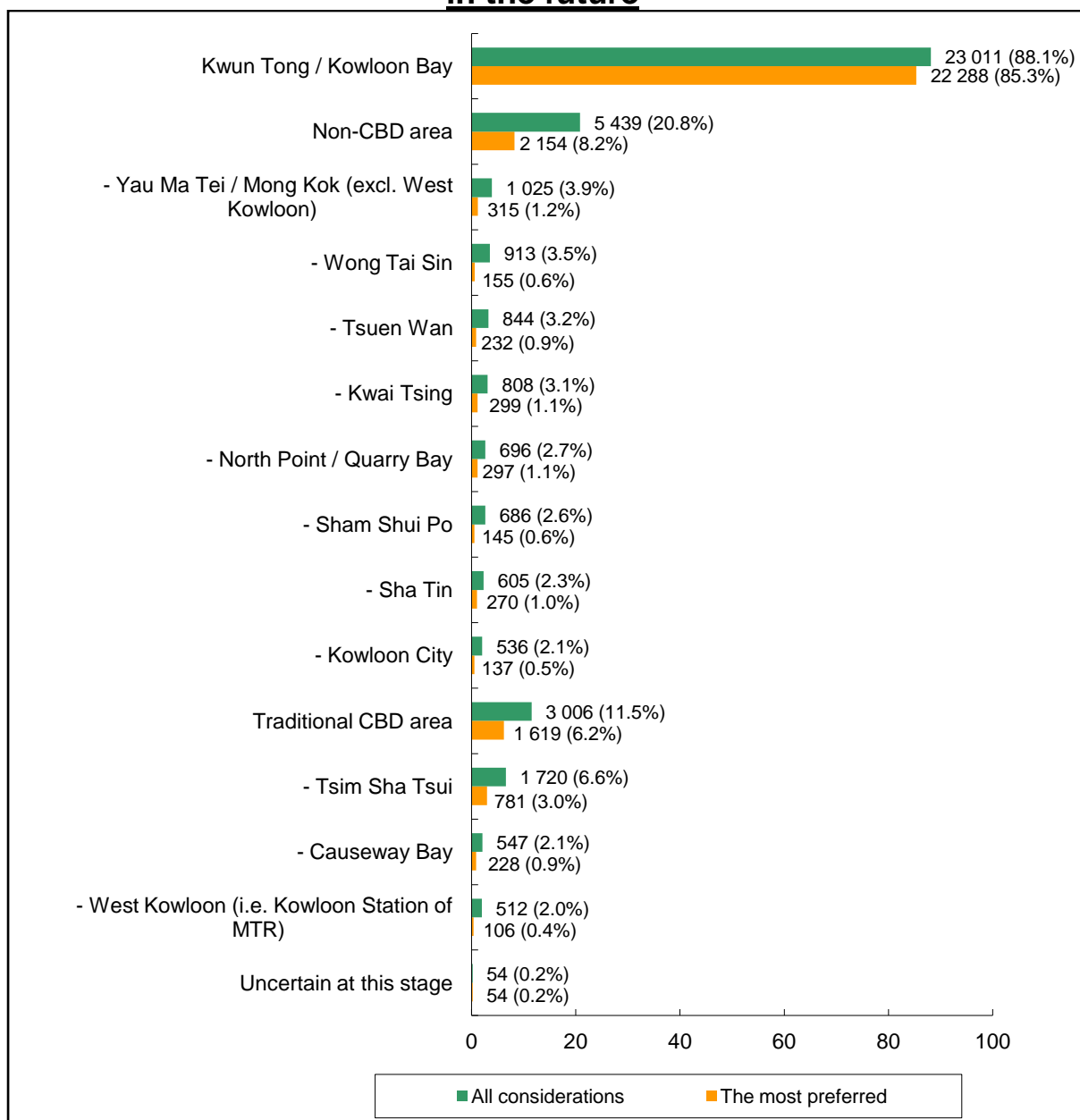
	Overall satisfaction level towards the present location						Overall	
	Very / quite satisfied		Neutral		Very / quite dissatisfied			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Hong Kong	12 777	98.3	12 305	98.3	1 032	96.1	26 115	98.2
Outside Hong Kong	227	1.7	214	1.7	41	3.9	482	1.8
Base	13 004	100.0	12 519	100.0	1 074	100.0	26 597	100.0

Base : All establishments which did not expect to wind up the business
 Ref. : C6

D11. Preferred districts in Hong Kong if deciding/assuming to relocate in the future

2.88 Among the 98.2% (26 115 business establishments) which preferred Hong Kong if deciding/assuming to relocate in the future, the vast majority (88.1%) would prefer Kowloon East (i.e. Kwun Tong/Kowloon Bay Business Area). 20.8% preferred non-CBD area and 11.5% prefer traditional CBD area. (Chart 2.40)

Chart 2.40 : Preferred districts in Hong Kong if deciding to relocate in the future



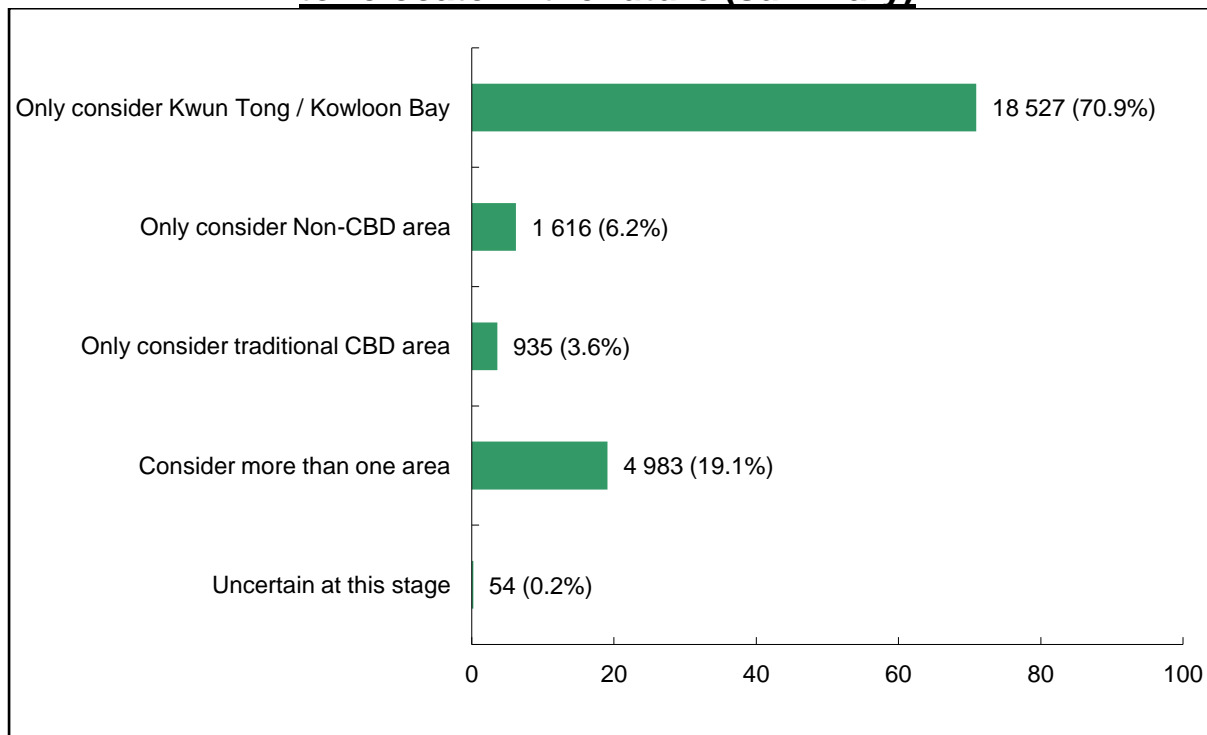
Base : All establishments which preferred HK if deciding/assuming to relocate in the future (26 115)

Note : Multiple answers were allowed

Specific location which was mentioned by less than 1% of the establishments under “all considerations” were not shown

2.89 In summary, 70.9% 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. (Chart 2.41)

Chart 2.41 : Preferred districts in Hong Kong if deciding/assuming to relocate in the future (summary)



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

2.90 Further analyses reveal that the proportions which would consider Kowloon East only were relatively high for the following groups of business establishments: (Tables 2.102 - 2.106)

- 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 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).
- Business establishments with major functions/operations of “sourcing and procurement” (75.8%) and “strategic management” (75.6%) (vs. 59.6% to 73.6% for other main functions/operations).

- Business establishments located in Kowloon East since setting up the business/moved from other addresses in 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 which were very/quite satisfied (72.0%) or neutral (71.4%) with the present location (vs. 52.0% for those which were very/quite dissatisfied with the present location).

2.91 The proportions which would only consider traditional CBD area were relatively high for the following groups of business establishments: *(Tables 2.102 - 2.106)*

- 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 engaged in “banking and financial services and insurance” industry (15.6% vs. 0.9% to 4.6% for other industries).
- 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.

2.92 Relatively high proportions of the following groups of business establishments would only consider non-CBD area: *(Tables 2.102 - 2.106)*

- Business establishments engaged in “transportation, storage and logistics” and “restaurants and hotels” industries (11.3% and 11.2% respectively vs. 4.8% to 7.2% for other industries)
- 35.1% of the business establishments engaged in “waste management” industry and 18.5% of the business establishments with the major function/operation of “catering service” also reported that they would only consider non-CBD area, but it should be noted that the above industry and major function/operation both have a small sample base (n=25 and n=22 respectively)
- Business establishments moved from 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).

Table 2.102 Preferred districts in Hong Kong if deciding to relocate in the future 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	%		
Kwun Tong / Kowloon Bay	17 280	90.5	1 028	87.9	4 099	79.5	3 568	78.2	532	89.6	603	86.9	23 011	88.1
- Kwun Tong / Kowloon Bay	17 280	90.5	1 028	87.9	4 099	79.5	3 568	78.2	532	89.6	603	86.9	23 011	88.1
Non-CBD area	4 247	22.2	155	13.3	899	17.4	813	17.8	85	14.4	138	19.9	5 439	20.8
- Yau Ma Tei / Mong Kok (excl. West Kowloon)	718	3.8	28	2.4	255	5.0	235	5.1	21	3.5	23	3.4	1 025	3.9
- Sham Shui Po	490	2.6	38	3.3	142	2.8	129	2.8	13	2.1	15	2.1	686	2.6
- Kowloon City	416	2.2	9	0.8	102	2.0	83	1.8	19	3.2	8	1.2	536	2.1
- Wong Tai Sin	795	4.2	31	2.6	76	1.5	69	1.5	7	1.1	11	1.6	913	3.5
- Tsuen Wan	688	3.6	20	1.7	92	1.8	83	1.8	10	1.6	44	6.3	844	3.2
- Kwai Tsing	683	3.6	22	1.9	74	1.4	66	1.5	8	1.4	29	4.1	808	3.1
- Tuen Mun	149	0.8	5	0.4	9	0.2	9	0.2	-	-	3	0.4	166	0.6
- Yuen Long	130	0.7	-	-	26	0.5	25	0.5	1	0.2	-	-	156	0.6
- Northern District	51	0.3	4	0.4	14	0.3	14	0.3	-	-	-	-	69	0.3
- Tai Po	110	0.6	6	0.5	17	0.3	13	0.3	4	0.6	8	1.2	142	0.5
- Sha Tin	491	2.6	19	1.7	83	1.6	80	1.7	3	0.6	12	1.7	605	2.3
- Sai Kung	68	0.4	-	-	23	0.4	14	0.3	9	1.5	2	0.2	93	0.4
- Islands	28	0.1	-	-	7	0.1	7	0.1	-	-	-	-	35	0.1
- North Point / Quarry Bay	408	2.1	10	0.9	269	5.2	248	5.4	21	3.5	8	1.2	696	2.7
- Western District	57	0.3	2	0.1	25	0.5	19	0.4	6	1.0	4	0.6	87	0.3
- Southern District	56	0.3	2	0.1	14	0.3	10	0.2	4	0.7	-	-	72	0.3
Traditional CBD area	1 401	7.3	111	9.5	1 428	27.7	1 359	29.8	69	11.6	67	9.6	3 006	11.5
- Central	170	0.9	20	1.7	213	4.1	193	4.2	20	3.4	5	0.7	408	1.6
- West Kowloon (i.e. Kowloon Station of MTR)	346	1.8	17	1.4	144	2.8	131	2.9	12	2.1	6	0.9	512	2.0
- Sheung Wan	105	0.6	15	1.3	115	2.2	91	2.0	24	4.0	3	0.4	239	0.9
- Admiralty	60	0.3	12	1.0	93	1.8	79	1.7	14	2.3	4	0.5	168	0.6
- Wan Chai	213	1.1	20	1.7	203	3.9	186	4.1	17	2.8	17	2.5	453	1.7
- Causeway Bay	188	1.0	9	0.8	341	6.6	335	7.4	6	1.0	8	1.2	547	2.1
- Tsim Sha Tsui	637	3.3	49	4.2	992	19.2	963	21.1	29	4.8	42	6.0	1 720	6.6
Uncertain at this stage	50	0.3	-	-	4	0.1	3	0.1	2	0.3	-	-	54	0.2
Summary														
Only consider Kwun Tong / Kowloon Bay	13 895	72.8	934	79.9	3 192	61.9	2 733	59.9	460	77.4	506	72.9	18 527	70.9
Only consider non-CBD area	1 202	6.3	69	5.9	293	5.7	266	5.8	28	4.7	51	7.3	1 616	6.2
Only consider traditional CBD area	316	1.7	60	5.1	530	10.3	503	11.0	27	4.6	29	4.1	935	3.6
Consider more than one area	3 634	19.0	106	9.1	1 135	22.0	1 057	23.2	78	13.1	108	15.6	4 983	19.1
Uncertain at this stage	50	0.3	-	-	4	0.1	3	0.1	2	0.3	-	-	54	0.2
Base	19 097		1 169		5 155		4 561		594		694		26 115	

Base : All establishments which preferred HK if deciding to relocate in the future
 Note : Multiple answers were allowed
 Ref. : C7a+b

Table 2.103 Preferred districts in Hong Kong if deciding to relocate in the future by industry

	Industry																								Overall	
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Kwun Tong / Kowloon Bay	3 277	92.5	1 837	92.9	9 057	89.7	162	83.8	940	87.8	1 201	90.5	1 552	70.3	2 474	87.6	1 242	87.4	214	89.3	1 020	88.4	36	63.9	23 011	88.1
- Kwun Tong / Kowloon Bay	3 277	92.5	1 837	92.9	9 057	89.7	162	83.8	940	87.8	1 201	90.5	1 552	70.3	2 474	87.6	1 242	87.4	214	89.3	1 020	88.4	36	63.9	23 011	88.1
Non-CBD area	640	18.1	466	23.5	1 993	19.7	37	19.1	271	25.3	289	21.8	447	20.2	547	19.4	394	27.7	78	32.5	257	22.3	22	38.9	5 439	20.8
- Yau Ma Tei / Mong Kok (excl. West Kowloon)	61	1.7	108	5.5	329	3.3	6	3.3	11	1.0	48	3.6	168	7.6	99	3.5	88	6.2	22	9.3	84	7.3	-	-	1 025	3.9
- Sham Shui Po	105	3.0	72	3.7	273	2.7	4	2.2	26	2.5	56	4.2	65	2.9	36	1.3	30	2.1	1	0.5	17	1.5	-	-	686	2.6
- Kowloon City	49	1.4	52	2.6	181	1.8	5	2.4	48	4.5	32	2.4	48	2.2	66	2.3	19	1.4	1	0.6	30	2.6	5	8.3	536	2.1
- Wong Tai Sin	114	3.2	101	5.1	355	3.5	4	2.2	26	2.4	30	2.3	14	0.6	88	3.1	113	8.0	16	6.7	52	4.5	-	-	913	3.5
- Tsuen Wan	141	4.0	80	4.0	297	2.9	5	2.4	84	7.8	28	2.1	25	1.1	57	2.0	73	5.1	6	2.7	49	4.3	-	-	844	3.2
- Kwai Tsing	88	2.5	71	3.6	291	2.9	4	2.2	100	9.3	62	4.7	19	0.9	65	2.3	66	4.7	9	3.6	32	2.8	-	-	808	3.1
- Tuen Mun	24	0.7	43	2.2	39	0.4	2	1.2	14	1.3	9	0.7	5	0.2	12	0.4	5	0.3	-	-	14	1.2	-	-	166	0.6
- Yuen Long	26	0.7	30	1.5	39	0.4	-	-	8	0.7	7	0.5	3	0.1	12	0.4	14	1.0	9	3.6	9	0.8	-	-	156	0.6
- Northern District	7	0.2	-	-	24	0.2	2	0.8	2	0.2	3	0.2	6	0.3	7	0.2	-	-	-	-	4	0.3	16	27.8	69	0.3
- Tai Po	6	0.2	15	0.8	75	0.7	-	-	5	0.4	4	0.3	10	0.5	17	0.6	3	0.2	-	-	6	0.5	-	-	142	0.5
- Sha Tin	88	2.5	34	1.7	271	2.7	4	2.3	19	1.8	20	1.5	35	1.6	49	1.7	43	3.1	13	5.4	27	2.3	1	2.4	605	2.3
- Sai Kung	6	0.2	5	0.3	33	0.3	-	-	2	0.2	-	-	15	0.7	8	0.3	9	0.6	2	1.0	12	1.1	-	-	93	0.4
- Islands	1	*	1	0.1	23	0.2	-	-	5	0.5	-	-	3	0.1	1	0.1	-	-	-	-	-	-	-	-	35	0.1
- North Point / Quarry Bay	56	1.6	25	1.2	162	1.6	3	1.6	14	1.3	40	3.0	161	7.3	137	4.9	76	5.3	9	3.8	12	1.0	2	2.7	696	2.7
- Western District	27	0.8	4	0.2	9	0.1	-	-	2	0.2	6	0.5	6	0.3	14	0.5	5	0.4	7	2.8	7	0.6	-	-	87	0.3
- Southern District	8	0.2	16	0.8	22	0.2	-	-	1	0.1	8	0.6	3	0.1	6	0.2	6	0.4	2	0.9	-	-	-	-	72	0.3
Base	3 542		1 977		10 101		193		1 071		1 327		2 209		2 824		1 420		239		1 155		57		26 115	

Base : All establishments which preferred HK if deciding to relocate in the future

Note : Multiple answers were allowed

Ref. : C7a+b

Table 2.103 Preferred districts in Hong Kong if deciding to relocate in the future by industry (cont'd)

	Industry																								Overall	
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Traditional CBD area	224	6.3	123	6.2	865	8.6	11	5.7	37	3.4	111	8.3	967	43.8	310	11.0	220	15.5	26	11.0	109	9.4	4	7.6	3 006	11.5
- Central	34	1.0	6	0.3	92	0.9	4	2.2	6	0.5	20	1.5	114	5.1	67	2.4	30	2.1	13	5.5	23	2.0	-	-	408	1.6
- West Kowloon (i.e. Kowloon Station of MTR)	54	1.5	32	1.6	200	2.0	-	-	15	1.4	39	2.9	97	4.4	32	1.1	20	1.4	1	0.6	24	2.1	-	-	512	2.0
- Sheung Wan	8	0.2	6	0.3	72	0.7	2	0.8	4	0.4	20	1.5	57	2.6	32	1.1	13	0.9	7	2.8	18	1.6	-	-	239	0.9
- Admiralty	7	0.2	1	0.1	49	0.5	1	0.6	3	0.3	6	0.4	51	2.3	21	0.7	18	1.2	4	1.5	8	0.7	-	-	168	0.6
- Wan Chai	25	0.7	44	2.2	83	0.8	-	-	8	0.7	25	1.9	88	4.0	114	4.0	42	3.0	9	3.6	14	1.2	2	3.8	453	1.7
- Causeway Bay	16	0.4	19	1.0	97	1.0	-	-	7	0.6	8	0.6	266	12.0	59	2.1	43	3.0	9	4.0	22	1.9	-	-	547	2.1
- Tsim Sha Tsui	113	3.2	49	2.5	451	4.5	8	4.1	13	1.2	29	2.2	744	33.7	133	4.7	106	7.5	16	6.7	53	4.6	4	7.6	1 720	6.6
Uncertain at this stage	5	0.1	4	0.2	13	0.1	3	1.6	-	-	1	0.1	17	0.7	10	0.3	2	0.1	-	-	-	-	-	-	54	0.2
Summary																										
Only consider Kwun Tong / Kowloon Bay	2 760	77.9	1 447	73.2	7 470	74.0	145	75.3	779	72.8	960	72.3	1 042	47.2	2 029	71.9	865	60.9	154	64.4	846	73.2	30	53.5	18 527	70.9
Only consider non-CBD area	179	5.1	94	4.8	651	6.4	22	11.2	121	11.3	72	5.4	105	4.8	166	5.9	89	6.2	14	5.8	84	7.2	21	36.1	1 616	6.2
Only consider traditional CBD area	44	1.2	22	1.1	261	2.6	3	1.8	9	0.9	36	2.7	345	15.6	130	4.6	50	3.5	2	0.9	32	2.7	-	-	935	3.6
Consider more than one area	555	15.7	410	20.7	1 706	16.9	20	10.1	162	15.1	257	19.4	701	31.7	489	17.3	416	29.3	69	28.9	194	16.8	6	10.3	4 983	19.1
Uncertain at this stage	5	0.1	4	0.2	13	0.1	3	1.6	-	-	1	0.1	17	0.7	10	0.3	2	0.1	-	-	-	-	-	-	54	0.2
Base	3 542		1 977		10 101		193		1 071		1 327		2 209		2 824		1 420		239		1 155		57		26 115	

Base : All establishments which preferred HK if deciding to relocate in the future

Note : Multiple answers were allowed

Ref. : C7a+b

Table 2.104 Preferred districts in Hong Kong if deciding to relocate in the future by major functions / operations

	Major functions/operations in the present work location																	
	Strategic management		Business development, sales, marketing and public relations		Financial / asset management		Customer service / call centre		Human resources management		Showroom		Transportation		Sourcing and procurement		Overall	
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Kwun Tong / Kowloon Bay	6 862	88.2	15 375	88.5	3 051	83.0	3 366	84.4	1 474	92.4	975	90.6	692	85.6	2 663	94.8	23 011	88.1
- Kwun Tong / Kowloon Bay	6 862	88.2	15 375	88.5	3 051	83.0	3 366	84.4	1 474	92.4	975	90.6	692	85.6	2 663	94.8	23 011	88.1
Non-CBD area	1 249	16.1	3 355	19.3	590	16.0	785	19.7	493	30.9	219	20.3	203	25.1	549	19.5	5 439	20.8
- Yau Ma Tei / Mong Kok (excl. West Kowloon)	208	2.7	619	3.6	115	3.1	130	3.3	117	7.3	39	3.6	30	3.7	92	3.3	1 025	3.9
- Sham Shui Po	164	2.1	421	2.4	54	1.5	63	1.6	73	4.6	31	2.9	26	3.2	92	3.3	686	2.6
- Kowloon City	134	1.7	341	2.0	41	1.1	56	1.4	62	3.9	14	1.3	19	2.3	54	1.9	536	2.1
- Wong Tai Sin	191	2.5	597	3.4	79	2.1	62	1.6	179	11.2	30	2.8	17	2.1	163	5.8	913	3.5
- Tsuen Wan	188	2.4	495	2.9	93	2.5	126	3.2	33	2.1	43	4.0	44	5.5	74	2.6	844	3.2
- Kwai Tsing	152	2.0	472	2.7	79	2.1	85	2.1	37	2.3	15	1.4	63	7.8	46	1.7	808	3.1
- Tuen Mun	25	0.3	107	0.6	7	0.2	11	0.3	13	0.8	-	-	8	1.0	12	0.4	166	0.6
- Yuen Long	37	0.5	97	0.6	11	0.3	27	0.7	1	0.1	15	1.4	8	1.0	2	0.1	156	0.6
- Northern District	8	0.1	36	0.2	10	0.3	13	0.3	1	0.1	5	0.5	-	-	8	0.3	69	0.3
- Tai Po	28	0.4	107	0.6	17	0.5	12	0.3	9	0.6	-	-	14	1.8	12	0.4	142	0.5
- Sha Tin	137	1.8	416	2.4	62	1.7	87	2.2	19	1.2	39	3.7	16	1.9	62	2.2	605	2.3
- Sai Kung	31	0.4	44	0.3	4	0.1	15	0.4	1	0.1	-	-	12	1.4	5	0.2	93	0.4
- Islands	4	*	18	0.1	8	0.2	5	0.1	3	0.2	-	-	1	0.2	-	-	35	0.1
- North Point / Quarry Bay	203	2.6	476	2.7	115	3.1	204	5.1	21	1.3	14	1.3	13	1.6	17	0.6	696	2.7
- Western District	19	0.3	63	0.4	15	0.4	14	0.4	1	0.1	4	0.3	7	0.8	2	0.1	87	0.3
- Southern District	11	0.1	47	0.3	4	0.1	2	0.1	4	0.3	12	1.1	1	0.1	2	0.1	72	0.3
Base	7 777		17 369		3 675		3 988		1 595		1 076		808		2 809		26 115	

Base : All establishments which preferred HK if deciding to relocate in the future

Note : Multiple answers were allowed

Ref. : C7a+b

Table 2.104 Preferred districts in Hong Kong if deciding to relocate in the future by major functions / operations (cont'd)

	Major functions/operations in the present work location																Overall	
	Strategic management		Business development, sales, marketing and public relations		Financial / asset management		Customer service / call centre		Human resources management		Showroom		Transportation		Sourcing and procurement			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
<u>Traditional CBD area</u>	901	11.6	2 166	12.5	739	20.1	733	18.4	152	9.5	132	12.2	71	8.7	212	7.6	3 006	11.5
- Central	127	1.6	297	1.7	99	2.7	101	2.5	30	1.9	14	1.3	16	2.0	19	0.7	408	1.6
- West Kowloon (i.e. Kowloon Station of MTR)	141	1.8	339	1.9	56	1.5	63	1.6	29	1.8	17	1.6	17	2.1	44	1.6	512	2.0
- Sheung Wan	78	1.0	163	0.9	63	1.7	48	1.2	27	1.7	4	0.3	4	0.5	21	0.8	239	0.9
- Admiralty	62	0.8	119	0.7	60	1.6	38	0.9	7	0.4	-	-	1	0.2	3	0.1	168	0.6
- Wan Chai	139	1.8	289	1.7	82	2.2	84	2.1	14	0.9	8	0.7	22	2.7	36	1.3	453	1.7
- Causeway Bay	158	2.0	430	2.5	191	5.2	190	4.8	13	0.8	12	1.1	9	1.1	17	0.6	547	2.1
- Tsim Sha Tsui	501	6.4	1 310	7.5	487	13.2	471	11.8	81	5.1	91	8.4	44	5.5	138	4.9	1 720	6.6
<u>Uncertain at this stage</u>	19	0.2	31	0.2	17	0.5	5	0.1	-	-	2	0.2	-	-	-	-	54	0.2
<u>Summary</u>																		
Only consider Kwun Tong / Kowloon Bay	5 882	75.6	12 442	71.6	2 463	67.0	2 630	66.0	968	60.7	749	69.6	570	70.5	2 128	75.8	18 527	70.9
Only consider non-CBD area	421	5.4	941	5.4	222	6.0	255	6.4	67	4.2	61	5.6	87	10.8	80	2.9	1 616	6.2
Only consider traditional CBD area	323	4.2	684	3.9	292	7.9	243	6.1	48	3.0	36	3.4	8	1.0	41	1.5	935	3.6
Consider more than one area	1 132	14.6	3 271	18.8	682	18.6	855	21.4	512	32.1	228	21.2	144	17.8	560	19.9	4 983	19.1
Uncertain at this stage	19	0.2	31	0.2	17	0.5	5	0.1	-	-	2	0.2	-	-	-	-	54	0.2
Base	7 777		17 369		3 675		3 988		1 595		1 076		808		2 809		26 115	

Base : All establishments which preferred HK if deciding to relocate in the future

Note : Multiple answers were allowed

Ref. : C7a+b

Table 2.104 Preferred districts in Hong Kong if deciding to relocate in the future by major functions / operations (cont'd)

	Major functions/operations in the present work location																Overall	
	Warehouse / storage		Research and development (R&D)		Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)		Cultural and creative workshop		Data / computer centre		Technical support (excl. data / computer centre)		Training centre / educational institution		Catering service			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Kwun Tong / Kowloon Bay	3 574	89.3	740	84.8	1 235	93.2	802	86.9	153	84.5	664	92.3	328	81.0	25	77.1	23 011	88.1
- Kwun Tong / Kowloon Bay	3 574	89.3	740	84.8	1 235	93.2	802	86.9	153	84.5	664	92.3	328	81.0	25	77.1	23 011	88.1
Non-CBD area	982	24.5	281	32.2	351	26.5	237	25.7	33	18.1	135	18.7	126	31.0	10	31.9	5 439	20.8
- Yau Ma Tei / Mong Kok (excl. West Kowloon)	99	2.5	43	5.0	36	2.7	44	4.8	11	6.2	8	1.1	41	10.2	1	3.8	1 025	3.9
- Sham Shui Po	139	3.5	32	3.7	50	3.8	16	1.7	1	0.8	20	2.8	10	2.4	2	4.8	686	2.6
- Kowloon City	88	2.2	13	1.5	61	4.6	18	2.0	7	3.6	12	1.6	10	2.6	2	7.0	536	2.1
- Wong Tai Sin	122	3.0	35	4.1	79	6.0	47	5.1	1	0.6	14	2.0	13	3.3	1	3.8	913	3.5
- Tsuen Wan	220	5.5	57	6.5	53	4.0	35	3.8	5	2.7	35	4.9	21	5.3	3	9.5	844	3.2
- Kwai Tsing	220	5.5	35	4.0	85	6.4	41	4.5	5	2.7	6	0.8	11	2.6	3	8.6	808	3.1
- Tuen Mun	47	1.2	3	0.3	29	2.2	2	0.2	2	0.9	1	0.2	-	-	-	-	166	0.6
- Yuen Long	32	0.8	10	1.2	20	1.5	2	0.2	-	-	4	0.5	2	0.6	-	-	156	0.6
- Northern District	32	0.8	2	0.2	2	0.2	-	-	1	0.7	4	0.5	-	-	-	-	69	0.3
- Tai Po	24	0.6	2	0.2	8	0.6	-	-	-	-	3	0.4	4	0.9	-	-	142	0.5
- Sha Tin	129	3.2	29	3.3	48	3.6	32	3.4	5	2.7	12	1.7	29	7.2	-	-	605	2.3
- Sai Kung	13	0.3	-	-	5	0.4	6	0.6	-	-	-	-	12	3.0	-	-	93	0.4
- Islands	12	0.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	35	0.1
- North Point / Quarry Bay	43	1.1	67	7.6	20	1.5	46	5.0	8	4.3	20	2.8	19	4.6	1	3.8	696	2.7
- Western District	4	0.1	15	1.7	12	0.9	1	0.1	2	0.9	21	2.9	4	0.9	-	-	87	0.3
- Southern District	23	0.6	17	1.9	3	0.3	4	0.5	-	-	3	0.4	-	-	-	-	72	0.3
Base	4 000		873		1 326		923		181		720		405		32		26 115	

Base : All establishments which preferred HK if deciding to relocate in the future

Note : Multiple answers were allowed

Ref. : C7a+b

Table 2.104 Preferred districts in Hong Kong if deciding to relocate in the future by major functions / operations (cont'd)

	Major functions/operations in the present work location																Overall	
	Warehouse / storage		Research and development (R&D)		Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)		Cultural and creative workshop		Data / computer centre		Technical support (excl. data / computer centre)		Training centre / educational institution		Catering service			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
<u>Traditional CBD area</u>	218	5.4	143	16.4	51	3.9	129	14.0	36	19.9	86	12.0	55	13.7	1	4.4	3 006	11.5
- Central	19	0.5	13	1.5	3	0.2	14	1.5	1	0.8	3	0.4	4	1.0	-	-	408	1.6
- West Kowloon (i.e. Kowloon Station of MTR)	58	1.4	36	4.1	22	1.7	29	3.2	12	6.4	30	4.1	6	1.4	-	-	512	2.0
- Sheung Wan	16	0.4	16	1.8	3	0.2	1	0.1	3	1.7	8	1.1	4	1.0	-	-	239	0.9
- Admiralty	-	-	5	0.5	2	0.2	16	1.7	12	6.4	-	-	7	1.7	-	-	168	0.6
- Wan Chai	14	0.4	56	6.5	9	0.7	29	3.2	3	1.7	8	1.2	18	4.4	-	-	453	1.7
- Causeway Bay	36	0.9	23	2.6	1	0.1	22	2.4	1	0.8	8	1.1	12	3.0	1	4.4	547	2.1
- Tsim Sha Tsui	102	2.5	37	4.3	15	1.1	54	5.8	20	11.1	42	5.9	29	7.1	-	-	1 720	6.6
<u>Uncertain at this stage</u>	3	0.1	4	0.5	-	-	3	0.3	-	-	-	-	6	1.5	-	-	54	0.2
<u>Summary</u>																		
Only consider Kwun Tong / Kowloon Bay	2 899	72.5	521	59.6	954	72.0	581	63.0	122	67.5	529	73.6	249	61.4	20	63.7	18 527	70.9
Only consider non-CBD area	324	8.1	75	8.6	73	5.5	64	6.9	7	3.6	30	4.2	44	11.0	6	18.5	1 616	6.2
Only consider traditional CBD area	45	1.1	19	2.2	7	0.5	38	4.1	13	7.2	17	2.4	10	2.4	1	4.4	935	3.6
Consider more than one area	728	18.2	254	29.1	292	22.0	238	25.8	39	21.7	143	19.9	96	23.7	4	13.4	4 983	19.1
Uncertain at this stage	3	0.1	4	0.5	-	-	3	0.3	-	-	-	-	6	1.5	-	-	54	0.2
Base	4 000		873		1 326		923		181		720		405		32		26 115	

Base : All establishments which preferred HK if deciding to relocate in the future

Note : Multiple answers were allowed

Ref. : C7a+b

Table 2.105 Preferred districts in Hong Kong if deciding to relocate in the future by history of locating in Kowloon East

	History of locating in Kowloon East									
	Located in Kln East since setting up the business / moved from Kln East		Relocated / expanded from traditional CBD area		Relocated / expanded from Non-CBD area		Relocated / expanded from other address outside HK		Overall	
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Kwun Tong / Kowloon Bay	17 568	91.0	2 418	78.5	2 985	81.1	41	96.2	23 011	88.1
- Kwun Tong / Kowloon Bay	17 568	91.0	2 418	78.5	2 985	81.1	41	96.2	23 011	88.1
Non-CBD area	3 659	18.9	602	19.5	1 174	31.9	4	9.0	5 439	20.8
- Yau Ma Tei / Mong Kok (excl. West Kowloon)	625	3.2	91	3.0	307	8.4	2	3.8	1 025	3.9
- Sham Shui Po	445	2.3	62	2.0	179	4.9	-	-	686	2.6
- Kowloon City	378	2.0	81	2.6	76	2.1	-	-	536	2.1
- Wong Tai Sin	715	3.7	94	3.0	102	2.8	2	5.1	913	3.5
- Tsuen Wan	663	3.4	55	1.8	124	3.4	2	5.1	844	3.2
- Kwai Tsing	638	3.3	42	1.4	127	3.4	2	5.1	808	3.1
- Tuen Mun	133	0.7	5	0.2	29	0.8	-	-	166	0.6
- Yuen Long	99	0.5	21	0.7	37	1.0	-	-	156	0.6
- Northern District	49	0.3	7	0.2	13	0.4	-	-	69	0.3
- Tai Po	96	0.5	9	0.3	37	1.0	-	-	142	0.5
- Sha Tin	405	2.1	52	1.7	148	4.0	-	-	605	2.3
- Sai Kung	65	0.3	17	0.5	11	0.3	-	-	93	0.4
- Islands	17	0.1	4	0.1	13	0.4	-	-	35	0.1
- North Point / Quarry Bay	292	1.5	150	4.9	252	6.9	2	5.1	696	2.7
- Western District	58	0.3	15	0.5	12	0.3	2	5.1	87	0.3
- Southern District	41	0.2	10	0.3	21	0.6	-	-	72	0.3
Traditional CBD area	1 558	8.1	877	28.5	569	15.5	2	3.8	3 006	11.5
- Central	209	1.1	151	4.9	49	1.3	-	-	408	1.6
- West Kowloon (i.e. Kowloon Station of MTR)	276	1.4	76	2.5	161	4.4	-	-	512	2.0
- Sheung Wan	130	0.7	70	2.3	39	1.1	-	-	239	0.9
- Admiralty	73	0.4	51	1.7	43	1.2	-	-	168	0.6
- Wan Chai	206	1.1	169	5.5	78	2.1	-	-	453	1.7
- Causeway Bay	285	1.5	179	5.8	82	2.2	-	-	547	2.1
- Tsim Sha Tsui	852	4.4	522	16.9	344	9.3	2	3.8	1 720	6.6
Uncertain at this stage	34	0.2	-	-	20	0.5	-	-	54	0.2
Summary										
Only consider Kwun Tong / Kowloon Bay	14 503	75.1	1 790	58.1	2 195	59.7	38	91.0	18 527	70.9
Only consider non-CBD area	1 020	5.3	204	6.6	392	10.7	-	-	1 616	6.2
Only consider traditional CBD area	493	2.6	345	11.2	97	2.6	-	-	935	3.6
Consider more than one area	3 262	16.9	743	24.1	974	26.5	4	9.0	4 983	19.1
Uncertain at this stage	34	0.2	-	-	20	0.5	-	-	54	0.2
Base	19 313		3 081		3 678		42		26 115	

Base : All establishments which preferred HK if deciding to relocate in the future
Note : Multiple answers were allowed
Ref. : C7a+b

Table 2.106 Preferred districts in Hong Kong if deciding to relocate in the future by overall satisfaction level towards the present location

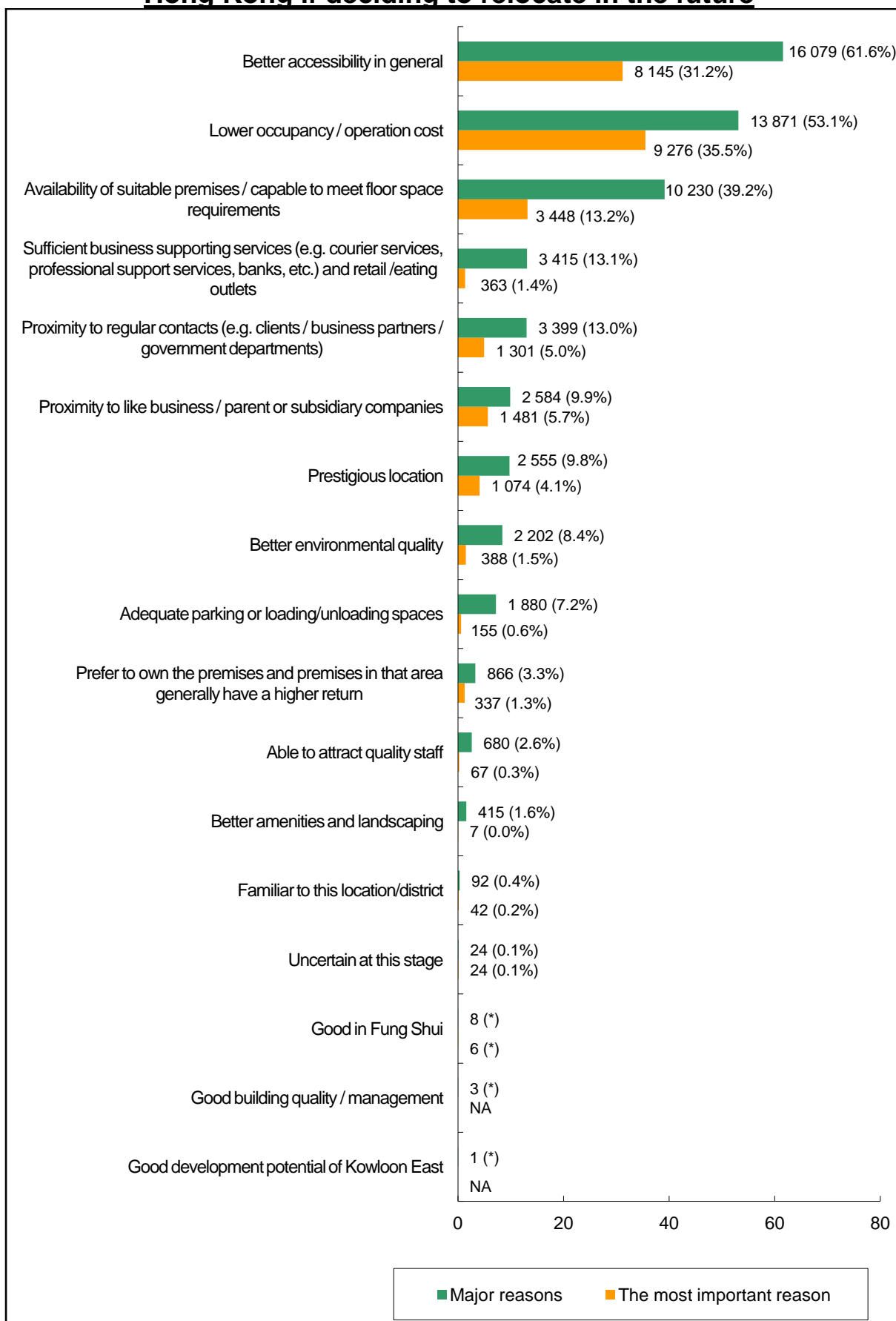
	Overall satisfaction level towards the present location						Overall	
	Very / quite satisfied		Neutral		Very / quite dissatisfied			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
<u>Kwun Tong / Kowloon Bay</u>	11 600	90.8	10 730	87.2	681	66.0	23 011	88.1
- Kwun Tong / Kowloon Bay	11 600	90.8	10 730	87.2	681	66.0	23 011	88.1
<u>Non-CBD area</u>	2 617	20.5	2 471	20.1	350	33.9	5 439	20.8
- Yau Ma Tei / Mong Kok (excl. West Kowloon)	508	4.0	380	3.1	136	13.2	1 025	3.9
- Sham Shui Po	370	2.9	236	1.9	79	7.6	686	2.6
- Kowloon City	280	2.2	216	1.8	39	3.8	536	2.1
- Wong Tai Sin	453	3.5	436	3.5	24	2.3	913	3.5
- Tsuen Wan	416	3.3	382	3.1	46	4.5	844	3.2
- Kwai Tsing	365	2.9	394	3.2	49	4.7	808	3.1
- Tuen Mun	69	0.5	97	0.8	-	-	166	0.6
- Yuen Long	107	0.8	47	0.4	3	0.3	156	0.6
- Northern District	18	0.1	48	0.4	3	0.3	69	0.3
- Tai Po	78	0.6	64	0.5	-	-	142	0.5
- Sha Tin	300	2.4	286	2.3	19	1.8	605	2.3
- Sai Kung	38	0.3	46	0.4	9	0.9	93	0.4
- Islands	30	0.2	6	*	-	-	35	0.1
- North Point / Quarry Bay	259	2.0	346	2.8	91	8.8	696	2.7
- Western District	36	0.3	40	0.3	11	1.1	87	0.3
- Southern District	22	0.2	35	0.3	15	1.5	72	0.3
<u>Traditional CBD area</u>	1 357	10.6	1 390	11.3	259	25.1	3 006	11.5
- Central	153	1.2	214	1.7	42	4.0	408	1.6
- West Kowloon (i.e. Kowloon Station of MTR)	234	1.8	213	1.7	66	6.4	512	2.0
- Sheung Wan	74	0.6	142	1.2	23	2.2	239	0.9
- Admiralty	49	0.4	97	0.8	22	2.2	168	0.6
- Wan Chai	190	1.5	211	1.7	52	5.0	453	1.7
- Causeway Bay	243	1.9	225	1.8	80	7.7	547	2.1
- Tsim Sha Tsui	802	6.3	756	6.1	161	15.6	1 720	6.6
<u>Uncertain at this stage</u>	4	*	43	0.3	7	0.7	54	0.2
<u>Summary</u>								
Only consider Kwun Tong / Kowloon Bay	9 203	72.0	8 787	71.4	537	52.0	18 527	70.9
Only consider non-CBD area	697	5.5	801	6.5	117	11.4	1 616	6.2
Only consider traditional CBD area	311	2.4	513	4.2	111	10.8	935	3.6
Consider more than one area	2 562	20.1	2 161	17.6	260	25.2	4 983	19.1
Uncertain at this stage	4	*	43	0.3	7	0.7	54	0.2
Base	12 777		12 305		1 032		26 115	
Base : All establishments which preferred HK if deciding to relocate in the future								
Note : Multiple answers were allowed								
Ref. : C7a+b								

D12. Reasons for moving to the most preferred location

2.93 Regarding the most important reason for moving to the most preferred location, the top 2 cited were “low occupancy/operation cost” (35.5%) and “better accessibility in general” (31.2%). (*Chart 2.42*)

2.94 When aggregating the percentages of the most important reason and other major reasons (a minimum of 1 reason to a maximum of 6 reasons), while the top 2 were the same as the above mentioned (53.1% and 61.6% respectively), 39.2% quoted the reason of “availability of suitable premises/capable to meet floor space requirements”. (*Chart 2.42*)

Chart 2.42 : Reasons for moving to the most preferred location in Hong Kong if deciding to relocate in the future

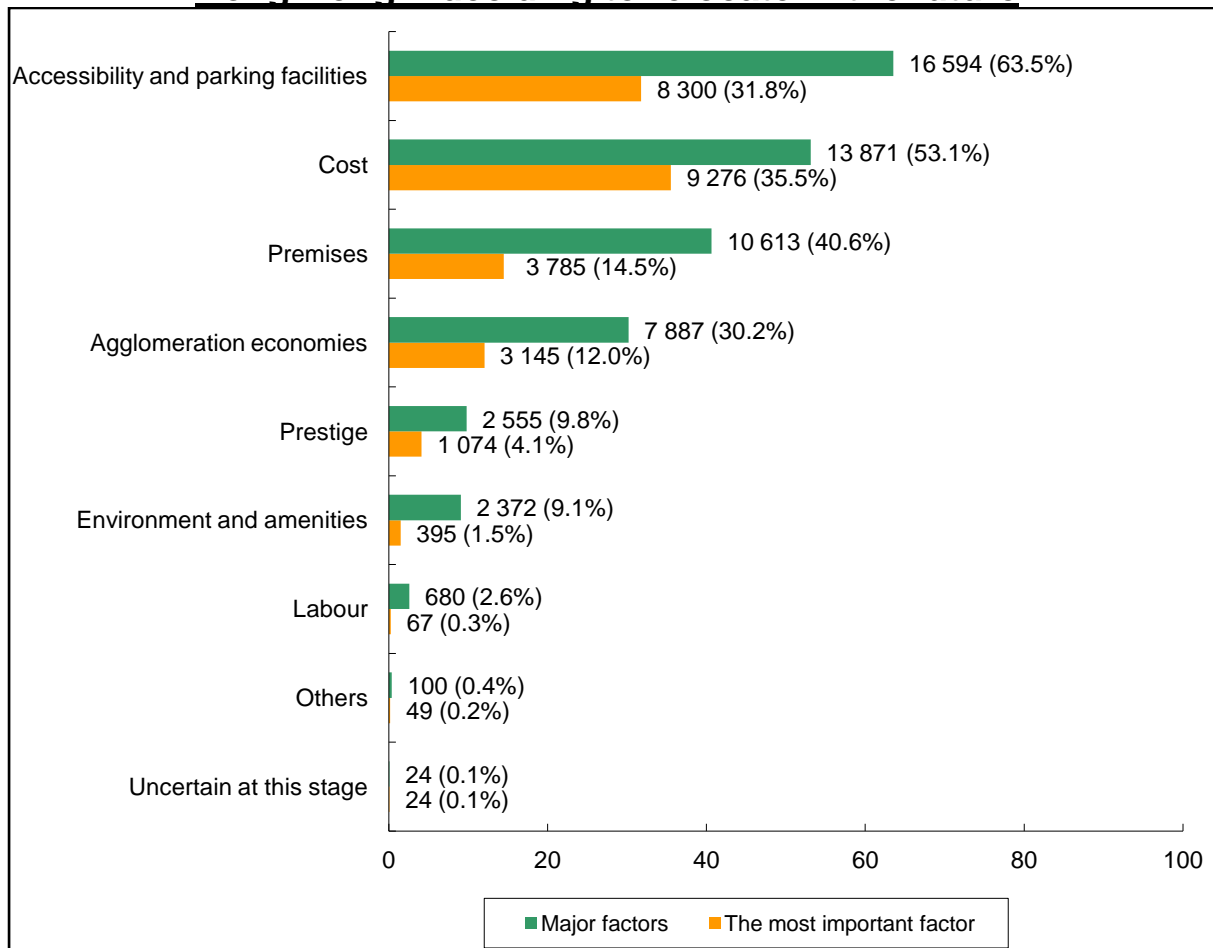


Base : All establishments which preferred HK if deciding to relocate in the future (26 115)

Note: Multiple answers were allowed

2.95 If the above reasons are further grouped into key factors, the top 3 major factors were “accessibility and parking facilities” (63.5%), “cost” (53.1%) and “premises” (40.6%). (Chart 2.43)

Chart 2.43 : Factors of moving to the most preferred location 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)

Note : Multiple answers were allowed

2.96 Further analyses show that the reasons for moving varied according to the most preferred district: (Table 2.107)

- For those which most preferred Kowloon East if deciding to relocate in the future, the most important reason cited was “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%).
- 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%).

- For those which most preferred non-CBD area (other than Kowloon East) if deciding to relocate in the future, the most important reason cited was “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%).

Table 2.107 The most important factor and reason of moving to the most preferred location in Hong Kong if deciding to relocate in the future by most preferred district if deciding to relocate

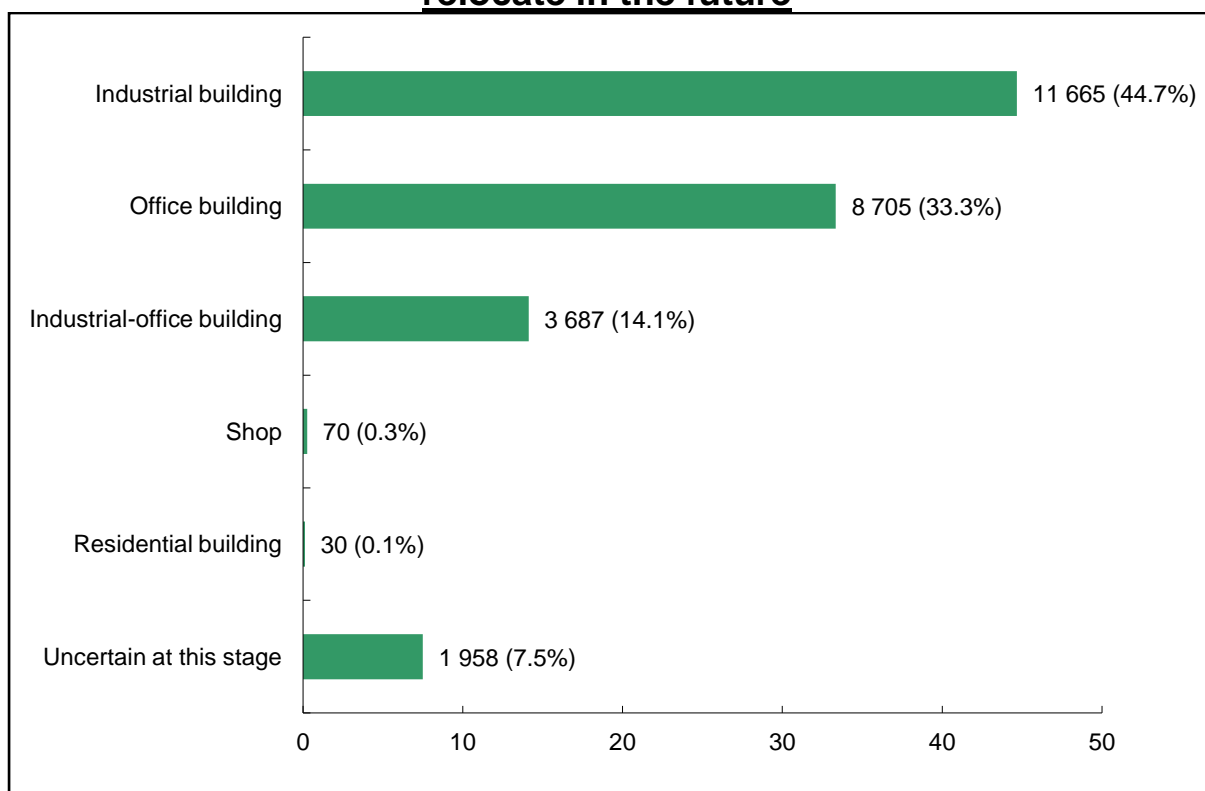
	Most preferred district if deciding to relocate									
	KIn East		Traditional CBD area		Non-CBD area		Uncertain at this stage		Overall	
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Cost	8 309	37.3	182	11.3	755	35.1	29	54.3	9 276	35.5
Lower occupancy / operation cost	8 309	37.3	182	11.3	755	35.1	29	54.3	9 276	35.5
Accessibility and parking facilities	6 949	31.2	628	38.8	723	33.6	-	-	8 300	31.8
Better accessibility in general	6 844	30.7	626	38.7	674	31.3	-	-	8 145	31.2
Adequate parking or loading/unloading spaces	105	0.5	1	0.1	49	2.3	-	-	155	0.6
Premises	3 484	15.6	101	6.2	196	9.1	4	8.2	3 785	14.5
Availability of suitable premises / capable to meet floor space requirements	3 188	14.3	85	5.2	171	7.9	4	8.2	3 448	13.2
Prefer to own the premises and premises in that area generally have a higher return	296	1.3	16	1.0	25	1.2	-	-	337	1.3
Agglomeration economies	2 618	11.7	263	16.2	264	12.2	-	-	3 145	12.0
Proximity to like business / parent or subsidiary companies	1 225	5.5	110	6.8	146	6.8	-	-	1 481	5.7
Proximity to regular contacts (e.g. clients / business partners / government departments)	1 093	4.9	112	6.9	96	4.5	-	-	1 301	5.0
Sufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	300	1.3	41	2.5	22	1.0	-	-	363	1.4
Prestige	556	2.5	387	23.9	131	6.1	-	-	1 074	4.1
Prestigious location	556	2.5	387	23.9	131	6.1	-	-	1 074	4.1
Environment and amenities	274	1.2	50	3.1	70	3.2	1	2.6	395	1.5
Better environmental quality	267	1.2	50	3.1	70	3.2	1	2.6	388	1.5
Better amenities and landscaping	7	*	-	-	-	-	-	-	7	*
Labour	51	0.2	6	0.4	10	0.4	-	-	67	0.3
Able to attract quality staff	51	0.2	6	0.4	10	0.4	-	-	67	0.3
Uncertain at this stage	1	*	-	-	3	0.2	19	34.9	24	0.1
Uncertain at this stage	1	*	-	-	3	0.2	19	34.9	24	0.1
Others	44	0.2	2	0.1	2	0.1	-	-	49	0.2
Familiar to this location/district	38	0.2	2	0.1	2	0.1	-	-	42	0.2
Good in Fung Shui	6	*	-	-	-	-	-	-	6	*
Base	22 288	100.0	1 619	100.0	2 154	100.0	54	100.0	26 115	100.0

Base : All establishments which preferred HK if deciding to relocate in the future
 Ref. : C8a

D13. Preferred building type for relocation in the future

2.97 Among the 26 115 business establishments which did not expect to wind up the business in the coming 5 years and preferred Hong Kong if deciding to relocate in the future, 44.7% reported that they would prefer industrial buildings for relocation in the future, followed by office buildings (33.3%) and I-O buildings (14.1%). (Chart 2.44)

Chart 2.44 : Type of building that was most preferred if deciding to relocate in the future



Base : All establishments which preferred HK if deciding to relocate in the future (26 597)

2.98 Further analyses reveal that the preferred building type for relocation varied according to the building type, district, industry and major function/operation:

By building type (Table 2.108)

- A higher proportion of business establishments located in industrial buildings (58.6%) preferred industrial buildings for relocation in the future, as compared with those in I-O buildings (19.7%), new wholesale conversion buildings (15.3%), Grade B and C office buildings (5.6%) and Grade A office buildings (2.2%).
- Relatively high proportions of business establishments in Grade A office buildings (92.0%) and Grade B and C office buildings (86.2%) preferred office buildings for

relocation in the future, as compared with those in new wholesale conversion buildings (60.1%), I-O buildings (48.6%) and industrial buildings (15.8%).

By district (Table 2.109)

- A relatively high proportion of business establishments in Kowloon Bay Business Area (48.0%) would prefer industrial buildings for relocation in the future, as compared with those in Kwun Tong Business Area (43.4%).
- A relatively high proportion of business establishments in Kwun Tong Business Area (15.7%) would prefer I-O buildings for relocation in the future, as compared with those in Kowloon Bay Business Area (9.7%).

By industry (Table 2.110)

- Relatively high proportions of business establishments engaged in “construction” (58.2%), “manufacturing” (53.8%), “transportation, storage and logistics” (53.1%), “publishing, media and multi-media and creative and performing arts activities and specialized design activities” (51.8%) and “social and personal services” (51.3%) would prefer industrial buildings for relocation in the future, as compared with other industries (ranging from 6.5% to 47.4%).
- Relatively high proportions of business establishments engaged in “banking and financial services and insurance” (86.3%) and “healthcare services, and research and development on natural sciences” (50.0%) would prefer office buildings for relocation in the future, as compared with other industries (ranging from 22.2% to 39.9%).

By major function/operation (Table 2.111)

- Relatively high proportions of business establishments with major functions/operations of “factory/workshop for production/packaging (including food processing, and hydroponics and aquaculture)” (80.7%), “warehouse/storage” (67.7%), “human resources management” (57.9%), “catering service” (55.3%), “cultural and creative workshop” (52.8%) and “technical support (excluding data/computer centre)” (52.5%) would prefer industrial buildings for relocation in the future, as compared with other functions/operations (ranging from 21.0% to 43.0%).

- Relatively high proportions of business establishments with major functions/operations of “financial/asset management” (64.3%) and “customer service/call centre” (51.2%) would prefer office buildings for relocation in the future, as compared with other functions/operations (ranging from 4.7% to 43.5%).

Table 2.108 Type of building that was most preferred if deciding to relocate in the future 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	%		
Industrial building	11 195	58.6	231	19.7	133	2.6	100	2.2	33	5.6	107	15.3	11 665	44.7
Office building	3 014	15.8	568	48.6	4 707	91.3	4 195	92.0	512	86.2	417	60.1	8 705	33.3
Industrial-office building	3 175	16.6	293	25.0	117	2.3	94	2.1	23	3.9	102	14.7	3 687	14.1
Shop	57	0.3	4	0.4	7	0.1	7	0.2	-	-	1	0.2	70	0.3
Residential building	28	0.1	-	-	2	*	2	*	-	-	-	-	30	0.1
Uncertain at this stage	1 628	8.5	73	6.3	189	3.7	164	3.6	26	4.3	67	9.7	1 958	7.5
Base	19 097	100.0	1 169	100.0	5 155	100.0	4 561	100.0	594	100.0	694	100.0	26 115	100.0

Base : All establishments which preferred HK if deciding to relocate in the future
 Ref. : C9

Table 2.109 Type of building that was most preferred if deciding to relocate in the future by district

	District					
	Kowloon Bay Business Area		Kwun Tong Business Area		Overall	
	No. of establishments	%	No. of establishments	%	No. of establishments	%
Industrial building	3 385	48.0	8 281	43.4	11 665	44.7
Office building	2 410	34.2	6 296	33.0	8 705	33.3
Industrial-office building	687	9.7	3 000	15.7	3 687	14.1
Shop	23	0.3	47	0.2	70	0.3
Residential building	4	0.1	25	0.1	30	0.1
Uncertain at this stage	542	7.7	1 415	7.4	1 958	7.5
Base	7 050	100.0	19 065	100.0	26 115	100.0

Base : All establishments which preferred HK if deciding to relocate in the future
 Ref. : C9

Table 2.110 Type of building that was most preferred if deciding to relocate in the future by industry

	Industry																								Overall	
	Manufacturing		Construction		Import / export trades and wholesale and retail		Restaurants and hotels		Transportation, storage and logistics		Telecommunications services and information technology services		Banking and financial services and insurance		Real estate and professional and business services		Publishing, media and multi-media and creative and performing arts activities and specialized design activities		Healthcare services, and research and development on natural sciences		Social and personal services		Waste management			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Industrial building	1 907	53.8	1 151	58.2	4 790	47.4	83	43.0	568	53.1	557	42.0	143	6.5	1 066	37.8	736	51.8	46	19.4	593	51.3	23	41.4	11 665	44.7
Office building	837	23.6	439	22.2	2 768	27.4	54	27.9	319	29.8	530	39.9	1 906	86.3	1 092	38.7	327	23.0	120	50.0	298	25.8	15	25.9	8 705	33.3
Industrial-office building	579	16.3	255	12.9	1 661	16.4	21	10.8	118	11.0	156	11.7	32	1.4	401	14.2	264	18.6	46	19.2	138	11.9	17	30.3	3 687	14.1
Shop	4	0.1	2	0.1	26	0.3	6	3.0	-	-	-	-	2	0.1	14	0.5	2	0.1	2	0.9	14	1.2	-	-	70	0.3
Residential building	-	-	-	-	12	0.1	-	-	2	0.2	-	-	-	-	3	0.1	12	0.8	-	-	2	0.1	-	-	30	0.1
Uncertain at this stage	216	6.1	131	6.6	844	8.4	29	15.2	63	5.9	85	6.4	126	5.7	247	8.7	80	5.6	25	10.5	110	9.6	1	2.4	1 958	7.5
Base	3 542	100.0	1 977	100.0	10 101	100.0	193	100.0	1 071	100.0	1 327	100.0	2 209	100.0	2 824	100.0	1 420	100.0	239	100.0	1 155	100.0	57	100.0	26 115	100.0

Base : All establishments which preferred HK if deciding to relocate in the future

Ref. : C9

Table 2.111 Type of building that was most preferred if deciding to relocate in the future by major functions / operations

	Major functions/operations in the present work location																Overall	
	Strategic management		Business development, sales, marketing and public relations		Financial / asset management		Customer service / call centre		Human resources management		Showroom		Transportation		Sourcing and procurement			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Industrial building	3 033	39.0	7 320	42.1	772	21.0	1 226	30.8	925	57.9	463	43.0	330	40.9	1 082	38.5	11 665	44.7
Office building	2 818	36.2	6 074	35.0	2 362	64.3	2 043	51.2	483	30.3	308	28.6	287	35.5	769	27.4	8 705	33.3
Industrial-office building	944	12.1	2 510	14.5	330	9.0	457	11.5	119	7.4	188	17.5	130	16.1	552	19.6	3 687	14.1
Shop	-	-	48	0.3	-	-	15	0.4	-	-	2	0.1	-	-	3	0.1	70	0.3
Residential building	-	-	25	0.1	3	0.1	-	-	-	-	-	-	-	-	12	0.4	30	0.1
Uncertain at this stage	982	12.6	1 391	8.0	209	5.7	247	6.2	69	4.3	116	10.7	61	7.6	392	14.0	1 958	7.5
Base	7 777	100.0	17 369	100.0	3 675	100.0	3 988	100.0	1 595	100.0	1 076	100.0	808	100.0	2 809	100.0	26 115	100.0

Base : All establishments which preferred HK if deciding to relocate in the future

Ref. : C9

Table 2.111 Type of building that was most preferred if deciding to relocate in the future by major functions / operations (cont'd)

	Major functions/operations in the present work location														Overall			
	Warehouse / storage		Research and development (R&D)		Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)		Cultural and creative workshop		Data / computer centre		Technical support (excl. data / computer centre)		Training centre / educational institution				Catering service	
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%			No. of establishments	%
Industrial building	2 709	67.7	335	38.3	1 070	80.7	487	52.8	58	32.2	378	52.5	136	33.6	18	55.3	11 665	44.7
Office building	365	9.1	314	36.0	62	4.7	179	19.4	65	35.9	219	30.4	176	43.5	5	17.0	8 705	33.3
Industrial-office building	718	17.9	163	18.6	136	10.3	199	21.6	32	17.6	80	11.2	51	12.6	2	7.0	3 687	14.1
Shop	12	0.3	2	0.2	5	0.4	4	0.5	-	-	-	-	1	0.3	3	8.2	70	0.3
Residential building	-	-	-	-	-	-	13	1.4	-	-	-	-	2	0.4	-	-	30	0.1
Uncertain at this stage	197	4.9	59	6.8	53	4.0	39	4.3	26	14.4	43	5.9	38	9.5	4	12.5	1 958	7.5
Base	4 000	100.0	873	100.0	1 326	100.0	923	100.0	181	100.0	720	100.0	405	100.0	32	100.0	26 115	100.0

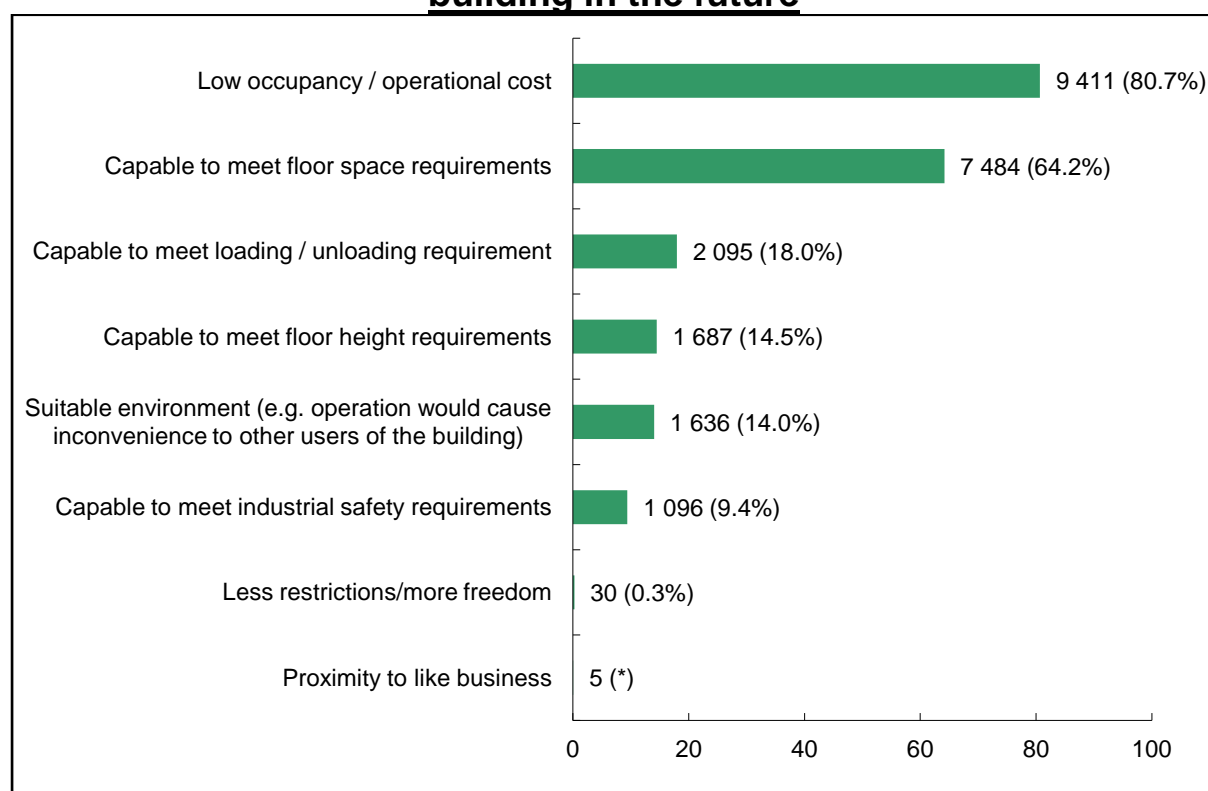
Base : All establishments which preferred HK if deciding to relocate in the future

Ref. : C9

D14. Reasons for the preference for moving to industrial building in the future

2.99 For those 11 665 business establishments which preferred industrial building for relocation in the future, the major reason was “low occupancy/operational cost” (80.7%) and “capable to meet floor space requirements” (64.2%). (Chart 2.45)

Chart 2.45 : Reasons for the preference for moving to industrial building in the future



Base : All establishments which most preferred moving to industrial building if deciding to relocate in the future (11 665)

Note : Multiple answers were allowed

2.100 Further analyses reveal that the reasons for the respondents’ preference for moving to industrial building in the future varied among different primary functions/operations of the business establishments. A relatively high proportion of business establishments with primary function/operation as “human resources management” (92.0%), “sourcing and procurement” (91.2%) and “training centre/educational institution” (89.2%) mentioned “low occupancy/operational cost” as reasons for their preference for moving to industrial building in the future, as compared with other functions/operations (ranging from 60.5% to 84.1%). Business establishments with primary function/operation as “human resources management” also showed a relatively high proportion of mentioning “capable to meet floor space requirements” (79.9%) and “capable to meet floor height requirements” (53.2%) as reasons, as compared with other functions/operations (ranging from 38.4% to 69.3% and 9.8% to 27.7% respectively). (Table 2.112)

Table 2.112 Reason(s) for the preference for moving to industrial building by primary function/operation

	Primary function/operation in the present work location																Overall	
	Strategic management		Business development, sales, marketing and public relations		Financial / asset management		Customer service / call centre		Human resources management		Showroom		Transportation		Sourcing and procurement			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Low occupancy / operational cost	1 920	80.1	4 022	84.1	155	74.4	362	81.2	379	92.0	106	83.7	117	72.2	502	91.2	9 411	80.7
Capable to meet floor space requirements	1 662	69.3	3 157	66.1	83	39.9	171	38.4	329	79.9	71	56.3	71	43.4	363	65.9	7 484	64.2
Capable to meet floor height requirements	252	10.5	498	10.4	29	14.0	63	14.1	219	53.2	21	16.3	18	11.0	106	19.3	1 687	14.5
Capable to meet industrial safety requirements	226	9.4	428	8.9	1	0.7	23	5.1	70	17.0	16	12.5	5	2.8	41	7.5	1 096	9.4
Capable to meet loading / unloading requirement	471	19.6	784	16.4	11	5.2	93	20.9	16	3.9	44	34.6	43	26.2	37	6.7	2 095	18.0
Suitable environment (e.g. operation would cause inconvenience to other users of the building)	285	11.9	664	13.9	9	4.4	42	9.4	12	2.9	17	13.6	29	17.9	30	5.4	1 636	14.0
Proximity to like business	-	-	3	0.1	-	-	-	-	-	-	-	-	1	0.7	-	-	5	*
Less restrictions/more freedom	2	0.1	20	0.4	-	-	-	-	-	-	-	-	-	-	-	-	30	0.3
Base	2 398		4 779		208		446		412		127		163		550		11 665	

Base : All establishments which most preferred moving to industrial building if deciding to relocate in the future
Note : Multiple answers were allowed
Ref. : C10

Table 2.112 Reason(s) for the preference for moving to industrial building by primary function/operation (cont'd)

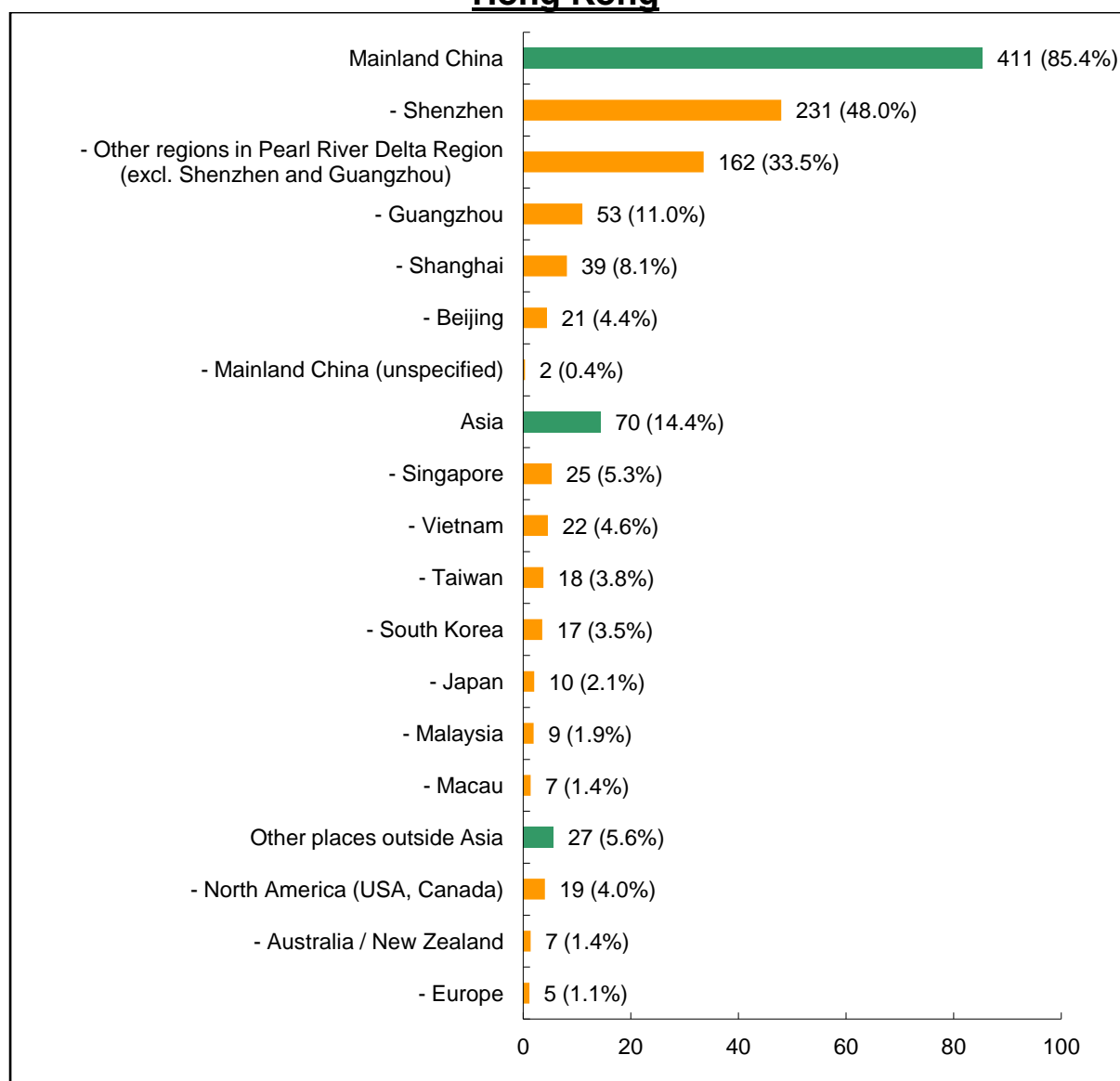
	Primary function/operation in the present work location																Overall	
	Warehouse / storage		Research and development (R&D)		Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)		Cultural and creative workshop		Data / computer centre		Technical support (excl. data / computer centre)		Training centre / educational institution		Catering service			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Low occupancy / operational cost	730	72.3	154	79.7	391	60.5	312	78.9	17	85.9	149	72.4	83	89.2	12	65.6	9 411	80.7
Capable to meet floor space requirements	592	58.6	109	56.3	436	67.5	242	61.2	11	56.2	116	56.5	61	65.7	9	48.3	7 484	64.2
Capable to meet floor height requirements	179	17.7	19	9.8	129	20.0	110	27.7	3	14.1	27	13.1	15	16.6	-	-	1 687	14.5
Capable to meet industrial safety requirements	86	8.5	4	2.2	154	23.8	23	5.7	-	-	10	4.9	9	10.0	-	-	1 096	9.4
Capable to meet loading / unloading requirement	304	30.1	20	10.2	205	31.8	44	11.2	-	-	19	9.4	4	4.1	-	-	2 095	18.0
Suitable environment (e.g. operation would cause inconvenience to other users of the building)	154	15.2	40	20.9	242	37.5	45	11.5	-	-	44	21.1	18	19.1	4	24.2	1 636	14.0
Proximity to like business	-	-	-	-	-	-	-	-	-	-	1	0.7	-	-	-	-	5	*
Less restrictions/more freedom	-	-	7	3.8	-	-	-	-	-	-	-	-	-	-	-	-	30	0.3
Base	1 011		194		646		395		19		206		93		18		11 665	

Base : All establishments which most preferred moving to industrial building if deciding to relocate in the future
Note : Multiple answers were allowed
Ref. : C10

D15. Reasons for moving outside Hong Kong

2.101 Among the 1.8% (482 business establishments) which preferred locations outside Hong Kong if deciding to relocate in the future, 85.4% would consider moving to the Mainland China, mainly Shenzhen (48.0%), Guangzhou (11.0%) and other regions in Pearl River Delta (excluding Shenzhen and Guangzhou) (33.5%). (Chart 2.46)

Chart 2.46 : Expected location for relocating to other places outside Hong Kong

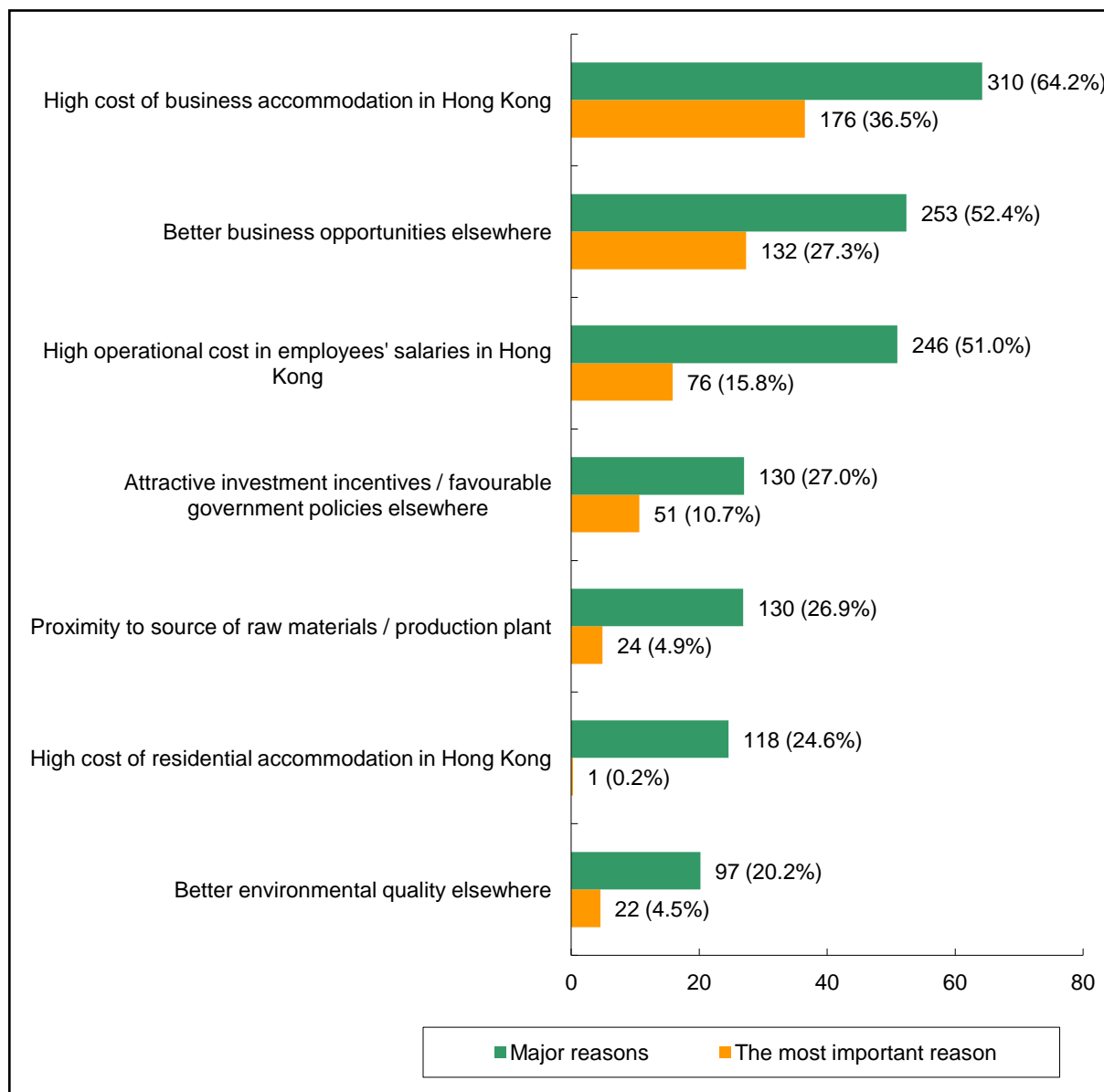


Base : All establishments which preferred other places outside HK if deciding to relocate in the future (482)
 Note : Multiple answers were allowed

2.102 When asked the reasons for considering to relocate to other places outside Hong Kong, relatively high proportion claimed that the most important reason was “high cost of business accommodation in Hong Kong” (36.5%) or “better business opportunities elsewhere” (27.3%). (Chart 2.47)

2.103 When aggregating the percentages of the most important reason and other reasons, while the top 2 were the same as the above mentioned (64.2% and 52.4% respectively), a considerable proportion also quoted the reasons for “high operational cost in employees’ salaries in Hong Kong” (51.0%). (Chart 2.47)

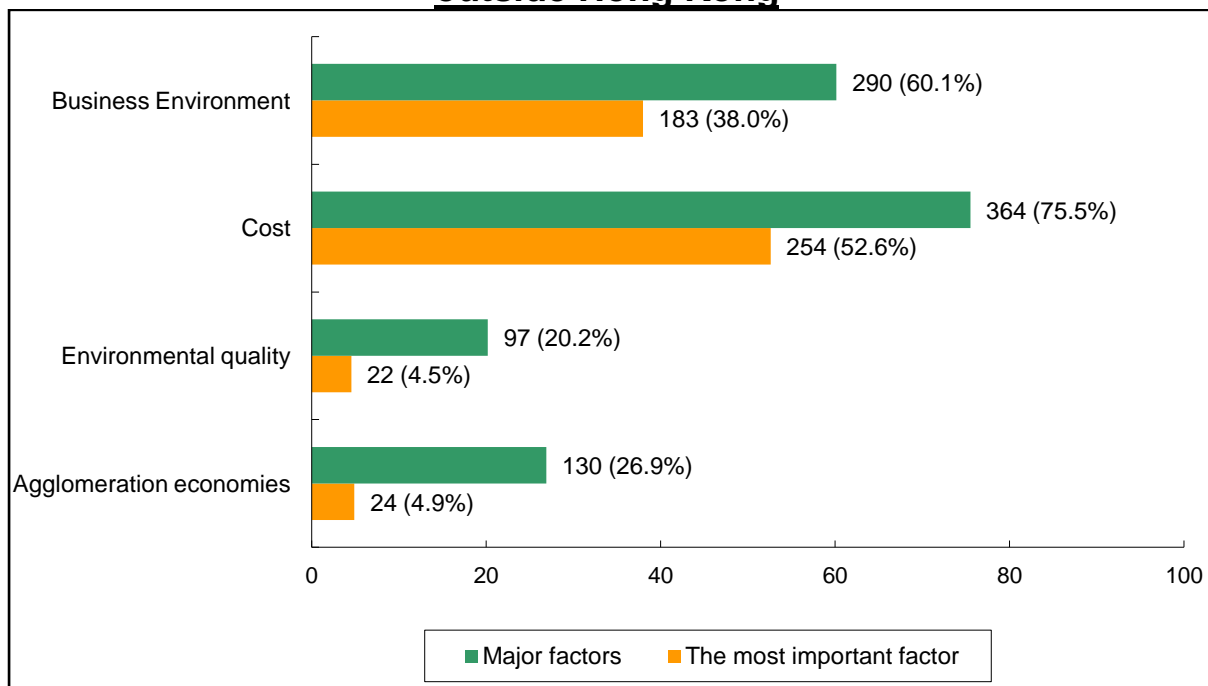
Chart 2.47 : Reasons for considering to relocate to other places outside Hong Kong



Base : All establishments which preferred other places outside HK if deciding to relocate in the future (482)
 Note : Multiple answers were allowed

2.104 If the above reasons are further grouped into key factors, the top 2 major factors of considering to relocate outside Hong Kong were “cost” (75.5%) and “business environment” (60.1%). (Chart 2.48)

Chart 2.48: Factors of considering to relocate to other places outside Hong Kong



Base : All establishments which preferred other places outside HK if deciding to relocate in the future (482)

Note : Multiple answers were allowed

KEY OBSERVATIONS ON SPECIFIC SECTORS

III. KEY OBSERVATIONS ON SPECIFIC SECTORS

A. Manufacturing Industry

3.1 The key observations on the 3 795 business establishments engaged in “manufacturing” industry in Kowloon East were highlighted below.

A1. Building and district information

3.2 86.3% of the business establishments engaged in “manufacturing” industry were located in industrial buildings, 8.6% in office buildings, 3.4% in I-O buildings and 1.7% in new wholesale conversion buildings. (Table 3.1)

Table 3.1 Manufacturing industry – Building type

	Manufacturing Industry	
	No. of establishments	%
Office building	328	8.6
Industrial - office building	128	3.4
Industrial building	3 274	86.3
New wholesale conversion building	66	1.7

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

3.3 77.2% of the business establishments engaged in “manufacturing” industry were in Kwun Tong Business Area while 22.8% in Kowloon Bay Business Area. (Table 3.2)

Table 3.2 Manufacturing industry – District

	Manufacturing Industry	
	No. of establishments	%
Kowloon Bay Business Area	866	22.8
Kwun Tong Business Area	2 929	77.2

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

3.4 The vast majority (91.1%) of business establishments engaged in “manufacturing” industry were located in buildings which were completed in 2000 or before, 4.3% were located in buildings completed between 2001 and 2010, and 4.6% were located in buildings completed in 2011 or after. (Table 3.3)

Table 3.3 Manufacturing industry - Building completion year

	Manufacturing Industry	
	No. of establishments	%
2000 or before	3 456	91.1%
2001-2010	164	4.3%
2011 or after	175	4.6%

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

A2. Establishment characteristics

3.5 "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 of these business establishments engaged in. (Table 3.4)

Table 3.4 Manufacturing industry - Detailed manufacturing activities

	Manufacturing Industry	
	No. of establishments	%
Food, beverages and tobacco	173	4.6
Textiles, wearing apparel and leather	1 022	26.9
Wood products and paper products	199	5.2
Printing and reproduction of recorded media	847	22.3
Metal, computer, electronic and optical products, machinery and equipment	1 033	27.2
Plastic products	235	6.2
Toys	144	3.8
Watches	51	1.3
Jewellery	18	0.5
Chemical products	64	1.7
Glass/lighting	8	0.2

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

3.6 63.4% of the business establishments engaged in "manufacturing" industry 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%) and "factory/workshop for production/packaging (including food processing, and hydroponics and aquaculture)" (22.7%). (Table 3.5)

Table 3.5 Manufacturing industry - Major functions / operations in the present work location

	Manufacturing Industry	
	No. of establishments	%
Business development, sales, marketing and public relations	2 405	63.4
Strategic management	1 071	28.2
Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)	862	22.7
Warehouse / storage	628	16.6
Customer service / call centre	468	12.3
Financial / asset management	438	11.5
Sourcing and procurement	406	10.7
Human resources management	212	5.6
Research and development (R&D)	193	5.1
Showroom	189	5.0
Transportation	96	2.5
Technical support (excl. data / computer centre)	77	2.0
Cultural and creative workshop	11	0.3
Training centre / educational institution	9	0.2
Catering service	2	*
Data / computer centre	1	*

Base: All establishments engaged in “manufacturing” industry (3 795)
 Note: Multiple answers were allowed

3.7 Regarding the internal floor area of the present work location, 17.4% of the business establishments engaged in “manufacturing” industry reported an area of less than 500 square feet; 23.2% reported 500 to 999 square feet; 40.8% reported 1 000 to 2 999 square feet and 18.6% reported 3 000 square feet or above. The mean and median internal floor area of the present work location were 2 220 square feet and 1 000 square feet respectively. (Table 3.6)

3.8 The average internal floor area was larger for business establishments taking up the function of “sourcing and procurement” (3 768 square feet), followed by “transportation” (3 357 square feet) and “financial / asset management” (3 250 square feet). (Table 3.6)

Table 3.6 Manufacturing industry - Internal floor area of the present work location by major functions/operations

	Major functions/operations																Base	
	Strategic management		Business development, sales, marketing and public relations		Financial / asset management		Customer service / call centre		Human resources management		Showroom		Transportation		Sourcing and procurement			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
< 100 sq.ft.	8	0.8	36	1.5	4	0.9	7	1.4	-	-	12	6.2	2	1.7	9	2.2	58	1.5
100 - 199 sq.ft.	56	5.3	78	3.2	5	1.2	25	5.3	15	7.0	-	-	2	1.7	15	3.7	154	4.0
200 - 249 sq.ft.	19	1.8	76	3.2	13	3.0	21	4.5	3	1.6	4	1.9	-	-	12	2.9	130	3.4
250 - 499 sq.ft.	67	6.2	240	10.0	29	6.7	40	8.5	6	2.8	-	-	2	1.7	8	2.1	323	8.5
500 - 999 sq.ft.	236	22.0	580	24.1	78	17.8	97	20.7	10	4.8	39	20.9	10	10.3	131	32.3	880	23.2
1 000 - 2 999 sq.ft.	435	40.6	938	39.0	164	37.5	211	45.0	130	61.3	55	29.2	53	55.0	165	40.5	1 547	40.8
3 000 - 4 999 sq.ft.	152	14.1	235	9.8	59	13.4	40	8.6	15	7.2	58	31.0	7	7.2	25	6.1	378	10.0
5 000 - 9 999 sq.ft.	61	5.7	109	4.5	41	9.3	14	3.0	13	6.0	9	4.7	17	17.6	20	5.0	172	4.5
≥ 10 000 sq.ft.	38	3.5	113	4.7	44	10.1	14	3.1	20	9.3	12	6.2	5	4.8	21	5.3	154	4.1
Mean (sq.ft.)	2 161.0		2 081.9		3 249.5		1 795.8		2 876.3		2 639.3		3 356.6		3 768.1		2 220.3	
Median (sq.ft.)	1 200.0		1 000.0		1 700.0		1 200.0		1 800.0		1 761.7		1 850.0		1 000.0		1 000.0	

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

Table 3.6 Manufacturing industry - Internal floor area of the present work location by major functions/operations (cont'd)

	Major functions/operations in the present work location																	
	Warehouse / storage		Research and development (R&D)		Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)		Cultural and creative workshop		Data / computer centre		Technical support (excl. data / computer centre)		Training centre / educational institution		Catering service		Base	
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
< 100 sq.ft.	8	1.3	6	3.1	-	-	-	-	-	-	6	7.8	-	-	-	-	58	1.5
100 - 199 sq.ft.	12	1.9	12	6.0	10	1.2	-	-	-	-	3	3.8	2	26.3	-	-	154	4.0
200 - 249 sq.ft.	6	1.0	2	1.1	25	2.9	-	-	-	-	3	4.4	2	26.3	-	-	130	3.4
250 - 499 sq.ft.	33	5.3	24	12.6	67	7.8	3	29.7	-	-	7	9.3	-	-	-	-	323	8.5
500 - 999 sq.ft.	114	18.2	28	14.7	264	30.6	4	31.6	-	-	13	16.9	-	-	-	-	880	23.2
1 000 - 2 999 sq.ft.	322	51.3	63	32.7	360	41.8	3	27.8	-	-	19	24.1	-	-	-	-	1 547	40.8
3 000 - 4 999 sq.ft.	67	10.6	33	17.4	64	7.5	1	10.8	1	100.0	21	27.2	1	14.5	2	100.0	378	10.0
5 000 - 9 999 sq.ft.	46	7.3	12	6.2	39	4.5	-	-	-	-	2	2.5	3	33.0	-	-	172	4.5
≥ 10 000 sq.ft.	19	3.1	12	6.1	32	3.7	-	-	-	-	3	4.1	-	-	-	-	154	4.1
Mean (sq.ft.)	2 276.1		2 850.4		1 947.9		1 088.0		3 000.0		2 539.3		3 105.5		3 000.0		2 220.3	
Median (sq.ft.)	1 370.9		1 000.0		1 000.0		600.0		3 000.0		1 500.0		1 482.8		3 000.0		1 000.0	

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

3.9 59.2% of the business establishments engaged in “manufacturing” industry reported that there were 1 to 4 persons working in the present work location, 20.6% reported 5 to 9 persons, 12.4% reported 10 to 19 persons and 7.7% reported 20 persons or more. (Table 3.7)

Table 3.7 Manufacturing industry - Number of persons who worked in the present work location

	Manufacturing Industry	
	No. of establishments	%
1-4	2 246	59.2
5-9	782	20.6
10-19	471	12.4
20-49	224	5.9
50-99	59	1.5
≥ 100	13	0.3

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

3.10 66.3% of the business establishment engaged in “manufacturing” industry rented the present work location while 32.4% owned the present work location. 1.3% said that the present work location was rent-free. (Table 3.8)

Table 3.8 Manufacturing industry - Tenure of present work location

	Manufacturing Industry	
	No. of establishments	%
Own	1 231	32.4
Rent	2 516	66.3
Rent-free	49	1.3

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

3.11 25.8% of the business establishments engaged in “manufacturing” industry reported that the monthly rent (excluding 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 3.9)

3.12 Relatively high proportions of the business establishments engaged in “manufacturing” industry taken up the function of “showroom” (38.8%), “customer service/call centre” (32.8%) and “research and development” (32.4%) paid monthly rent of below HK\$10 000, as compared with other functions/operations (ranging from 0% to 29.7%). On the other hand, a relatively high proportion of the business establishments taken up the function of “financial / asset management” (12.3%) paid monthly rent of HK\$100 000 or above, as compared with other functions/operations (ranging from 0% to 9.5%). (Table 3.9).

Table 3.9 Manufacturing industry - Monthly rent of the present work location by major functions/operations

	Major functions/operations in the present work location																	
	Strategic management		Business development, sales, marketing and public relations		Financial / asset management		Customer service / call centre		Human resources management		Showroom		Transportation		Sourcing and procurement		Base	
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
<HK\$5 000	43	6.3	99	6.4	2	0.6	38	11.4	12	9.7	12	11.7	-	-	14	4.6	184	7.3
HK\$5 000 - 9 999	83	12.2	328	21.0	19	7.4	71	21.4	3	2.8	27	27.0	-	-	54	17.5	466	18.5
HK\$10 000 - 29 999	258	37.6	556	35.7	109	43.5	119	35.6	55	46.0	32	31.8	20	34.5	115	37.4	957	38.1
HK\$30 000 - 49 999	154	22.5	214	13.7	58	23.0	49	14.6	20	16.8	11	11.5	17	28.8	75	24.4	392	15.6
HK\$50 000 - 69 999	22	3.3	37	2.4	7	2.9	9	2.6	3	2.3	1	1.5	-	-	3	1.1	57	2.3
HK\$70 000 - 99 999	23	3.3	41	2.6	10	3.9	19	5.8	6	4.7	3	3.3	4	6.5	9	3.0	59	2.3
HK\$100 000 - 149 999	18	2.6	43	2.7	12	4.6	5	1.6	5	4.3	7	7.2	-	-	9	3.0	54	2.1
HK\$150 000 - 199 999	5	0.7	24	1.6	7	2.7	5	1.6	-	-	-	-	-	-	3	0.8	33	1.3
≥HK\$200 000	8	1.1	28	1.8	13	5.0	7	2.2	1	1.0	2	2.3	-	-	4	1.4	32	1.3
Information cannot be provided	71	10.3	190	12.2	16	6.4	11	3.2	15	12.5	4	3.7	18	30.2	21	6.7	282	11.2

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

Ref. : A7b

Table 3.9 Manufacturing industry - Monthly rent of the present work location by major functions/operations (cont'd)

	Major functions/operations in the present work location																Base	
	Warehouse / storage		Research and development (R&D)		Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)		Cultural and creative workshop		Data / computer centre		Technical support (excl. data / computer centre)		Training centre / educational institution		Catering service			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
<HK\$5 000	13	3.5	16	10.2	8	1.4	3	29.7	-	-	8	11.9	2	30.7	-	-	184	7.3
HK\$5 000 - 9 999	52	13.8	36	22.3	148	24.4	-	-	-	-	12	17.8	2	30.7	-	-	466	18.5
HK\$10 000 - 29 999	209	55.4	53	32.9	281	46.2	5	47.2	-	-	12	18.3	-	-	-	-	957	38.1
HK\$30 000 - 49 999	58	15.5	5	3.3	48	7.9	-	-	-	-	3	5.1	-	-	2	100.0	392	15.6
HK\$50 000 - 69 999	3	0.8	4	2.4	12	2.0	1	12.3	-	-	4	6.5	-	-	-	-	57	2.3
HK\$70 000 - 99 999	3	0.8	1	0.8	15	2.4	-	-	-	-	-	-	-	-	-	-	59	2.3
HK\$100 000 - 149 999	6	1.5	4	2.5	9	1.5	1	10.8	-	-	-	-	-	-	-	-	54	2.1
HK\$150 000 - 199 999	5	1.4	7	4.5	7	1.2	-	-	-	-	-	-	2	20.9	-	-	33	1.3
≥ HK\$200 000	4	1.2	4	2.2	6	0.9	-	-	-	-	-	-	1	17.7	-	-	32	1.3
Information cannot be provided	23	6.2	31	19.0	73	12.0	-	-	1	100.0	26	40.4	-	-	-	-	282	11.2

Base : All establishments engaged in "manufacturing" industry for which the present work location is rented
Ref. : A7b

A3. History of locating in Kowloon East

3.13 13.3% of the business establishments engaged in “manufacturing” industry were located in the present work location for less than 2 years, 24.8% for 2 years to less than 5 years, 20.0% for 5 years to less than 10 years and 41.9% for 10 years or more. (Table 3.10)

3.14 83.6% of the business establishments engaged in “manufacturing” industry were located in the present work location in Kowloon East 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. (Table 3.11)

Table 3.10 Manufacturing industry - Duration of establishment located in the present work location

	Manufacturing Industry	
	No. of establishments	%
< 2 years	504	13.3
2 - < 5 years	942	24.8
5 - < 10 years	758	20.0
≥ 10 years	1 592	41.9

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

Table 3.11 Manufacturing industry - History of establishment located in Kowloon East

	Manufacturing Industry	
	No. of establishments	%
Located in KIn East since setting up the business / moved from KIn East	3 173	83.6
Relocated / expanded from non-CBD area	453	11.9
Relocated / expanded from traditional CBD area	169	4.5

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

3.15 The top 3 reasons for 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%). (Table 3.12)

Table 3.12 Manufacturing industry - Reasons for choosing / expanding at the present work location

	Manufacturing Industry	
	No. of establishments	%
Availability of suitable premises / Capable to meet floor space requirements	2 263	59.6
Low occupancy / operational cost	2 027	53.4
Good accessibility to local public transport (e.g. MTR) / Convenient location	1 449	38.2
Proximity to like business / parent or subsidiary companies	322	8.5
Proximity to regular contacts (e.g. clients / business partners / government departments)	320	8.4
Adequate parking or loading/unloading spaces	276	7.3
Sufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	246	6.5
Good environmental quality, amenities and landscaping (e.g. trees, open space, streets)	149	3.9
Prestigious location	105	2.8
Good accessibility to the airport / cross-boundary transport services	81	2.1
Good building quality / management	11	0.3
Good development potential of Kowloon East	6	0.2

Base: All establishments engaged in "manufacturing" industry (3 795)
 Note: Multiple answers were allowed

A4. Views on present location and building

3.16 The top 3 factors influencing the choice of location that more than half of the establishments considered very/quite important were “occupancy cost” (87.4%), “operational cost in general” (77.6%) and “accessibility to local public transport ” (73.9%). (Table 3.13)

Table 3.13 Manufacturing industry - Perceived level of importance of factors influencing the choice of location

	Manufacturing Industry	
	No. of establishments	%
<u>Occupancy cost</u>		
Very / quite important	3 318	87.4
Neutral	400	10.5
Not quite / not important at all	78	2.1
<u>Operational cost in general</u>		
Very / quite important	2 944	77.6
Neutral	717	18.9
Not quite / not important at all	135	3.5
<u>Choices of suitable premises to buy / rent</u>		
Very / quite important	2 240	59.0
Neutral	1 225	32.3
Not quite / not important at all	330	8.7
<u>Accessibility to the airport / cross-boundary transport services</u>		
Very / quite important	1 425	37.6
Neutral	1 294	34.1
Not quite / not important at all	1 076	28.3
<u>Accessibility to local public transport</u>		
Very / quite important	2 803	73.9
Neutral	793	20.9
Not quite / not important at all	194	5.1
No comment	6	0.2
<u>Accessibility within Kowloon East (including walkability)</u>		
Very / quite important	2 415	63.6
Neutral	1 109	29.2
Not quite / not important at all	271	7.1
<u>Proximity to clients / business partners</u>		
Very / quite important	1 664	43.9
Neutral	1 367	36.0
Not quite / not important at all	764	20.1
Base	3 795	100.0
Base: All establishments engaged in “manufacturing” industry (3 795)		

Table 3.13 Manufacturing industry - Perceived level of importance of factors influencing the choice of location (cont'd)

	Manufacturing Industry	
	No. of establishments	%
<u>Proximity to government departments</u>		
Very / quite important	935	24.6
Neutral	1 637	43.1
Not quite / not important at all	1 224	32.2
<u>Presence of like businesses</u>		
Very / quite important	1 280	33.7
Neutral	1 448	38.2
Not quite / not important at all	1 068	28.1
<u>Proximity to business supporting services</u>		
Very / quite important	2 455	64.7
Neutral	1 025	27.0
Not quite / not important at all	315	8.3
<u>Choices of retail and eating outlets</u>		
Very / quite important	2 093	55.1
Neutral	1 303	34.3
Not quite / not important at all	399	10.5
<u>Environmental quality, amenities and landscaping</u>		
Very / quite important	1 652	43.5
Neutral	1 594	42.0
Not quite / not important at all	549	14.5
<u>Vibrant location with various leisure activities and events</u>		
Very / quite important	1 250	32.9
Neutral	1 798	47.4
Not quite / not important at all	747	19.7
<u>Prestigious location</u>		
Very / quite important	1 147	30.2
Neutral	1 790	47.2
Not quite / not important at all	856	22.5
No comment	3	0.1
Base	3 795	100.0

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

3.17 More than half of the business establishments engaged in “manufacturing” industry 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 location. (Table 3.14)

3.18 Overall speaking, more than half (51.1%) of the business establishments engaged in “manufacturing” industry were very/quite satisfied and 45.8% were neutral with the present work location. Only 3.1% rated very/quite dissatisfied. (Table 3.14)

Table 3.14 Manufacturing industry - Satisfaction level of the present location in respect of each factor and overall satisfaction

	Manufacturing Industry	
	No. of establishments	%
<u>Occupancy cost</u>		
Very / quite satisfied	1 742	45.9
Neutral	1 576	41.5
Very / quite dissatisfied	477	12.6
<u>Operational cost in general</u>		
Very / quite satisfied	1 627	42.9
Neutral	1 811	47.7
Very / quite dissatisfied	354	9.3
No comment	3	0.1
<u>Choices of suitable premises to buy / rent</u>		
Very / quite satisfied	1 457	38.4
Neutral	1 960	51.6
Very / quite dissatisfied	379	10.0
<u>Accessibility to the airport / cross-boundary transport services</u>		
Very / quite satisfied	1 151	30.3
Neutral	2 068	54.5
Very / quite dissatisfied	575	15.2
No comment	1	*
<u>Accessibility to local public transport</u>		
Very / quite satisfied	2 331	61.4
Neutral	1 196	31.5
Very / quite dissatisfied	252	6.6
No comment	17	0.4
<u>Accessibility within Kowloon East (including walkability)</u>		
Very / quite satisfied	1 892	49.9
Neutral	1 544	40.7
Very / quite dissatisfied	359	9.5
<u>Proximity to clients / business partners</u>		
Very / quite satisfied	1 289	34.0
Neutral	2 137	56.3
Very / quite dissatisfied	370	9.7
Base	3 795	100.0

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

Table 3.14 Manufacturing industry - Satisfaction level of the present location in respect of each factor and overall satisfaction (cont'd)

	Manufacturing Industry	
	No. of establishments	%
<u>Proximity to government departments</u>		
Very / quite satisfied	997	26.3
Neutral	2 173	57.3
Very / quite dissatisfied	623	16.4
No comment	3	0.1
<u>Presence of like businesses</u>		
Very / quite satisfied	1 076	28.3
Neutral	2 301	60.6
Very / quite dissatisfied	414	10.9
No comment	5	0.1
<u>Proximity to business supporting services</u>		
Very / quite satisfied	2 180	57.4
Neutral	1 376	36.2
Very / quite dissatisfied	239	6.3
<u>Choices of retail and eating outlets</u>		
Very / quite satisfied	1 732	45.6
Neutral	1 676	44.2
Very / quite dissatisfied	384	10.1
No comment	3	0.1
<u>Environmental quality, amenities and landscaping</u>		
Very / quite satisfied	996	26.2
Neutral	1 793	47.2
Very / quite dissatisfied	1 007	26.5
<u>Vibrant location with various leisure activities and events</u>		
Very / quite satisfied	884	23.3
Neutral	1 898	50.0
Very / quite dissatisfied	1 014	26.7
<u>Prestigious location</u>		
Very / quite satisfied	898	23.6
Neutral	2 069	54.5
Very / quite dissatisfied	826	21.8
No comment	3	0.1
<u>Overall satisfaction level towards the present location</u>		
Very / quite satisfied	1 939	51.1
Neutral	1 738	45.8
Very / quite dissatisfied	118	3.1
Base	3 795	100.0

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

3.19 The top 4 factors influencing the choice of building that more than half of the establishments considered very/quite important were “occupancy cost” (84.2%), “ability to meet floor space requirements” (79.9%), “building facilities, physical condition and management” (65.8%) and “parking facilities” (52.2%). (Table 3.15)

Table 3.15 Manufacturing industry - Perceived level of importance of factors influencing the choice of building

	Manufacturing Industry	
	No. of establishments	%
<u>Occupancy cost</u>		
Very / quite important	3 195	84.2
Neutral	555	14.6
Not quite / not important at all	45	1.2
<u>Ability to meet floor space requirements</u>		
Very / quite important	3 032	79.9
Neutral	715	18.8
Not quite / not important at all	48	1.3
<u>Prestige</u>		
Very / quite important	1 183	31.2
Neutral	1 906	50.2
Not quite / not important at all	707	18.6
<u>Building facilities, physical condition and management</u>		
Very / quite important	2 497	65.8
Neutral	1 098	28.9
Not quite / not important at all	200	5.3
<u>Parking facilities</u>		
Very / quite important	1 980	52.2
Neutral	1 337	35.2
Not quite / not important at all	479	12.6
<u>Environment-friendly design</u>		
Very / quite important	1 423	37.5
Neutral	1 748	46.1
Not quite / not important at all	625	16.5
<u>IT facilities</u>		
Very / quite important	1 635	43.1
Neutral	1 671	44.0
Not quite / not important at all	490	12.9
<u>Amenities in the same building</u>		
Very / quite important	1 673	44.1
Neutral	1 477	38.9
Not quite / not important at all	645	17.0
Base	3 795	100.0

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

3.20 More than half of the business establishments engaged in “manufacturing” industry were very/quite satisfied with “ability to meet floor space requirements” (56.6%) when they were asked to rate the satisfaction level of various factors influencing the choice of building. (Table 3.16)

3.21 Overall speaking, 36.2% of the business establishments engaged in “manufacturing” industry were very/quite satisfied and 54.7% were neutral with the present building, while 9.1% rated very/quite dissatisfied. (Table 3.16)

Table 3.16 Manufacturing industry - Satisfaction level of the present building in respect of each factor and overall satisfaction

	Manufacturing Industry	
	No. of establishments	%
<u>Occupancy cost</u>		
Very / quite satisfied	1 811	47.7
Neutral	1 545	40.7
Very / quite dissatisfied	439	11.6
<u>Ability to meet floor space requirements</u>		
Very / quite satisfied	2 150	56.6
Neutral	1 374	36.2
Very / quite dissatisfied	272	7.2
<u>Prestige</u>		
Very / quite satisfied	838	22.1
Neutral	2 194	57.8
Very / quite dissatisfied	763	20.1
No comment	1	*
<u>Building facilities, physical condition and management</u>		
Very / quite satisfied	1 276	33.6
Neutral	1 794	47.3
Very / quite dissatisfied	722	19.0
No comment	4	0.1
<u>Parking facilities</u>		
Very / quite satisfied	936	24.6
Neutral	1 753	46.2
Very / quite dissatisfied	1 107	29.2
<u>Environment-friendly design</u>		
Very / quite satisfied	722	19.0
Neutral	1 725	45.4
Very / quite dissatisfied	1 347	35.5
No comment	2	0.1
<u>IT facilities</u>		
Very / quite satisfied	866	22.8
Neutral	1 857	48.9
Very / quite dissatisfied	1 072	28.2
<u>Amenities in the same building</u>		
Very / quite satisfied	1 062	28.0
Neutral	1 718	45.3
Very / quite dissatisfied	1 016	26.8
<u>Overall satisfaction level towards the present building</u>		
Very / quite satisfied	1 375	36.2
Neutral	2 076	54.7
Very / quite dissatisfied	345	9.1
Base	3 795	100.0

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

A5. Future plans and potential for relocation

3.22 55.2% of the business establishments engaged in “manufacturing” industry expected that their business activities will remain the same. 15.5% expected to expand in scope/volume while 6.0% expected reduction instead. 3.3% said that they would wind up the business in the coming 5 years. (Table 3.17)

Table 3.17 Manufacturing industry - Expected changes of the establishments in the coming 5 years

	Manufacturing Industry	
	No. of establishments	%
Reduce in scope / volume	228	6.0
Remain the same	2 094	55.2
Expand in scope / volume	589	15.5
Uncertain at this stage	759	20.0
Wind up the business	125	3.3

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

3.23 Among those establishments which would not wind up the business in the coming 5 years, 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 that 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%). (Tables 3.18 and 3.19)

Table 3.18 Manufacturing industry - Possibility of leaving the present work location in the coming 5 years / when the lease expires

	Manufacturing Industry	
	No. of establishments	%
Very/quite unlikely	2 091	57.0
Very/quite likely	690	18.8
Uncertain at this stage	888	24.2

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

Table 3.19 Manufacturing industry - Major reasons for expecting to leave the present work location

	Manufacturing Industry	
	No. of establishments	%
High occupancy / operational cost	425	61.6
Lack of suitable premises / Unable to meet floor space requirements	241	34.9
Unable to renew the lease	89	12.9
Insufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	67	9.7
Location not prestigious	64	9.3
Poor building facilities, physical conditions and management	51	7.4
Poor accessibility to local public transport (e.g. MTR) / Inconvenient location	49	7.1
Inadequate parking or loading/unloading spaces	44	6.4
Poor environmental quality, amenities & landscaping (e.g. trees, open space, streets)	31	4.4
Redevelopment / partial or wholesale conversion of the building	25	3.6
Far from regular contacts (e.g. clients / business partners / government departments)	23	3.4
Far from like business / parent or subsidiary companies	22	3.1
Following the relocation of head office	13	1.9
Poor accessibility to the airport / cross-boundary transport services	10	1.5
Bought new property	10	1.4
Reduce in scope	2	0.2
Intended to sell the present property	1	0.2

Base: All establishments engaged in "manufacturing" industry which would very / quite likely leave the present work location in the coming 5 years /when the lease expires (690)
 Note: Multiple answers were allowed

3.24 For those 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. 75.2% would consider Kowloon East (Kwun Tong / Kowloon Bay) only, 4.9% would consider non-CBD area only, 1.2% would consider traditional CBD area only and 15.1% would consider more than one area. 3.5% would prefer locations outside Hong Kong. (Table 3.20)

Table 3.20 Manufacturing industry - Preferred location if deciding to relocate in the future

	Manufacturing Industry	
	No. of establishments	%
Hong Kong	3 542	96.5
Kwun Tong / Kowloon Bay	3 277	89.3
Non-CBD area	640	17.4
Traditional CBD area	224	6.1
Uncertain at this stage	5	0.1
<u>Summary</u>		
Only consider Kwun Tong / Kowloon Bay	2 760	75.2
Only consider Non-CBD area	179	4.9
Only consider traditional CBD area	44	1.2
Consider more than one area	555	15.1
Uncertain at this stage	5	0.1
Outside Hong Kong	128	3.5

Base: All establishments engaged in "manufacturing" industry which would not wind up the business in the coming 5 years (3 670)
 Note: Multiple answers were allowed

3.25 For those which preferred Hong Kong if deciding to relocate in the future, regarding the most important reason for moving to the most preferred location, the top 2 cited were “low occupancy/operation cost” (32.7%) and “better accessibility in general” (31.4%). (Table 3.21)

Table 3.21 Manufacturing industry - The most important factor and reason for preferring the most preferred district in HK if deciding to relocate in the future

	Manufacturing Industry	
	No. of establishments	%
<u>Cost</u>	1 158	32.7
Lower occupancy / operation cost	1 158	32.7
<u>Accessibility and parking facilities</u>	1 158	32.7
Better accessibility in general	1 112	31.4
Adequate parking or loading/unloading spaces	46	1.3
<u>Premises</u>	576	16.3
Availability of suitable premises / capable to meet floor space requirements	509	14.4
Prefer to own the premises and premises in that area generally have a higher return	67	1.9
<u>Agglomeration economies</u>	427	12.0
Proximity to like business / parent or subsidiary companies	157	4.4
Proximity to regular contacts (e.g. clients / business partners / government departments)	207	5.8
Sufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	62	1.8
<u>Prestige</u>	112	3.2
Prestigious location	112	3.2
<u>Environment and amenities</u>	80	2.3
Better environmental quality	80	2.3
<u>Labour</u>	17	0.5
Able to attract quality staff	17	0.5
<u>Others</u>	9	0.3
Familiar to this location/district	8	0.2
Good in Fung Shui	1	*
<u>Uncertain at this stage</u>	6	0.2
Uncertain at this stage	6	0.2

Base : All establishments engaged in “manufacturing” industry which preferred HK if deciding to relocate in the future (3 542)

3.26 When asked the reasons for considering to relocate outside Hong Kong, relatively high proportions of the establishments claimed that the most important reason was “high cost of business accommodation in Hong Kong” (31.4%) or “high operational cost in employees’ salaries in Hong Kong” (30.1%). (Table 3.22)

Table 3.22 Manufacturing industry - The most important factor and reason for considering to relocate to other places outside HK

	Manufacturing Industry	
	No. of establishments	%
Cost	78	61.5
High cost of business accommodation in Hong Kong	40	31.4
High operational cost in employees’ salaries in Hong Kong	38	30.1
Business Environment	30	23.5
Better business opportunities elsewhere	18	14.4
Attractive investment incentives / favourable government policies elsewhere	12	9.1
Environmental quality	9	7.3
Better environmental quality elsewhere	9	7.3
Agglomeration economies	10	7.7
Proximity to source of raw materials / production plant	10	7.7

Base : All establishments engaged in “manufacturing” industry which preferred other places outside HK if deciding to relocate in the future (128)

3.27 Regarding the preferred building type for relocation in the future, 53.8% of the establishments would prefer industrial buildings, 23.6% would prefer office buildings and 16.3% would prefer I-O buildings. (Table 3.23)

Table 3.23 Manufacturing industry - Type of building that was most preferred if deciding to relocate in the future

	Manufacturing Industry	
	No. of establishments	%
Office building	837	23.6
Industrial building	1 907	53.8
Industrial-office building	579	16.3
Uncertain at this stage	216	6.1

Base: All establishments engaged in “manufacturing” industry which preferred HK if deciding to relocate in the future (3 542)

3.28 For those business establishments which preferred industrial building for relocation in the future, the major reason was “low occupancy/operational cost” (71.3%) and “capable to meet floor space requirements” (63.5%). (Table 3.24)

Table 3.24 Manufacturing industry – Reasons for the preference for moving to industrial building in the future

	Manufacturing Industry	
	No. of establishments	%
Low occupancy / operational cost	1 359	71.3
Capable to meet floor space requirements	1 211	63.5
Capable to meet floor height requirements	328	17.2
Capable to meet industrial safety requirements	267	14.0
Capable to meet loading / unloading requirement	480	25.1
Suitable environment (e.g. operation would cause inconvenience to other users of the building)	437	22.9

Base : All establishments engaged in “manufacturing” industry which most preferred moving to industrial building if deciding to relocate in the future (1 907)
 Note: Multiple answers were allowed

B. Arts, Cultural and Creative Uses

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

B1. Building and district information

3.30 Among 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. (Table 3.25)

Table 3.25 Arts, cultural and creative uses - Building type

	Arts, Cultural and Creative Uses	
	No. of establishments	%
Office building	157	9.3
Industrial- office building	40	2.4
Industrial building	1 448	85.7
New wholesale conversion building	45	2.7

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

3.31 80.3% of the business establishments were located in Kwun Tong Business Area while 19.7% were located in Kowloon Bay Business Area. (Table 3.26)

Table 3.26 Arts, cultural and creative uses - District

	Arts, Cultural and Creative Uses	
	No. of establishments	%
Kowloon Bay Business Area	333	19.7
Kwun Tong Business Area	1 358	80.3

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

B2. Establishment characteristics

3.32 43.4% of the business establishments with “arts, cultural and creative uses” 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

function/operation of “cultural and creative workshop”, their detailed functions/operations were mainly advertising (16.8%), audio-visual (7.7%), photography (6.3%) and visual arts (5.2%). (Table 3.27)

3.33 Further analyses show that a relatively high proportion of establishments for which the present work location was rented reported that the primary functions or operations were “cultural and creative workshop” (44.2%) and “strategic management” (14.7%), while a relatively high proportion of business establishments for which the present work location was owned reported that the primary function or operation in their present work location were “human resources management” (12.0%). (Table 3.27)

Table 3.27 Arts, cultural and creative uses - Primary function / operation in the present work location – By tenure

	Tenure						Overall	
	Own		Rent		Rent-free			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Strategic management	19	10.0	218	14.7	4	24.7	241	14.3
Business development, sales, marketing and public relations	52	27.0	418	28.2	4	30.6	475	28.1
Financial / asset management	-	-	21	1.5	-	-	21	1.3
Customer service / call centre	3	1.4	28	1.9	3	18.7	33	2.0
Human resources management	23	12.0	18	1.2	-	-	41	2.4
Showroom	-	-	3	0.2	-	-	3	0.2
Sourcing and procurement	-	-	2	0.1	-	-	2	0.1
Warehouse / storage	4	1.8	21	1.4	-	-	24	1.4
Research and development (R&D)	13	6.9	65	4.4	2	10.7	80	4.7
Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)	-	-	8	0.5	-	-	8	0.5
Cultural and creative workshop	76	39.4	656	44.2	2	15.3	734	43.4
- Galleries	2	0.8	24	1.6	-	-	26	1.5
- Dance and drama	6	3.2	48	3.2	-	-	54	3.2
- Audio-visual	6	2.8	125	8.5	-	-	131	7.7
- Visual arts	5	2.4	80	5.4	2	15.3	87	5.2
- Photography	15	7.9	91	6.2	-	-	107	6.3
- Music	9	4.9	29	2.0	-	-	39	2.3
- Advertising	33	16.8	251	17.0	-	-	284	16.8
- Broadcasting	1	0.6	6	0.4	-	-	7	0.4
Technical support (excl. data / computer centre)	1	0.6	12	0.8	-	-	13	0.8
Training centre / educational institution	2	0.9	13	0.8	-	-	14	0.8
Base	194	100.0	1 482	100.0	15	100.0	1 690	100.0

Base : All establishments with “arts, cultural and creative uses”
Ref. : A2

3.34 Regarding the internal floor area of the present work location, 28.8% of the establishments 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. (Table 3.28)

Table 3.28 Arts, cultural and creative uses - Internal floor area of the present work location

	Arts, Cultural and Creative Uses	
	No. of establishments	%
< 100 sq.ft.	49	2.9
100 - 199 sq.ft.	151	8.9
200 - 249 sq.ft.	105	6.2
250 - 499 sq.ft.	183	10.8
500 - 999 sq.ft.	423	25.0
1 000 - 2 999 sq.ft.	573	33.9
3 000 - 4 999 sq.ft.	119	7.1
5 000 - 9 999 sq.ft.	49	2.9
≥ 10 000 sq.ft.	39	2.3

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

3.35 67.0% of the business establishments reported that there were 1 to 4 persons working in the present work location, 18.1% reported 5 to 9 persons, 10.2% reported 10 to 19 persons and 4.7% reported 20 persons or more. (Table 3.29)

Table 3.29 Arts, cultural and creative uses - Number of persons who worked in the present work location

	Arts, Cultural and Creative Uses	
	No. of establishments	%
1-4	1 133	67.0
5-9	306	18.1
10-19	172	10.2
20-49	59	3.5
50-99	19	1.1
≥ 100	1	0.1
Information cannot be provided	-	-

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

3.36 87.7% of the establishments rented the present work location while 11.5% owned the present work location. 0.9% said that the present work location was rent-free. (Table 3.30)

Table 3.30 Arts, cultural and creative uses - Tenure of present work location

	Arts, Cultural and Creative Uses	
	No. of establishments	%
Own	194	11.5
Rent	1 482	87.7
Rent-free	15	0.9

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

3.37 29.5% of the business establishments 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 3.31)

Table 3.31 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 with “arts, cultural and creative uses” for which the present work location is rented (1 482)

B3. History of locating in Kowloon East

3.38 27.4% of the business establishments with “arts, cultural and creative uses” 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 and 10.8% for 10 years or more. (Table 3.32)

3.39 73.2% of the establishments were located in the present work location in Kowloon East 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. (Table 3.33)

Table 3.32 Arts, cultural and creative uses - Duration of establishment located in the present work location

	Arts, Cultural and Creative Uses	
	No. of establishments	%
< 2 years	464	27.4
2 - < 5 years	745	44.1
5 - < 10 years	298	17.7
≥ 10 years	183	10.8

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

Table 3.33 Arts, cultural and creative uses - History of establishment located in Kowloon East

	Arts, Cultural and Creative Uses	
	No. of establishments	%
Located in Kowloon East since setting up the business / moved from Kowloon East	1 238	73.2
Relocated / expanded from non-CBD area	237	14.0
Relocated / expanded from traditional CBD area	216	12.8

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

3.40 The top 3 reasons for 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 (e.g. MTR) /convenient location” (37.4%). (Table 3.34)

Table 3.34 Arts, cultural and creative uses – Reasons for choosing / expanding at the present work location

	Arts, Cultural and Creative Uses	
	No. of establishments	%
Low occupancy / operational cost	1 045	61.8
Availability of suitable premises / Capable to meet floor space requirements	1 044	61.8
Good accessibility to local public transport (e.g. MTR) / Convenient location	632	37.4
Proximity to regular contacts (e.g. clients / business partners / government departments)	151	8.9
Sufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	134	7.9
Good environmental quality, amenities and landscaping (e.g. trees, open space, streets)	120	7.1
Proximity to like business / parent or subsidiary companies	110	6.5
Adequate parking or loading/unloading spaces	73	4.3
Prestigious location	43	2.5
Good accessibility to the airport / cross-boundary transport services	17	1.0
Good building quality / management	10	0.6

Base: All establishments with “arts, cultural and creative uses” (1 690)
Note: Multiple answers were allowed

B4. Views on present location and building

3.41 Factors influencing the choice of location that over 75% of the establishments considered very/quite important were “occupancy cost” (91.3%), “operational cost in general” (78.8%), “accessibility to local public transport” (78.0%) and “proximity to business supporting services” (70.6%). (Table 3.35)

Table 3.35 Arts, cultural and creative uses - Perceived level of importance of factors influencing the choice of location

	Arts, Cultural and Creative Uses	
	No. of establishments	%
<u>Occupancy cost</u>		
Very / quite important	1 544	91.3
Neutral	145	8.6
Not quite / not important at all	2	0.1
<u>Operational cost in general</u>		
Very / quite important	1 331	78.8
Neutral	320	19.0
Not quite / not important at all	39	2.3
<u>Choices of suitable premises to buy / rent</u>		
Very / quite important	1 017	60.2
Neutral	578	34.2
Not quite / not important at all	95	5.6
<u>Accessibility to the airport / cross-boundary transport services</u>		
Very / quite important	548	32.4
Neutral	576	34.1
Not quite / not important at all	567	33.5
<u>Accessibility to local public transport</u>		
Very / quite important	1 318	78.0
Neutral	340	20.1
Not quite / not important at all	32	1.9
<u>Accessibility within Kowloon East (including walkability)</u>		
Very / quite important	1 131	66.9
Neutral	482	28.5
Not quite / not important at all	77	4.6
<u>Proximity to clients / business partners</u>		
Very / quite important	787	46.5
Neutral	618	36.5
Not quite / not important at all	286	16.9
Base	1 690	100.0

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

Table 3.35 Arts, cultural and creative uses - Perceived level of importance of factors influencing the choice of location (cont'd)

	Arts, Cultural and Creative Uses	
	No. of establishments	%
<u>Proximity to government departments</u>		
Very / quite important	439	26.0
Neutral	661	39.1
Not quite / not important at all	591	34.9
<u>Presence of like businesses</u>		
Very / quite important	657	38.8
Neutral	633	37.5
Not quite / not important at all	400	23.7
<u>Proximity to business supporting services</u>		
Very / quite important	1 193	70.6
Neutral	385	22.8
Not quite / not important at all	112	6.6
<u>Choices of retail and eating outlets</u>		
Very / quite important	1 055	62.4
Neutral	514	30.4
Not quite / not important at all	121	7.1
<u>Environmental quality, amenities and landscaping</u>		
Very / quite important	794	47.0
Neutral	666	39.4
Not quite / not important at all	230	13.6
<u>Vibrant location with various leisure activities and events</u>		
Very / quite important	601	35.6
Neutral	827	48.9
Not quite / not important at all	262	15.5
<u>Prestigious location</u>		
Very / quite important	564	33.4
Neutral	803	47.5
Not quite / not important at all	323	19.1
Base	1 690	100.0

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

3.42 More than half of the business 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. (Table 3.36)

3.43 Overall speaking, more than half (50.9%) of the business establishments with “arts, cultural and creative uses” were very/quite satisfied and 46.2% were neutral with the present work location. Only 2.9% rated very/quite dissatisfied. (Table 3.36)

Table 3.36 Arts, cultural and creative uses - Satisfaction level of the present location in respect of each factor and overall satisfaction

	Arts, Cultural and Creative Uses	
	No. of establishments	%
<u>Occupancy cost</u>		
Very / quite satisfied	706	41.8
Neutral	800	47.3
Very / quite dissatisfied	185	10.9
<u>Operational cost in general</u>		
Very / quite satisfied	673	39.8
Neutral	885	52.3
Very / quite dissatisfied	132	7.8
<u>Choices of suitable premises to buy / rent</u>		
Very / quite satisfied	591	35.0
Neutral	913	54.0
Very / quite dissatisfied	186	11.0
<u>Accessibility to the airport / cross-boundary transport services</u>		
Very / quite satisfied	489	28.9
Neutral	953	56.4
Very / quite dissatisfied	240	14.2
No comment		
<u>Accessibility to local public transport</u>		
Very / quite satisfied	952	56.3
Neutral	644	38.1
Very / quite dissatisfied	93	5.5
No comment		
<u>Accessibility within Kowloon East (including walkability)</u>		
Very / quite satisfied	832	49.2
Neutral	721	42.6
Very / quite dissatisfied	138	8.2
<u>Proximity to clients / business partners</u>		
Very / quite satisfied	652	38.6
Neutral	876	51.8
Very / quite dissatisfied	162	9.6
Base	1 690	100.0

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

Table 3.36 Arts, cultural and creative uses - Satisfaction level of the present location in respect of each factor and overall satisfaction (cont'd)

	Arts, Cultural and Creative Uses	
	No. of establishments	%
<u>Proximity to government departments</u>		
Very / quite satisfied	379	22.4
Neutral	1 042	61.6
Very / quite dissatisfied	270	16.0
No comment		
<u>Presence of like businesses</u>		
Very / quite satisfied	520	30.8
Neutral	1 005	59.4
Very / quite dissatisfied	166	9.8
<u>Proximity to business supporting services</u>		
Very / quite satisfied	945	55.9
Neutral	579	34.3
Very / quite dissatisfied	166	9.8
<u>Choices of retail and eating outlets</u>		
Very / quite satisfied	805	47.6
Neutral	668	39.5
Very / quite dissatisfied	217	12.8
No comment		
<u>Environmental quality, amenities and landscaping</u>		
Very / quite satisfied	387	22.9
Neutral	874	51.7
Very / quite dissatisfied	429	25.4
<u>Vibrant location with various leisure activities and events</u>		
Very / quite satisfied	359	21.2
Neutral	942	55.7
Very / quite dissatisfied	389	23.0
<u>Prestigious location</u>		
Very / quite satisfied	384	22.7
Neutral	994	58.8
Very / quite dissatisfied	312	18.5
No comment		
<u>Overall satisfaction level towards the present location</u>		
Very / quite satisfied	860	50.9
Neutral	782	46.2
Very / quite dissatisfied	49	2.9
Base	1 690	100.0

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

3.44 The top 4 factors influencing the choice of building that more than half of the establishments considered very/quite important were “occupancy cost” (89.0%), “ability to meet floor space requirements” (84.8%), “building facilities, physical condition and management” (63.1%) and “parking facilities” (51.0%). (Table 3.37)

Table 3.37 Arts, cultural and creative uses - Perceived level of importance of factors influencing the choice of building

	Arts, Cultural and Creative Uses	
	No. of establishments	%
<u>Occupancy cost</u>		
Very / quite important	1 504	89.0
Neutral	180	10.7
Not quite / not important at all	6	0.4
<u>Ability to meet floor space requirements</u>		
Very / quite important	1 433	84.8
Neutral	247	14.6
Not quite / not important at all	10	0.6
<u>Prestige</u>		
Very / quite important	556	32.9
Neutral	874	51.7
Not quite / not important at all	261	15.4
<u>Building facilities, physical condition and management</u>		
Very / quite important	1 066	63.1
Neutral	580	34.3
Not quite / not important at all	44	2.6
<u>Parking facilities</u>		
Very / quite important	862	51.0
Neutral	574	34.0
Not quite / not important at all	255	15.1
<u>Environment-friendly design</u>		
Very / quite important	664	39.3
Neutral	767	45.4
Not quite / not important at all	259	15.3
<u>IT facilities</u>		
Very / quite important	825	48.8
Neutral	668	39.5
Not quite / not important at all	198	11.7
<u>Amenities in the same building</u>		
Very / quite important	760	44.9
Neutral	661	39.1
Not quite / not important at all	270	16.0
Base	1 690	100.0

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

3.45 Nearly half of the business establishments were very/quite satisfied with “ability to meet floor space requirements” (45.9%) when they were asked to rate the satisfaction level of various factors influencing the choice of building. (Table 3.38)

3.46 Overall speaking, 34.6% of the business establishments with “arts, cultural and creative uses” were very/quite satisfied. 52.6% were neutral with the present building while 12.8% rated very/quite dissatisfied. (Table 3.38)

Table 3.38 Arts, cultural and creative uses - Satisfaction level of the present building in respect of each factor and overall satisfaction

	Arts, Cultural and Creative Uses	
	No. of establishments	%
<u>Occupancy cost</u>		
Very / quite satisfied	751	44.4
Neutral	787	46.6
Very / quite dissatisfied	153	9.0
<u>Ability to meet floor space requirements</u>		
Very / quite satisfied	775	45.9
Neutral	763	45.1
Very / quite dissatisfied	152	9.0
<u>Prestige</u>		
Very / quite satisfied	390	23.1
Neutral	1 017	60.2
Very / quite dissatisfied	283	16.7
<u>Building facilities, physical condition and management</u>		
Very / quite satisfied	577	34.1
Neutral	827	48.9
Very / quite dissatisfied	286	16.9
<u>Parking facilities</u>		
Very / quite satisfied	375	22.2
Neutral	820	48.5
Very / quite dissatisfied	491	29.0
No comment	4	0.3
<u>Environment-friendly design</u>		
Very / quite satisfied	273	16.1
Neutral	858	50.8
Very / quite dissatisfied	559	33.1
<u>IT facilities</u>		
Very / quite satisfied	320	18.9
Neutral	892	52.7
Very / quite dissatisfied	479	28.3
<u>Amenities in the same building</u>		
Very / quite satisfied	332	19.6
Neutral	841	49.7
Very / quite dissatisfied	518	30.6
<u>Overall satisfaction level towards the present building</u>		
Very / quite satisfied	585	34.6
Neutral	889	52.6
Very / quite dissatisfied	216	12.8
Base	1 690	100.0

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

B5. Future plans and potential for relocation

3.47 44.4% of the business establishments with “arts, cultural and creative uses” expected that their business activities will remain the same. 23.7% expected to expand in scope/volume while 2.8% expected reduction instead. 1.1% said that they will wind up the business in the coming 5 years. (Table 3.39)

Table 3.39 Arts, cultural and creative uses - Expected changes of the establishments in the coming 5 years

	Arts, Cultural and Creative Uses	
	No. of establishments	%
Reduce in scope / volume	48	2.8
Remain the same	751	44.4
Expand in scope / volume	401	23.7
Uncertain at this stage	471	27.9
Wind up the business	19	1.1

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

3.48 Among those establishments which would not wind up the business in the coming 5 years, 41.6% expected that they were very/quite unlikely to leave the present work location in the coming 5 years or when the lease expires. 28.9% claimed that they were very/quite likely to leave, mainly because “lack of suitable premises/unable to meet floor space requirements” (55.2%) and “high occupancy/operational cost” (52.6%). (Tables 3.40 and 3.41)

Table 3.40 Arts, cultural and creative uses - Possibility of leaving the present work location in the coming 5 years / when the lease expires

	Arts, Cultural and Creative Uses	
	No. of establishments	%
Very/quite unlikely	696	41.6
Very/quite likely	484	28.9
Uncertain at this stage	492	29.4

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

Table 3.41 Arts, cultural and creative uses - Major reasons for expecting to leave the present work location

	Arts, Cultural and Creative Uses	
	No. of establishments	%
Lack of suitable premises / Unable to meet floor space requirements	267	55.2
High occupancy / operational cost	254	52.6
Unable to renew the lease	52	10.7
Poor building facilities, physical conditions & management	47	9.8
Insufficient business supporting services and retail / eating outlets	35	7.2
Location not prestigious	34	7.0
Poor accessibility to local public transport (e.g. MTR) / Inconvenient location	30	6.2
Far from regular contacts (e.g. clients / business partners / government departments)	20	4.2
Inadequate parking or loading/unloading spaces	19	4.0
Far from like business / parent or subsidiary companies	7	1.5
Redevelopment / partial or wholesale conversion of the building	7	1.5
Poor environmental quality, amenities & landscaping (e.g. trees, open space, streets)	7	1.3
Following the relocation of head office	1	0.3
Reduce in scope	1	0.3
Base: All establishments with "arts, cultural and creative uses" which would very / quite likely leave the present work location in the coming 5 years /when the lease expires (484)		
Note: Multiple answers were allowed		

3.49 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, 99.3% would prefer Hong Kong. 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. (Table 3.42)

Table 3.42 Arts, cultural and creative uses - Preferred location if deciding to relocate in the future

	Arts, Cultural and Creative Uses	
	No. of establishments	%
Hong Kong	1 659	99.3
Kwun Tong / Kowloon Bay	1 439	86.1
Non-CBD area	439	26.3
Traditional CBD area	243	14.5
Uncertain at this stage	4	0.2
<u>Summary</u>		
Only consider Kwun Tong / Kowloon Bay	1 035	61.9
Only consider Non-CBD area	111	6.6
Only consider traditional CBD area	64	3.8
Consider more than one area	445	26.6
Uncertain at this stage	4	0.2
Outside Hong Kong	13	0.8
Base: All establishments with "arts, cultural and creative uses" which would not wind up business in the coming 5 years / when the lease expires (1 672)		
Note: Multiple answers were allowed		

3.50 For those which preferred Hong Kong if deciding to relocate in the future, regarding the most important reason for moving to the most preferred location, the top 2 cited were “lower occupancy/operation cost” (36.1%) and “better accessibility in general” (32.2%). (Table 3.43)

Table 3.43 Arts, cultural and creative uses – The most important factor and reason for preferring the most preferred district in HK if deciding to relocate in the future

	Arts, Cultural and Creative Uses	
	No. of establishments	%
Cost	600	36.1
Lower occupancy / operation cost	600	36.1
Accessibility and parking facilities	537	32.3
Better accessibility in general	534	32.2
Adequate parking or loading/unloading spaces	3	0.2
Agglomeration economies	220	13.3
Proximity to regular contacts (e.g. clients / business partners / government departments)	120	7.3
Proximity to like business / parent or subsidiary companies	82	4.9
Sufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	18	1.1
Premises	207	12.5
Availability of suitable premises / capable to meet floor space requirements	197	11.9
Prefer to own the premises and premises in that area generally have a higher return	10	0.6
Environment and amenities	53	3.2
Better environmental quality	53	3.2
Prestige	41	2.5
Prestigious location	41	2.5
Labour	1	0.1
Able to attract quality staff	1	0.1
Base	1 659	100.0

Base : All establishments with “arts, cultural and creative uses” which preferred Hong Kong if deciding to relocate in the future

3.51 Regarding the preferred building type for relocation in the future, 51.8% would prefer industrial buildings, 22.4% would prefer office buildings and 18.6% would prefer I-O buildings. (Table 3.44)

Table 3.44 Arts, cultural and creative uses - Type of building that was most preferred if deciding to relocate in the future

	Arts, Cultural and Creative Uses	
	No. of establishments	%
Office building	372	22.4
Industrial building	860	51.8
Industrial-office building	308	18.6
Uncertain at this stage	100	6.0

Base: All establishments with "arts, cultural and creative uses" which preferred HK if deciding to relocate in the future (1 659)

3.52 For those business establishments which preferred industrial building for relocation in the future, the major reason was "low occupancy/operational cost" (80.5%) and "capable to meet floor space requirements" (66.5%). (Table 3.45)

Table 3.45 Arts, cultural and creative uses - Reasons for the preference for moving to industrial building in the future

	Arts, Cultural and Creative Uses	
	No. of establishments	%
Low occupancy / operational cost	693	80.5
Capable to meet floor space requirements	572	66.5
Capable to meet floor height requirements	170	19.8
Capable to meet industrial safety requirements	42	4.9
Capable to meet loading / unloading requirement	87	10.1
Suitable environment (e.g. operation would cause inconvenience to other users of the building)	97	11.3
Less restrictions/more freedom	6	0.7

Base: All establishments with "arts, cultural and creative uses" which most preferred moving to industrial building if deciding to relocate in the future (860)
Note: Multiple answers were allowed

C. Co-Working Space Establishment or Business Centre

3.53 From the questionnaire findings, it was observed that 4 540 business establishments adopted the “shared office” work space arrangement (see paragraph 2.20). Amongst which, it was estimated that 570 establishments were located in a co-working space establishment or business centre according to field observation¹⁴. 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 operators of the co-working space establishments / business centres. The key observations on these 570 business establishments in the co-working space establishments and business centres were highlighted below.

C1. Building and district information

3.54 Among the 570 business establishments in co-working space establishment / business centre, 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. (Table 3.46)

Table 3.46 Co-working space establishment or business centre - Building type

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
Office building	187	32.7
Industrial-office building	96	16.9
Industrial building	208	36.4
New wholesale conversion building	80	14.0

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

3.55 The vast majority (90.8%) of the business establishments were in Kwun Tong Business Area while only 9.2% in Kowloon Bay Business Area. (Table 3.47)

Table 3.47 Co-working space establishment or business centre - District

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
Kowloon Bay Business Area	52	9.2
Kwun Tong Business Area	518	90.8

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

¹⁴ Caution should be noted about the results from fieldwork observations which were subject to the constraint of environment and degree of respondent cooperation to provide the information

C2. Establishment characteristics

3.56 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%). (Table 3.48)

Table 3.48 Co-working space establishment or business centre - Industry mainly engaged in

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
Manufacturing	23	4.1
Construction	29	5.1
Import / export trades and wholesale and retail	185	32.5
Restaurants and hotels	5	0.9
Transportation, storage and logistics	10	1.8
Telecommunications services and information technology services	67	11.8
Banking and financial services and insurance	18	3.1
Real estate and professional and business services	133	23.3
Publishing, media and multi-media and creative and performing arts activities and specialized design activities	66	11.6
Healthcare services, and research and development on natural sciences	3	0.5
Social and personal services	28	5.0
Waste management	2	0.3

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

3.57 70.8% of the establishments reported that the major functions or operations in their present work location were “business development, sales, marketing and public relations”, followed by “strategic management” (29.0%), “customer service/call centre” (24.6%) and “financial/asset management” (14.5%). (Table 3.49)

Table 3.49 Co-working space establishment or business centre - Major functions / operations in the present work location

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
Business development, sales, marketing and public relations	404	70.8
Strategic management	165	29.0
Customer service / call centre	140	24.6
Financial / asset management	83	14.5
Human resources management	28	4.8
Sourcing and procurement	27	4.8
Training centre / educational institution	21	3.6
Cultural and creative workshop	19	3.3
Technical support (excl. data / computer centre)	18	3.2
Data / computer centre	16	2.8
Research and development (R&D)	13	2.3
Transportation	10	1.7
Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)	8	1.3
Warehouse / storage	-	-
Showroom	-	-
Catering service	-	-

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

Note: Multiple answers were allowed

3.58 The vast majority (92.9%) of the establishments reported that there were 1 to 4 persons working in the present work location while the rest 7.1% reported 5 persons or more. (Table 3.50)

Table 3.50 Co-working space establishment or business centre - Number of persons who worked in the present work location

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
1-4	530	92.9
5-9	24	4.2
10-19	16	2.8
20-49	1	0.2

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

3.59 The vast majority (94.2%) of the establishments rented the present work location while only 5.0% owned the present work location. (Table 3.51)

Table 3.51 Co-working space establishment or business centre - Tenure of present work location

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
Own	28	5.0
Rent	537	94.2
Rent-free	5	0.8

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

3.60 74.1% of the establishments reported that the monthly rent (excluding 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 3.52)

Table 3.52 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)

C3. History of locating in Kowloon East

3.61 35.6% of the business establishments in co-working space establishments/ business centres 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 and only 3.2% for 10 years or more. (Table 3.53)

Table 3.53 Co-working space establishment or business centre - Duration of establishment located in the present work location

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
< 2 years	203	35.6
2 - < 5 years	237	41.5
5 - < 10 years	113	19.7
≥ 10 years	18	3.2

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

3.62 63.9% of the establishments were located in the present work location in Kowloon East 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. (Table 3.54)

Table 3.54 Co-working space establishment or business centre - History of establishment located in Kowloon East

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
Located in Kln East since setting up the business / moved from Kln East	365	63.9
Relocated / expanded from non-CBD area	115	20.1
Relocated / expanded from traditional CBD area	91	16.0
Relocated / expanded from other address outside HK	-	-

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

3.63 The top 3 reasons for 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 (e.g. MTR)/convenient location” (44.0%). (Table 3.55)

Table 3.55 Co-working space establishment or business centre – Reasons for choosing / expanding at the present work location

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
Low occupancy / operational cost	352	61.7
Availability of suitable premises / Capable to meet floor space requirements	275	48.2
Good accessibility to local public transport (e.g. MTR) / Convenient location	251	44.0
Sufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	67	11.7
Good environmental quality, amenities and landscaping (e.g. trees, open space, streets)	65	11.5
Proximity to regular contacts (e.g. clients / business partners / government departments)	56	9.9
Prestigious location	51	8.9
Proximity to like business / parent or subsidiary companies	36	6.2
Good accessibility to the airport / cross-boundary transport services	13	2.3
Adequate parking or loading/unloading spaces	8	1.4
Good building quality / management	2	0.3
Base: All establishments in co-working space establishment / business centre (570)		
Note: Multiple answers were allowed		

C4. Views on present location and building

3.64 The top 2 factors influencing the choice of location that over 70% of the establishments considered very/quite important were “occupancy cost” (94.3%) and “operational cost in general” (70.9%). (Table 3.56)

Table 3.56 Co-working space establishment or business centre - Perceived level of importance of factors influencing the choice of location

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
<u>Occupancy cost</u>		
Very / quite important	538	94.3
Neutral	21	3.7
Not quite important / not important at all	11	2.0
<u>Operational cost in general</u>		
Very / quite important	404	70.9
Neutral	128	22.4
Not quite important / not important at all	38	6.7
<u>Choices of suitable premises to buy / rent</u>		
Very / quite important	326	57.2
Neutral	199	34.8
Not quite important / not important at all	44	7.7
No comment	2	0.3
<u>Accessibility to the airport / cross-boundary transport services</u>		
Very / quite important	212	37.2
Neutral	200	35.0
Not quite important / not important at all	158	27.7
<u>Accessibility to local public transport</u>		
Very / quite important	397	69.5
Neutral	143	25.1
Not quite important / not important at all	28	4.9
No comment	3	0.5
<u>Accessibility within Kowloon East (including walkability)</u>		
Very / quite important	377	66.1
Neutral	151	26.5
Not quite important / not important at all	40	7.1
No comment	2	0.3
<u>Proximity to clients / business partners</u>		
Very / quite important	254	44.5
Neutral	220	38.5
Not quite important / not important at all	97	17.0
Base	570	100.0

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

Table 3.54 Co-working space establishment or business centre - Perceived level of importance of factors influencing the choice of location (cont'd)

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
<u>Proximity to government departments</u>		
Very / quite important	210	36.9
Neutral	185	32.5
Not quite important / not important at all	175	30.6
<u>Presence of like businesses</u>		
Very / quite important	194	34.0
Neutral	219	38.3
Not quite important / not important at all	158	27.7
<u>Proximity to business supporting services</u>		
Very / quite important	366	64.1
Neutral	166	29.1
Not quite important / not important at all	39	6.8
<u>Choices of retail and eating outlets</u>		
Very / quite important	327	57.4
Neutral	191	33.5
Not quite important / not important at all	52	9.1
<u>Environmental quality, amenities and landscaping</u>		
Very / quite important	291	51.0
Neutral	217	38.0
Not quite important / not important at all	63	11.0
<u>Vibrant location with various leisure activities and events</u>		
Very / quite important	264	46.3
Neutral	224	39.3
Not quite important / not important at all	82	14.4
<u>Prestigious location</u>		
Very / quite important	236	41.3
Neutral	269	47.2
Not quite important / not important at all	63	11.1
No comment	2	0.4
Base	570	100.0

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

3.65 More than half of the business 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 location. (Table 3.57)

3.66 Overall speaking, more than half (55.1%) of the business establishments in co-working space establishments/ business centres were very/quite satisfied and 36.9% were neutral with the present location, while 8% rated very/quite dissatisfied. (Table 3.57)

Table 3.57 Co-working space establishment or business centre - Satisfaction level of the present location in respect of each factor and overall satisfaction

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
<u>Occupancy cost</u>		
Very / quite satisfied	259	45.4
Neutral	236	41.5
Very / quite dissatisfied	75	13.2
<u>Operational cost in general</u>		
Very / quite satisfied	264	46.3
Neutral	238	41.7
Very / quite dissatisfied	69	12.0
<u>Choices of suitable premises to buy / rent</u>		
Very / quite satisfied	252	44.2
Neutral	229	40.2
Very / quite dissatisfied	87	15.3
No comment	2	0.3
<u>Accessibility to the airport / cross-boundary transport services</u>		
Very / quite satisfied	187	32.8
Neutral	285	50.0
Very / quite dissatisfied	98	17.2
<u>Accessibility to local public transport</u>		
Very / quite satisfied	289	50.7
Neutral	222	38.9
Very / quite dissatisfied	57	10.0
No comment	2	0.4
<u>Accessibility within Kowloon East (including walkability)</u>		
Very / quite satisfied	276	48.4
Neutral	217	38.0
Very / quite dissatisfied	74	13.0
No comment	4	0.7
<u>Proximity to clients / business partners</u>		
Very / quite satisfied	227	39.9
Neutral	270	47.4
Very / quite dissatisfied	73	12.7
Base	570	100.0

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

Table 3.57 Co-working space establishment or business centre - Satisfaction level of the present location in respect of each factor and overall satisfaction (cont'd)

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
<u>Proximity to government departments</u>		
Very / quite satisfied	158	27.7
Neutral	307	53.9
Very / quite dissatisfied	105	18.4
<u>Presence of like businesses</u>		
Very / quite satisfied	153	26.9
Neutral	343	60.1
Very / quite dissatisfied	74	13.0
<u>Proximity to business supporting services</u>		
Very / quite satisfied	305	53.4
Neutral	193	33.9
Very / quite dissatisfied	72	12.7
<u>Choices of retail and eating outlets</u>		
Very / quite satisfied	272	47.7
Neutral	223	39.2
Very / quite dissatisfied	75	13.1
<u>Environmental quality, amenities and landscaping</u>		
Very / quite satisfied	166	29.1
Neutral	281	49.2
Very / quite dissatisfied	123	21.6
<u>Vibrant location with various leisure activities and events</u>		
Very / quite satisfied	179	31.4
Neutral	304	53.3
Very / quite dissatisfied	87	15.3
<u>Prestigious location</u>		
Very / quite satisfied	170	29.9
Neutral	331	58.1
Very / quite dissatisfied	66	11.6
No comment	2	0.4
<u>Overall satisfaction level towards the present location</u>		
Very / quite satisfied	314	55.1
Neutral	210	36.9
Very / quite dissatisfied	46	8.0
Base	570	100.0

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

3.67 The top 2 factors influencing the choice of building that over 70% of the establishments considered very/quite important were “occupancy cost” (90.3%) and “building facilities, physical condition and management” (70.4%). (Table 3.58)

Table 3.58 Co-working space establishment or business centre - Perceived level of importance of factors influencing the choice of building

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
<u>Occupancy cost</u>		
Very / quite important	515	90.3
Neutral	44	7.7
Not quite / not important at all	11	2.0
<u>Ability to meet floor space requirements</u>		
Very / quite important	393	68.9
Neutral	140	24.5
Not quite / not important at all	37	6.6
<u>Prestige</u>		
Very / quite important	232	40.6
Neutral	289	50.7
Not quite / not important at all	50	8.7
<u>Building facilities, physical condition and management</u>		
Very / quite important	402	70.4
Neutral	145	25.4
Not quite / not important at all	23	4.1
<u>Parking facilities</u>		
Very / quite important	249	43.7
Neutral	184	32.3
Not quite / not important at all	137	24.0
<u>Environment-friendly design</u>		
Very / quite important	257	45.1
Neutral	252	44.3
Not quite / not important at all	61	10.7
<u>IT facilities</u>		
Very / quite important	333	58.4
Neutral	200	35.1
Not quite / not important at all	37	6.5
<u>Amenities in the same building</u>		
Very / quite important	296	51.8
Neutral	232	40.7
Not quite / not important at all	43	7.5
Base	570	100.0

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

3.68 Nearly half of the business establishments were very/quite satisfied with “occupancy cost” (46.8%), “building facilities, physical condition and management” (45.9%) and “ability to meet floor space requirements” (45.5%) when they were asked to rate the satisfaction level of various factors influencing the choice of building. (Table 3.59)

3.69 Overall speaking, 44.0% of the business establishments in co-working space establishments/ business centres were very/quite satisfied and 49.5% were neutral with the present building. Only 6.5% rated very/quite dissatisfied. (Table 3.59)

Table 3.59 Co-working space establishment or business centre - Satisfaction level of the present building in respect of each factor and overall satisfaction

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
<u>Occupancy cost</u>		
Very / quite satisfied	267	46.8
Neutral	235	41.2
Very / quite dissatisfied	69	12.1
<u>Ability to meet floor space requirements</u>		
Very / quite satisfied	259	45.5
Neutral	232	40.7
Very / quite dissatisfied	79	13.8
<u>Prestige</u>		
Very / quite satisfied	168	29.5
Neutral	339	59.5
Very / quite dissatisfied	63	11.0
<u>Building facilities, physical condition and management</u>		
Very / quite satisfied	262	45.9
Neutral	263	46.1
Very / quite dissatisfied	45	7.9
<u>Parking facilities</u>		
Very / quite satisfied	154	27.0
Neutral	287	50.4
Very / quite dissatisfied	127	22.3
No comment	2	0.3
<u>Environment-friendly design</u>		
Very / quite satisfied	169	29.7
Neutral	291	50.9
Very / quite dissatisfied	111	19.4
<u>IT facilities</u>		
Very / quite satisfied	187	32.7
Neutral	317	55.6
Very / quite dissatisfied	66	11.7
<u>Amenities in the same building</u>		
Very / quite satisfied	171	29.9
Neutral	306	53.7
Very / quite dissatisfied	94	16.4
<u>Overall satisfaction level towards the present building</u>		
Very / quite satisfied	251	44.0
Neutral	282	49.5
Very / quite dissatisfied	37	6.5
Base	570	100.0

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

C5. Future plans and potential for relocation

3.70 48.5% of the business establishments in co-working space establishments/ business centres expected that their business activities will remain the same in the coming 5 years. 20.5% expected to expand in scope/volume while 2.3% expected reduction instead. 3.4% said that they will wind up the business in the coming 5 years. (Table 3.60)

Table 3.60 Co-working space establishment or business centre - Expected changes of the establishments in the coming 5 years

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
Reduce in scope / volume	13	2.3
Remain the same	277	48.5
Expand in scope / volume	117	20.5
Uncertain at this stage	144	25.3
Wind up the business	20	3.4

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

3.71 Among those establishments which would not wind up business in the coming 5 years, 46.2% expected that they were very/quite unlikely to leave the present work location in the coming 5 years or when the lease expires. 22.6% claimed that they were very/quite likely to leave, mainly because “lack of suitable premises/unable to meet floor space requirements” (64.8%) and “high occupancy/operational cost” (44.8%). (Tables 3.61 and 3.62)

Table 3.61 Co-working space establishment or business centre - Possibility of leaving the present work location in the coming 5 years / when the lease expires

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
Very/quite unlikely	255	46.2
Very/quite likely	125	22.6
Uncertain at this stage	171	31.1

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

Table 3.62 Co-working space establishment or business centre - Major reasons for expecting to leave the present work location

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
Lack of suitable premises / Unable to meet floor space requirements	81	64.8
High occupancy / operational cost	56	44.8
Unable to renew the lease	19	15.2
Location not prestigious	14	11.2
Poor accessibility to local public transport (e.g. MTR) / Inconvenient location	14	11.2
Poor building facilities, physical conditions & management	5	4.0
Far from regular contacts (e.g. clients / business partners / government departments)	5	4.0
Insufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail	4	3.2
Poor environmental quality, amenities & landscaping (e.g. trees, open space, streets)	4	3.2
Following the relocation of head office	3	2.4
Far from like business / parent or subsidiary companies	2	1.6
Inadequate parking or loading/unloading spaces	1	0.8

Base: All establishments in co-working space establishment / business centre which would very / quite likely leave the present work location in the coming 5 years /when the lease expires (125)
 Note: Multiple answers were allowed

3.72 For those establishments which would not wind up 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. 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. (Table 3.63)

Table 3.63 Co-working space establishment or business centre - Preferred location if deciding to relocate in the future

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
Hong Kong	534	96.9
Kwun Tong / Kowloon Bay	392	71.1
Non-CBD area	146	26.5
Traditional CBD area	135	24.5
Uncertain at this stage	-	-
<u>Summary</u>		
Only consider Kwun Tong / Kowloon Bay	293	53.2
Only consider Non-CBD area	53	9.6
Only consider traditional CBD area	65	11.8
Consider more than one area	123	22.3
Uncertain at this stage	-	-
Outside Hong Kong	17	3.1

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

3.73 For those which preferred Hong Kong if deciding to relocate in the future, regarding the most important reason for moving to the most preferred location, the top 2 cited were “better accessibility in general” (38.1%) and “lower occupancy/operation cost” (34.3%). (Table 3.64)

Table 3.64 Co-working space establishment or business centre – The most important reason of preferring the most preferred district in HK if deciding to relocate in the future

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
<u>Accessibility and parking facilities</u>	205	38.4
Better accessibility in general	204	38.1
Adequate parking or loading/unloading spaces	2	0.3
<u>Cost</u>	183	34.3
Lower occupancy / operation cost	183	34.3
<u>Agglomeration economies</u>	58	10.9
Proximity to regular contacts (e.g. clients / business partners / government departments)	30	5.6
Proximity to like business / parent or subsidiary companies	24	4.5
Sufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	4	0.8
<u>Prestige</u>	49	9.1
Prestigious location	49	9.1
<u>Premises</u>	29	5.4
Availability of suitable premises / capable to meet floor space requirements	29	5.4
<u>Environment and amenities</u>	9	1.7
Better environmental quality	9	1.7
<u>Labour</u>	1	0.2
Able to attract quality staff	1	0.2
Base	534	100.0
Base : All establishments in co-working space establishment / business centre which preferred Hong Kong if deciding to relocate in the future (534)		

3.74 Regarding the preferred building type for relocation in the future, 58.4% would prefer office buildings and 20.0% would prefer industrial buildings. (Table 3.65)

Table 3.65 Co-working space establishment or business centre - Type of building that was most preferred if deciding to relocate in the future

	Co-Working Space Establishment or Business Centre	
	No. of establishments	%
Office building	312	58.4
Industrial building	107	20.0
Industrial-office building	35	6.5
Uncertain at this stage	80	15.0

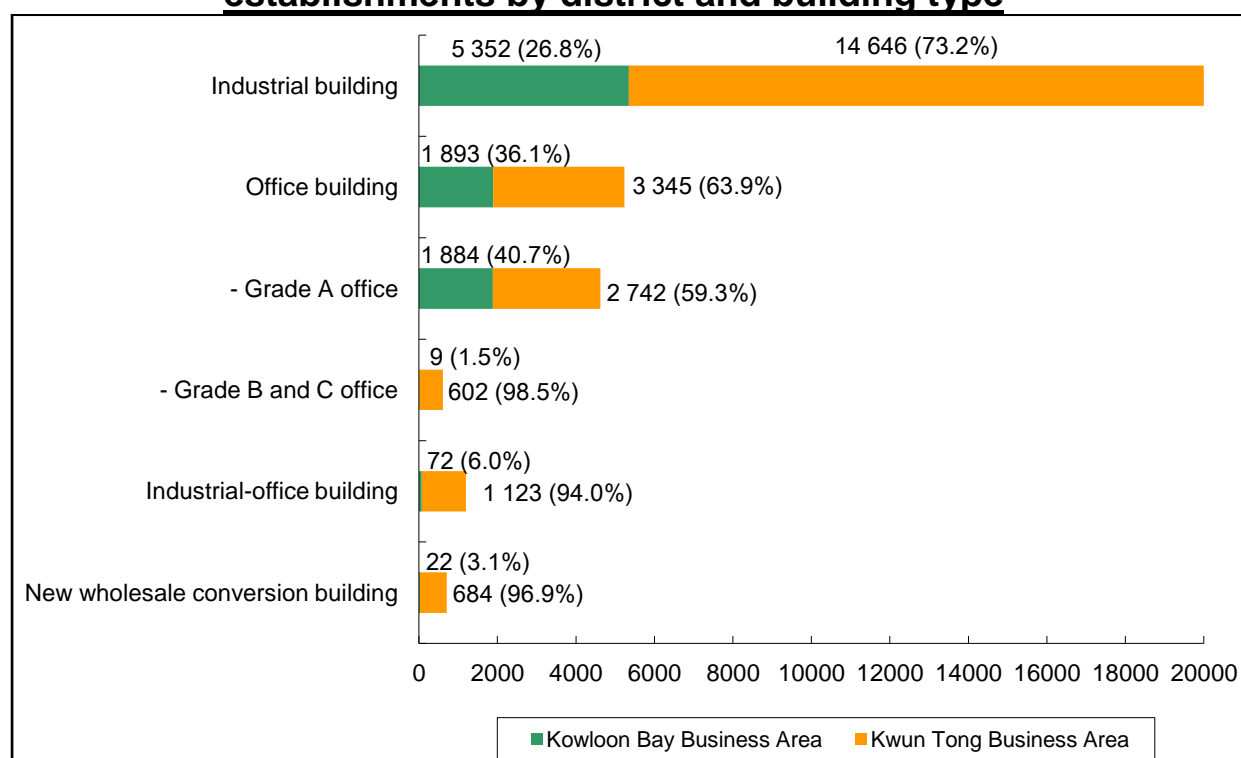
Base: All establishments in co-working space establishment / business centre which preferred Hong Kong if deciding to relocate in the future (534)

D. New Wholesale Conversion Building

3.75 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.

3.76 All business establishments which were located in new wholesale conversion buildings within the survey coverage registered on the CRE in the third quarter of 2017 were included in the sample frame for fieldwork. It was estimated that 706 business establishments were located in new wholesale conversion buildings. The vast majority of them (96.9%) were located in Kwun Tong Business Area (*Chart 3.1*).

Chart 3.1 : New wholesale conversion building - Number of establishments by district and building type



Base : All establishments (27 136)

3.77 As these buildings were newly converted in 2011 and after, a relatively high proportion of the business establishments (54.9%) was located in the present work location for less than 5 years (*Table 3.66*). Similar to those in industrial buildings, 61.2% of the business establishments in new wholesale conversion buildings were relocated from other addresses in Kowloon East (*Table 3.67*). However, unlike those in industrial buildings, a relatively high proportion (61.9%) of the business establishments in new wholesale conversion buildings was relocated from office buildings (*Table 3.68*).

Table 3.66 New wholesale conversion building - Duration of locating 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	%			
< 2 years	3 958	19.8	266	22.3	1 059	20.2	930	20.1	129	21.1	225	31.9	5 508	20.3	
2 - < 5 years	6 632	33.2	371	31.1	2 099	40.1	1 811	39.1	288	47.2	292	41.3	9 394	34.6	
5 - < 10 years	3 992	20.0	276	23.1	1 510	28.8	1 360	29.4	150	24.5	120	16.9	5 898	21.7	
≥ 10 years	5 416	27.1	281	23.5	569	10.9	525	11.3	44	7.2	70	9.9	6 336	23.3	
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. : B1

Table 3.67 New wholesale conversion building - Location of the previous 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	%			
<u>Kln East</u>	8 552	67.2	620	72.3	1 585	39.6	1 346	38.3	239	49.4	333	62.0	11 090	61.2	
Kwun Tong / Kowloon Bay	8 552	67.2	620	72.3	1 585	39.6	1 346	38.3	239	49.4	333	62.0	11 090	61.2	
<u>Non-CBD area</u>	2 684	21.1	111	13.0	894	22.4	791	22.5	103	21.4	106	19.8	3 795	20.9	
North Point / Quarry Bay	516	4.1	30	3.5	332	8.3	280	8.0	52	10.7	36	6.6	914	5.0	
Yau Ma Tei / Mong Kok (excl. West Kowloon)	615	4.8	21	2.4	225	5.6	215	6.1	10	2.1	25	4.7	886	4.9	
Sham Shui Po	271	2.1	20	2.3	76	1.9	70	2.0	5	1.1	3	0.6	370	2.0	
Kowloon City	217	1.7	7	0.8	61	1.5	61	1.7	-	-	11	2.0	295	1.6	
Kwai Tsing	202	1.6	8	0.9	47	1.2	29	0.8	18	3.8	16	3.0	273	1.5	
Sha Tin	210	1.7	1	0.1	49	1.2	44	1.3	5	0.9	2	0.3	262	1.4	
Wong Tai Sin	231	1.8	3	0.3	17	0.4	8	0.2	10	2.0	2	0.4	253	1.4	
Tsuen Wan	160	1.3	7	0.8	39	1.0	38	1.1	1	0.3	8	1.6	214	1.2	
<u>Traditional CBD area</u>	1 455	11.4	126	14.7	1 517	37.9	1 376	39.1	141	29.2	96	17.9	3 194	17.6	
Tsim Sha Tsui	457	3.6	37	4.4	691	17.3	655	18.6	36	7.4	29	5.3	1 214	6.7	
Wan Chai	327	2.6	33	3.8	243	6.1	207	5.9	37	7.5	27	5.1	630	3.5	
Causeway Bay	178	1.4	8	1.0	350	8.7	340	9.7	10	2.1	8	1.4	544	3.0	
Sheung Wan	292	2.3	21	2.5	103	2.6	85	2.4	19	3.8	19	3.5	435	2.4	
Central	138	1.1	21	2.4	98	2.4	57	1.6	40	8.4	9	1.7	265	1.5	
<u>Outside HK</u>	41	0.3	-	-	2	*	2	0.1	-	-	2	0.3	44	0.2	
Base	12 731	100.0	857	100.0	3 998	100.0	3 515	100.0	484	100.0	537	100.0	18 124	100.0	

Base : All establishments which relocated / expanded from other address
Note : Detailed locations in Hong Kong which were mentioned by less than 1% of the establishments were not shown
Ref. : B3

Table 3.68 New wholesale conversion building - Type of building previously located in / expanded from 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	%
Industrial building	7 493	59.0	240	28.0	352	8.8	283	8.1	69	14.3	127	23.8	8 212	45.4
Office building	3 086	24.3	414	48.3	3 425	85.7	3 066	87.3	358	74.1	331	61.9	7 256	40.1
Industrial-office building	1 478	11.6	191	22.3	140	3.5	108	3.1	32	6.6	67	12.5	1 876	10.4
Shop	319	2.5	8	0.9	50	1.3	32	0.9	18	3.7	6	1.2	384	2.1
Residential building	260	2.0	4	0.5	16	0.4	9	0.3	7	1.4	4	0.7	283	1.6
Uncertain	50	0.4	-	-	8	0.2	8	0.2	-	-	-	-	58	0.3
Non-structural building (e.g. wooden / stone / tin hut, etc.)	5	*	-	-	6	0.1	6	0.2	-	-	-	-	11	0.1
Base	12 691	100.0	857	100.0	3 997	100.0	3 513	100.0	484	100.0	535	100.0	18 080	100.0

Base : All establishments which relocated / expanded from other address in HK
Ref. : B4

3.78 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 located in new wholesale conversion buildings (*Table 3.69*). Regarding the perceived level of importance influencing the choice of building, a relatively high proportion of business establishments in new wholesale conversion buildings 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.

3.79 However, a relatively high proportion of the business establishments in new wholesale conversion buildings also considered “occupancy cost” important when compared with those in office buildings. Also, the mean internal floor area was relatively larger for business establishments in new wholesale conversion buildings (2 861 square feet) (*Table 3.70*).

Table 3.69 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			
	No. of establishments	%	No. of establishments	%	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 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
Ability to meet floor space requirements														
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
Prestige														
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	*
Building facilities, physical condition and management														
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	*
Parking facilities														
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	*
Environment-friendly design														
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	*
IT facilities														
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	*
Amenities in the same building														
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 Ref. : C2ai-viii														

Table 3.70 New wholesale conversion building - Internal floor area of 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	%	
< 100 sq.ft.	533	2.7	77	6.4	1 377	26.3	1 360	29.4	16	2.7	23	3.2	2 010	7.4
100 - 199 sq.ft.	1 463	7.3	49	4.1	337	6.4	312	6.8	25	4.0	58	8.2	1 908	7.0
200 - 249 sq.ft.	1 053	5.3	14	1.2	101	1.9	83	1.8	18	2.9	31	4.4	1 199	4.4
250 - 499 sq.ft.	2 099	10.5	30	2.5	154	2.9	131	2.8	24	3.9	51	7.2	2 334	8.6
500 - 999 sq.ft.	5 294	26.5	214	17.9	391	7.5	307	6.6	84	13.8	170	24.1	6 069	22.4
1 000 - 2 999 sq.ft.	7 256	36.3	532	44.5	1 748	33.4	1 473	31.8	275	45.0	210	29.8	9 747	35.9
3 000 - 4 999 sq.ft.	1 286	6.4	127	10.7	497	9.5	430	9.3	67	11.0	54	7.6	1 964	7.2
5 000 - 9 999 sq.ft.	580	2.9	93	7.8	291	5.5	228	4.9	63	10.2	47	6.7	1 011	3.7
≥ 10 000 sq.ft.	432	2.2	58	4.9	333	6.4	303	6.5	31	5.0	62	8.8	886	3.3
Information cannot be provided	-	-	-	-	9	0.2	-	-	9	1.5	-	-	9	*
Mean (sq.ft.)	1 556		2 504		2 475		2 455		2 635		2 861		1 809	
Median (sq.ft.)	900		1 400		1 000		1 000		1 500		1 000		1 000	
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. : A4

3.80 Taking into account the above characteristics (i.e. conversion works completed in recent years; large floor space) and the aspirations (i.e. lower occupancy cost, better building facilities, physical condition and management, prestige and amenities in the same building) of the business establishments in new wholesale conversion buildings, it may be able to explain the similarities and differences of its composition of industries and major functions/operations with those in Grade B and C office buildings:

- Both building types had a relatively high proportion of establishments engaged in “real estate and professional and business services”, but new wholesale conversion buildings also had a relatively high proportion of 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”. (Table 3.71)

Table 3.71 New wholesale conversion building - 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														

- Both building types had a relatively high proportion of establishments having the major functions/operations of “human resources management” and “research and development (R&D)”, but new wholesale conversion buildings also had a relatively high proportion of establishments engaged in “strategic management”, “showroom” and “training centre/educational institutions”. (Table 3.72)

Table 3.72 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			
	No. of establishments	%	No. of establishments	%	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

3.81 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 3.73)

Table 3.73 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	%	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														
Ref. : C2bi-viii														

3.82 While the proportion of business establishments which was very/quite likely to leave the present work location was not the highest amongst the various building types, a relatively high proportion of business establishments in new wholesale conversion buildings was still uncertain at this stage. (Table 3.74)

Table 3.74 New wholesale conversion building - Possibility of leaving the present work location in the coming 5 years / when the lease expires 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	%		
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
Very/quite unlikely	9 945	51.0	578	48.6	2 748	52.7	2 403	52.1	345	56.8	287	41.1	13 558	51.0
Very/quite likely	4 282	22.0	342	28.7	893	17.1	741	16.1	153	25.1	153	21.9	5 671	21.3
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

3.83 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 (Table 3.75). This also 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 3.76).

Table 3.75 New wholesale conversion building – The most important factor and reason for expecting to leave 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	%
Cost	2 002	46.8	153	44.7	321	35.9	266	35.9	55	35.9	68	44.0	2 544	44.9
High occupancy / operational cost	2 002	46.8	153	44.7	321	35.9	266	35.9	55	35.9	68	44.0	2 544	44.9
Premises	1 861	43.5	139	40.6	377	42.2	294	39.7	83	54.1	66	43.2	2 443	43.1
Lack of suitable premises / Unable to meet floor space requirements	1 346	31.4	113	33.0	310	34.7	241	32.5	69	45.5	52	34.1	1 821	32.1
Unable to renew the lease	283	6.6	20	6.0	56	6.3	43	5.8	13	8.6	6	4.1	366	6.4
Poor building facilities, physical conditions and management	154	3.6	6	1.6	11	1.2	11	1.4	-	-	8	5.0	178	3.1
Redevelopment / partial or wholesale conversion of the building	79	1.8	-	-	-	-	-	-	-	-	-	-	79	1.4
Accessibility and parking facilities	98	2.3	3	0.8	55	6.2	48	6.5	7	4.7	8	5.5	164	2.9
Poor accessibility to local public transport (e.g. MTR) / Inconvenient location	68	1.6	1	0.4	51	5.7	44	5.9	7	4.7	6	3.6	126	2.2
Inadequate parking or loading/unloading spaces	28	0.7	-	-	-	-	-	-	-	-	3	1.9	31	0.5
Poor accessibility to the airport / cross-boundary transport services	2	*	1	0.4	4	0.5	4	0.6	-	-	-	-	7	0.1
Base	4 282	100.0	342	100.0	893	100.0	741	100.0	153	100.0	153	100.0	5 671	100.0

Base : All establishments which would very / quite likely leave the present work location in the coming 5 years /when the lease expires
Ref. : C5a

Table 3.75 New wholesale conversion building - Most important factor and reason for expecting to leave the present work location by building type (cont'd)

	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>Agglomeration economies</u>	148	3.5	33	9.7	110	12.3	104	14.0	6	4.1	2	1.1	292	5.2
Following the relocation of head office	31	0.7	10	2.8	87	9.7	87	11.7	-	-	-	-	128	2.3
Far from regular contacts (e.g. clients / business partners / government departments)	50	1.2	7	1.9	11	1.2	6	0.8	5	3.1	-	-	68	1.2
Far from like business / parent or subsidiary companies	25	0.6	14	4.0	12	1.4	10	1.4	2	1.0	2	1.1	52	0.9
Insufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	41	1.0	3	0.9	-	-	-	-	-	-	-	-	45	0.8
<u>Environment and amenities</u>	38	0.9	-	-	3	0.4	2	0.2	2	1.2	-	-	42	0.7
Poor environmental quality, amenities and landscaping (e.g. trees, open space, streets)	38	0.9	-	-	3	0.4	2	0.2	2	1.2	-	-	42	0.7
<u>Prestige</u>	67	1.6	8	2.4	22	2.5	22	3.0	-	-	10	6.2	106	1.9
Location not prestigious	67	1.6	8	2.4	22	2.5	22	3.0	-	-	10	6.2	106	1.9
<u>Others</u>	68	1.6	7	1.9	5	0.5	5	0.7	-	-	-	-	80	1.4
Intended to sell the present property	-	-	-	-	1	0.2	1	0.2	-	-	-	-	1	*
Bought new property	19	0.4	4	1.3	2	0.2	2	0.3	-	-	-	-	25	0.4
Not good in Fung Shui	1	*	-	-	-	-	-	-	-	-	-	-	1	*
Reduce in scope	48	1.1	2	0.7	2	0.2	2	0.2	-	-	-	-	52	0.9
Base	4 282	100.0	342	100.0	893	100.0	741	100.0	153	100.0	153	100.0	5 671	100.0

Base : All establishments which would very / quite likely leave the present work location in the coming 5 years /when the lease expires
Ref. : C5a

Table 3.76 New wholesale conversion building - Type of building that was most preferred if deciding to relocate in the future 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	%	
Industrial building	11 195	58.6	231	19.7	133	2.6	100	2.2	33	5.6	107	15.3	11 665	44.7
Office building	3 014	15.8	568	48.6	4 707	91.3	4 195	92.0	512	86.2	417	60.1	8 705	33.3
Industrial-office building	3 175	16.6	293	25.0	117	2.3	94	2.1	23	3.9	102	14.7	3 687	14.1
Shop	57	0.3	4	0.4	7	0.1	7	0.2	-	-	1	0.2	70	0.3
Residential building	28	0.1	-	-	2	*	2	*	-	-	-	-	30	0.1
Uncertain at this stage	1 628	8.5	73	6.3	189	3.7	164	3.6	26	4.3	67	9.7	1 958	7.5
Base	19 097	100.0	1 169	100.0	5 155	100.0	4 561	100.0	594	100.0	694	100.0	26 115	100.0

Base : All establishments which preferred HK if deciding to relocate in the future
Ref. : C9

**COMPARISON WITH THE 2011 SURVEY ON BUSINESS
ESTABLISHMENTS IN KOWLOON EAST**

IV. COMPARISON WITH THE 2011 SURVEY ON BUSINESS ESTABLISHMENTS IN KOWLOON EAST

4.1 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 undertaken¹⁵ to facilitate a better understanding on the transformation process. The key observations of the comparison were highlighted below.

1. Building and district information

4.2 In the 2018 survey, a new building type of “new wholesale conversion building” is introduced for the analysis. It was estimated that there were 706 business establishments located in new wholesale conversion buildings (2.6%). (*Table 4.1*)

4.3 The total estimated number of business establishments within the survey coverage¹⁶ has increased from 19 396 in 2011 Survey to 27 136 in 2018 Survey, with establishments in office buildings increased from 2 127 (11.0%) to 5 238 (19.3%); in industrial buildings from 15 854 (81.7%) to 19 998 (73.7%); and in I-O buildings decreased from 1 415 (7.3%) to 1 195 (4.4%). The increase in the total estimated number of business establishments may be attributed to the increase in small-size business establishments (such as establishments held by insurance agents who set up their workstations at their partnering insurance companies, establishments located in co-working space establishment / business centre, etc.); the increase in floor space provision from new developments/redevelopment of industrial buildings; and also the subdivision/conversion of large workshop units into small ones. (*Table 4.1*)

4.4 The number of business establishments has increased in both Kwun Tong Business Area (from 14 212 in 2011 Survey to 19 797 in 2018 Survey) and Kowloon Bay Business Area (from 5 184 in 2011 Survey to 7 339 in 2018 Survey). (*Table 4.1*)

4.5 Further analyses show that the majority of the business establishments located in industrial buildings and I-O buildings were in Kwun Tong Business Area (73.2% and 94.0%

¹⁵ 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

¹⁶ 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.

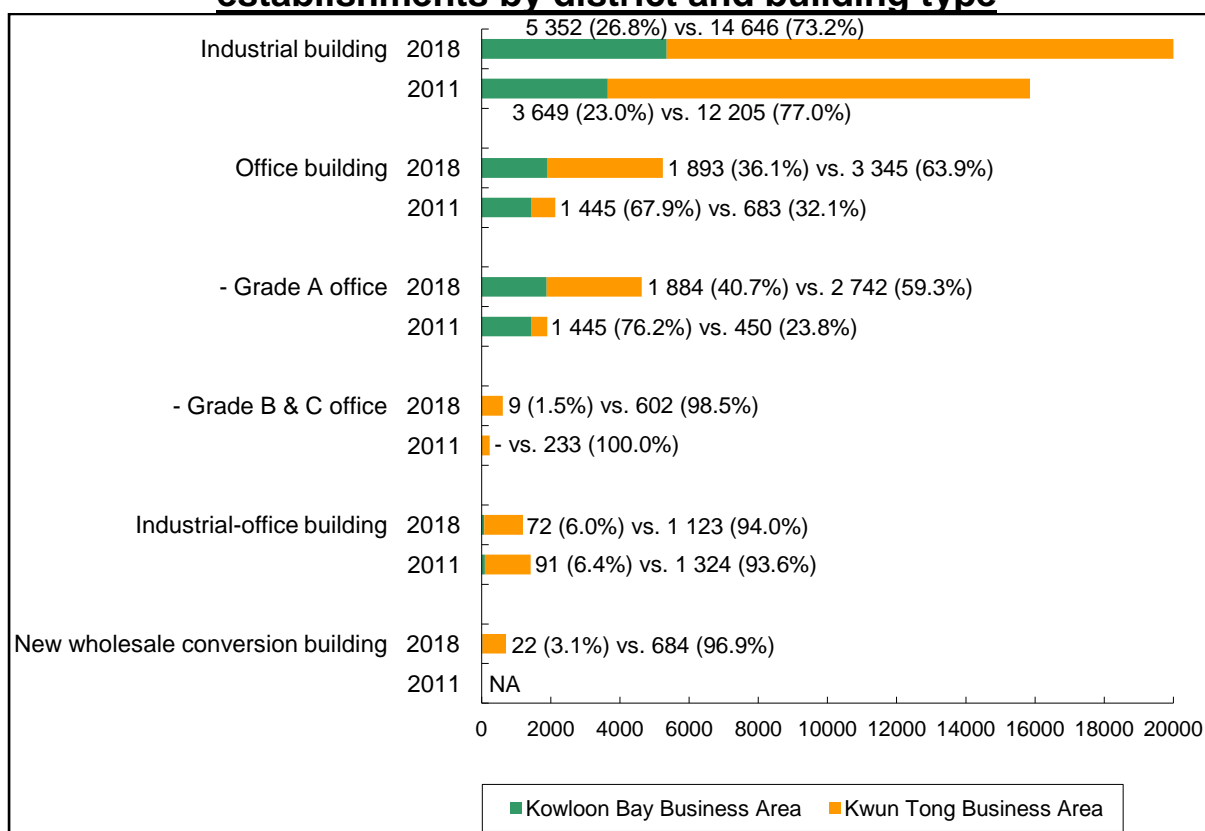
respectively), similar to the 2011 Survey (77.0% and 93.6% respectively). However, the proportion of establishments located in office buildings in Kwun Tong Business Area has substantially increased (from 32.1% in 2011 Survey to 63.9% in 2018 Survey). (Chart 4.1)

Table 4.1 Comparison with the 2011 Survey - Building type and district

	Overall				Difference	
	2011		2018		No. of establishments	%
	No. of establishments	%	No. of establishments	%		
Building type						
Office building	2 127	11.0	5 238	19.3	+3 111	+8.3
Industrial- office building	1 415	7.3	1 195	4.4	-220	-2.9
Industrial building	15 854	81.7	19 998	73.7	+4 144	-8.0
New wholesale conversion building	NA	NA	706	2.6	-	-
District						
Kowloon Bay Business Area	5 184	26.7	7 339	27.0	+2 155	+0.3
Kwun Tong Business Area	14 212	73.3	19 797	73.0	+5 585	-0.3

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

Chart 4.1 : Comparison with the 2011 Survey - Number of establishments by district and building type



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

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

2. Establishment characteristics

4.6 There was a decrease in 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). On the other hand, an increase was recorded for 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). (Table 4.2)

Table 4.2 Comparison with the 2011 Survey – Industry mainly engaged in

	Overall				Difference	
	2011		2018		No. of establishments	%
	No. of establishments	%	No. of establishments	%		
Manufacturing	3 613	18.6	3 795	14.0	+182	-4.6
Construction	1 305	6.7	2 031	7.5	+726	+0.8
Import / export trades and wholesale and retail	10 366	53.4	10 624	39.2	+258	-14.2
Restaurants and hotels	89	0.5	206	0.8	+117	+0.3
Transportation, storage and logistics	937	4.8	1 096	4.0	+159	-0.8
Telecommunications services and information technology services	616	3.2	1 362	5.0	+746	+1.8
Banking and financial services and insurance	345	1.8	2 217	8.2	+1 872	+6.4
Real estate and professional and business services	828	4.3	2 864	10.6	+2 036	+6.3
Publishing, media and multi-media and creative and performing arts activities and specialized design activities	880	4.5	1 448	5.3	+568	+0.8
Healthcare services, and research and development on natural sciences	45	0.2	245	0.9	+200	+0.7
Social and personal services	373	1.9	1 180	4.3	+807	+2.4
Waste management	NA	NA	68	0.3	-	-

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

4.7 The transformation of Kowloon East into CBD2 is evidently shown in the increasing proportion of business establishments with major functions or operations of “business development, sales, marketing and public relations” (from 59.2% in 2011 Survey to 66.1% in 2018 Survey), “strategic management” (from 10.9% in 2011 Survey to 29.5% in 2018 Survey) and “customer service/call centre” (from 7.5% in 2011 Survey to 15.0% in 2018 Survey). On the other hand, a decrease was recorded for the proportion of business establishments 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). (Table 4.3)

Table 4.3 Comparison with the 2011 Survey - Major functions / operations in the present work location

	Overall				Difference	
	2011		2018			
	No. of establishments	%	No. of establishments	%	No. of establishments	%
Business development, sales, marketing and public relations	11 487	59.2	17 947	66.1	+6 460	+6.9
Strategic management	2 114	10.9	7 999	29.5	+5 885	+18.6
Warehouse / storage	2 225	11.5	4 217	15.5	+1 992	+4
Customer service / call centre	1 448	7.5	4 070	15.0	+2 622	+7.5
Financial / asset management	2 198	11.3	3 806	14.0	+1 608	+2.7
Sourcing and procurement	3 294	17.0	2 930	10.8	-364	-6.2
Human resources management	680	3.5	1 607	5.9	+927	+2.4
Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)	2 603	13.4	1 441	5.3	-1 162	-8.1
Showroom	794	4.1	1 135	4.2	+341	+0.1
Cultural and creative workshop	504	2.6	968	3.6	+464	+1
Research and development (R&D)	488	2.5	931	3.4	+443	+0.9
Transportation	992	5.1	891	3.3	-101	-1.8
Technical support (excl. data / computer centre)	722	3.7	740	2.7	+18	-1
Training centre / educational institution	146	0.8	411	1.5	+265	+0.7
Data / computer centre	123	0.6	185	0.7	+62	+0.1
Catering service	NA	NA	33	0.1	-	-

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

Note: Multiple answers were allowed

4.8 For business establishments engaged in “manufacturing” industry, an increase was also recorded for the proportions 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, ad hydroponics and aquaculture)” (from 50.2% in 2011 Survey to 22.7% in 2018 Survey). (Table 4.4)

Table 4.4 Comparison with the 2011 Survey - Major functions / operations of manufacturing industry

	Overall				Difference	
	2011		2018		No. of establishments	%
	No. of establishments	%	No. of establishments	%		
Business development, sales, marketing and public relations	1 410	39.0	2 405	63.4	+995	+24.4
Strategic management	509	14.1	1 071	28.2	+562	+14.1
Factory / workshop for production / packaging (incl. food processing, and hydroponics and aquaculture)	1 812	50.2	862	22.7	-950	-27.5
Warehouse / storage	394	10.9	628	16.6	+234	+5.7
Customer service / call centre	206	5.7	468	12.3	+262	+6.6
Financial / asset management	395	10.9	438	11.5	+43	+0.6
Sourcing and procurement	402	11.1	406	10.7	+4	-0.4
Human resources management	159	4.4	212	5.6	+53	+1.2
Research and development (R&D)	95	2.6	193	5.1	+98	+2.5
Showroom	191	5.3	189	5.0	-2	-0.3
Transportation	43	1.2	96	2.5	+53	+1.3
Technical support (excl. data / computer centre)	40	1.1	77	2.0	+37	+0.9
Cultural and creative workshop	14	0.4	11	0.3	-3	-0.1
Training centre / educational institution	-	-	9	0.2	-	-
Data / computer centre	5	0.1	1	*	-4	-0.1
Catering service	-	-	2	*	-	-

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

4.9 The proportion of business establishments which rented the present work location has increased (from 68.7% in 2011 Survey to 73.0% in 2018 Survey). (Table 4.5)

Table 4.5 Comparison with the 2011 Survey - Tenure of present work location

	Overall			
	2011		2018	
	No. of establishments	%	No. of establishments	%
Own	6 071	31.3	5 351	19.7
Rent	13 325	68.7	19 818	73.0
Rent-free	NA	NA	1 968	7.3

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

4.10 Of those business establishments for which the present work location was rented, the proportion of business establishments which reported the monthly rent of below \$10 000 (from 48.3% in 2011 Survey to 26.3% in 2018 Survey) has decreased¹⁷. (Table 4.6)

Table 4.6 Comparison with the 2011 Survey - Monthly rent of the present work location

	Overall			
	2011		2018	
	No. of establishments	%	No. of establishments	%
<HK\$5 000	3118	23.4	2 046	10.3
HK\$5 000 - 9 999	3324	24.9	3 166	16.0
HK\$10 000 - 29 999	4828	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)

3. History of locating in Kowloon East

4.11 The proportion of business establishments which were located in the present work location for more than 10 years has decreased (from 27.3% in 2011 Survey to 23.3% in 2018 Survey). (Table 4.7)

4.12 A slight 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 4.8)

Table 4.7 Comparison with the 2011 Survey - Duration of establishment located in the present work location

	Overall			
	2011		2018	
	No. of establishments	%	No. of establishments	%
< 2 years	3 820	19.7	5 508	20.3
2 - < 5 years	5 904	30.5	9 394	34.6
5 - < 10 years	4 385	22.6	5 898	21.7
≥ 10 years	5 286	27.3	6 336	23.3

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

¹⁷ It should be noted that no inflation adjustment has been made.

Table 4.8 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)

4. Recent location decision

4.13 In both rounds of the survey, the top 3 reasons for leaving/ not expanding at the previous work location among business establishments which were relocated/ expanded from other addresses in Hong Kong were “lack of suitable premises/unable to meet floor space requirement” (45.1% in 2011 Survey and 46.4% in 2018 Survey), “high occupancy/operational cost” (52.8% in 2011 Survey and 45.9% in 2018 Survey), and “unable to renew the lease” (10.3% in 2011 Survey and 15.7% in 2018 Survey). (Table 4.9)

Table 4.9 Comparison with the 2011 Survey - Top 3 reasons for leaving / not expanding at the previous work location

	Overall			
	2011		2018	
	No. of establishments	%	No. of establishments	%
Lack of suitable premises / Unable to meet floor space requirements	4 851	45.1	8 397	46.4
High occupancy / operational cost	5 679	52.8	8 291	45.9
Unable to renew the lease	1 113	10.3	2 847	15.7

Base: All establishments which relocated / expanded from other address in HK in 2011 Survey (10 756) and 2018 Survey (18 080)
Note: Multiple answers were allowed

4.14 Of the business establishments which were relocated/expanded from other addresses in Hong Kong or outside Hong Kong, the proportion which considered the present work location much better / a little better was decreased (from 57.8% in 2011 Survey to 53.1% in 2018 Survey). (Table 4.10)

Table 4.10 Comparison with the 2011 Survey - Comparison between the present work location and the previous one

	Overall			
	2011		2018	
	No. of establishments	%	No. of establishments	%
The present location is a little worse/ much worse	1 231	11.4	2 481	13.7
More or less the same	3 322	30.8	6 019	33.2
The present location is a little better/ much better	6 227	57.8	9 625	53.1

Base: All establishments which relocated / expanded from other address in HK in 2011 Survey (10 756) and 2018 Survey (18 080)

4.15 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 (e.g. MTR)/convenient location” (36.2% in 2011 Survey and 36.6% in 2018 Survey). (Table 4.11)

Table 4.11 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

5. Views on present location and building

4.16 The proportion of establishments which were very/quite satisfied with the present location has decreased (from 60.4% in 2011 Survey to 49.0% in 2018 Survey), 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). On the other hand, there was 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). Overall speaking, a higher proportion of establishments were neutral regarding the overall level of satisfaction with the present location (36.9% in 2011 Survey to 47.0% in 2018 Survey). (Table 4.12)

Table 4.12 Comparison with the 2011 Survey - Satisfaction level of the present location in respect of each factor and overall satisfaction

	Overall			
	2011		2018	
	No. of establishments	%	No. of establishments	%
<u>Occupancy cost</u>				
Very / quite satisfied	11 427	58.9	12 544	46.2
Neutral	6 848	35.3	11 807	43.5
Very / quite dissatisfied	1 121	5.8	2 784	10.3
No comment	-	-	2	*
<u>Operational cost in general</u>				
Very / quite satisfied	10 725	55.3	11 912	43.9
Neutral	7 715	39.8	13 151	48.5
Very / quite dissatisfied	956	4.9	2 069	7.6
No comment	-	-	5	*
<u>Choices of suitable premises to buy / rent</u>				
Very / quite satisfied	8 440	43.5	10 730	39.5
Neutral	9 768	50.4	13 962	51.5
Very / quite dissatisfied	1 189	6.1	2 433	9.0
No comment	-	-	12	*
<u>Accessibility to the airport / cross-boundary transport services</u>				
Very / quite satisfied	6 953	35.8	8 844	32.6
Neutral	9 666	49.8	14 930	55.0
Very / quite dissatisfied	2 777	14.3	3 321	12.2
No comment	-	-	41	0.2
<u>Accessibility to local public transport</u>				
Very / quite satisfied	13 484	69.5	16 502	60.8
Neutral	5 172	26.7	8 754	32.3
Very / quite dissatisfied	741	3.8	1 846	6.8
No comment	-	-	34	0.1
<u>Accessibility within Kowloon East (including walkability)</u>				
Very / quite satisfied	NA	NA	14 072	51.9
Neutral	NA	NA	10 487	38.6
Very / quite dissatisfied	NA	NA	2 566	9.5
No comment	NA	NA	11	*
<u>Proximity to clients / business partners</u>				
Very / quite satisfied	7 312	37.7	9 765	36.0
Neutral	10 381	53.5	14 991	55.2
Very / quite dissatisfied	1 704	8.8	2 375	8.8
No comment	-	-	5	*
<u>Proximity to government departments</u>				
Very / quite satisfied	3 629	18.7	6 817	25.1
Neutral	11 381	58.7	16 446	60.6
Very / quite dissatisfied	4 386	22.6	3 859	14.2
No comment	-	-	14	0.1
<u>Presence of like businesses</u>				
Very / quite satisfied	5 508	28.4	7 850	28.9
Neutral	11 571	59.7	16 434	60.6
Very / quite dissatisfied	2 317	11.9	2 842	10.5
No comment	-	-	11	*

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

Table 4.12 Comparison with the 2011 Survey - Satisfaction level of the present location in respect of each factor and overall satisfaction (Con't)

	Overall			
	2011		2018	
	No. of establishments	%	No. of establishments	%
<u>Proximity to business supporting services</u>				
Very / quite satisfied	11 290	58.2	15 258	56.2
Neutral	6 773	34.9	9 759	36.0
Very / quite dissatisfied	1 334	6.9	2 118	7.8
No comment	-	-	1	*
<u>Choices of retail and eating outlets</u>				
Very / quite satisfied	9 126	47.1	12 886	47.5
Neutral	8 101	41.8	11 277	41.6
Very / quite dissatisfied	2 169	11.2	2 968	10.9
No comment	-	-	5	*
<u>Environmental quality, amenities and landscaping</u>				
Very / quite satisfied	3 299	17.0	7 007	25.8
Neutral	9 385	48.4	13 531	49.9
Very / quite dissatisfied	6 712	34.6	6 599	24.3
<u>Vibrant location with various leisure activities and events</u>				
Very / quite satisfied	NA	NA	6 134	22.6
Neutral	NA	NA	14 806	54.6
Very / quite dissatisfied	NA	NA	6 196	22.8
<u>Prestigious location</u>				
Very / quite satisfied	2 947	15.2	6 096	22.5
Neutral	10 557	54.4	16 068	59.2
Very / quite dissatisfied	5 892	30.4	4 960	18.3
No comment	-	-	12	*
<u>Overall satisfaction level towards the present location</u>				
Very / quite satisfied	11 722	60.4	13 295	49.0
Neutral	7 149	36.9	12 754	47.0
Very / quite dissatisfied	525	2.7	1 087	4.0

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

4.17 The proportion of establishments which were very/quite satisfied with the present building has decreased (from 45.9% in 2011 Survey to 35.8% in 2018 Survey), particularly on “occupancy cost” (57.1% in 2011 Survey to 47.8% in 2018 Survey) and “ability to meet floor space requirements” (64.5% in 2011 Survey to 52.8% in 2018 Survey). On the other hand, there was an increase in the perceived level of satisfaction for “prestige” of the building (18.5% in 2011 Survey to 24.6% in 2018 Survey). Overall speaking, a higher proportion of establishments were neutral regarding the overall level of satisfaction with the present building (48.1% in 2011 Survey and 55.1% in 2018 Survey). (Table 4.13)

Table 4.13 Comparison with the 2011 Survey - Satisfaction level of the present building in respect of each factor and overall satisfaction

	Overall			
	2011		2018	
	No. of establishments	%	No. of establishments	%
<u>Occupancy cost</u>				
Very / quite satisfied	11 080	57.1	12 981	47.8
Neutral	7152	36.9	11 514	42.4
Very / quite dissatisfied	1164	6.0	2 639	9.7
No comment	-	-	3	*
<u>Ability to meet floor space requirements</u>				
Very / quite satisfied	12 508	64.5	14 341	52.8
Neutral	5999	30.9	10 774	39.7
Very / quite dissatisfied	889	4.6	2 018	7.4
No comment	-	-	4	*
<u>Prestige</u>				
Very / quite satisfied	3 595	18.5	6 683	24.6
Neutral	10 926	56.3	16 151	59.5
Very / quite dissatisfied	4875	25.1	4 284	15.8
No comment	-	-	18	0.1
<u>Building facilities, physical condition and management</u>				
Very / quite satisfied	7 951	41.0	9 909	36.5
Neutral	8918	46.0	12 743	47.0
Very / quite dissatisfied	2528	13.0	4 474	16.5
No comment	-	-	11	*
<u>Parking facilities</u>				
Very / quite satisfied	6 147	31.7	7 372	27.2
Neutral	9493	48.9	12 562	46.3
Very / quite dissatisfied	3756	19.4	7 184	26.5
No comment	-	-	18	0.1
<u>Environment-friendly design</u>				
Very / quite satisfied	3 844	19.8	5 095	18.8
Neutral	11 803	60.9	13 957	51.4
Very / quite dissatisfied	3750	19.3	8 075	29.8
No comment	-	-	9	*
<u>IT facilities</u>				
Very / quite satisfied	4 314	22.2	5 960	22.0
Neutral	11 381	58.7	14 341	52.8
Very / quite dissatisfied	3701	19.1	6 829	25.2
No comment	-	-	6	*
<u>Amenities in the same building</u>				
Very / quite satisfied	5 167	26.6	6 640	24.5
Neutral	9 904	51.1	13 120	48.3
Very / quite dissatisfied	4 326	22.3	7 361	27.1
No comment	-	-	16	0.1
<u>Overall satisfaction level towards the present building</u>				
Very / quite satisfied	8 912	45.9	9 710	35.8
Neutral	9 329	48.1	14 961	55.1
Very / quite dissatisfied	1 156	6.0	2 465	9.1

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

6. Future plans and potential for relocation

4.18 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 4.14)

Table 4.14 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)

4.19 Among those establishments which would not wind up the 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 location¹⁸ in the coming 5 years or when the lease expires had both increased. (Table 4.15)

Table 4.15 Comparison with the 2011 Survey - Possibility of leaving the present work location in the coming 5 years / when the lease expires

	Overall			
	2011		2018	
	No. of establishments	%	No. of establishments	%
Very/quite unlikely	9 002	47.4	13 558	51.0
Very/quite likely	3 409	17.9	5 671	21.3
Uncertain at this stage	6 593	34.7	7 368	27.7

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

¹⁸ The question asked in the 2011 Survey was based on “leaving the present building” instead of “leaving the present work location”.

4.20 Of those establishments which were very/quite likely to leave the present work location in the coming 5 years or when the lease expires¹⁸, a relatively high proportion claimed that the most important reason of leaving was “high occupancy/operational cost” (slightly decreased from 49.5% in the 2011 Survey to 44.9% in 2018 Survey) and “lack of suitable premises/unable to meet floor space requirements” (slightly decreased from 34.4% in the 2011 Survey vs. 32.1% in 2018 Survey) in both rounds of the survey. (Table 4.16)

Table 4.16 Comparison with the 2011 Survey – The most important factor and reason for expecting to leave the present work location

	Overall			
	2011		2018	
	No. of establishments	%	No. of establishments	%
Cost	1 687	49.5	2 544	44.9
High occupancy / operational cost	1 687	49.5	2 544	44.9
Premises	1 362	40.0	2 443	43.1
Lack of suitable premises / Unable to meet floor space requirements	1 171	34.4	1 821	32.1
Unable to renew the lease	-	-	366	6.4
Poor building facilities, physical conditions and management	135	4.0	178	3.1
Redevelopment / partial or wholesale conversion of the building	56	1.6	79	1.4
Accessibility and parking facilities	130	3.8	164	2.9
Poor accessibility to local public transport (e.g. MTR) / Inconvenient location	88	2.6	126	2.2
Inadequate parking or loading/unloading spaces	-	-	31	0.5
Poor accessibility to the airport / cross-boundary transport services	41	1.2	7	0.1
Agglomeration economies	104	3.0	292	5.2
Following the relocation of head office	-	-	128	2.3
Far from regular contacts (e.g. clients / business partners / government departments)	39	1.2	68	1.2
Far from like business / parent or subsidiary companies	21	0.6	52	0.9
Insufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail / eating outlets	15	0.4	45	0.8
Environment and amenities	47	1.4	42	0.7
Poor environmental quality, amenities and landscaping (e.g. trees, open space, streets)	47	1.4	42	0.7
Prestige	73	2.1	106	1.9
Location not prestigious	73	2.1	106	1.9
Others	6	0.2	80	1.4
Reduce in scope	NA	NA	52	0.9
Bought new property	NA	NA	25	0.4
Intended to sell the present property	NA	NA	1	*
Not good in Fung Shui	NA	NA	1	*

Base: All establishments which would very/quite likely leave the present work location in the coming 5 years/when the lease expires in 2011 Survey (3 409) and 2018 Survey (5 671)

4.21 For those 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, a slightly higher proportion would prefer Kowloon East (Kwun Tong/Kowloon Bay) (84.5% in 2011 Survey vs. 86.5% in 2018 Survey). A slightly lower proportion would consider relocating outside Hong Kong (Table 4.17)

Table 4.17 Comparison with the 2011 Survey - Preferred location if deciding to relocate in the future¹⁹

	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
<u>Summary</u>				
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

¹⁹ 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 classifications of the pre-coded answers being adopted .

4.22 Regarding the preferred building type for relocation in the future, an increase was recorded for the proportion of establishments which would prefer industrial buildings (from 31.0% in 2011 Survey to 44.7% in 2018 Survey) and office buildings (from 26.0% in 2011 Survey to 33.3% in 2018 Survey). On the other hand, the proportion of establishments which would prefer I-O buildings has decreased (from 32.5% in 2011 Survey to 14.1% in 2018 Survey). (Table 4.18)

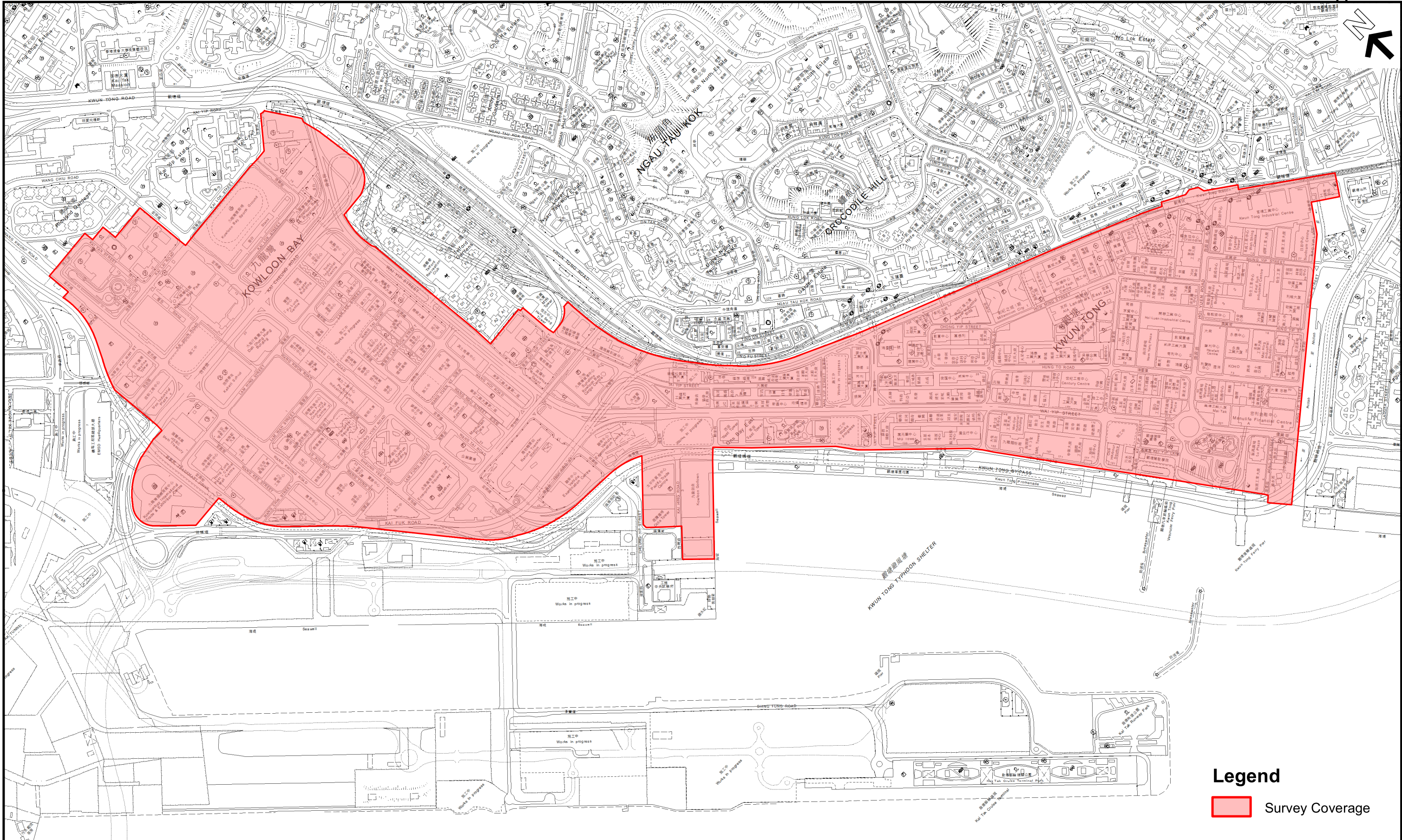
Table 4.18 Comparison with the 2011 Survey - Type of building that was most preferred if deciding to relocate in the future

	Overall			
	2011		2018	
	No. of establishments	%	No. of establishments	%
Office building	4 754	26.0	8 705	33.3
Industrial building	5 669	31.0	11 665	44.7
Industrial-office building	5 950	32.5	3 687	14.1
Uncertain at this stage	1 767	9.7	1 958	7.5

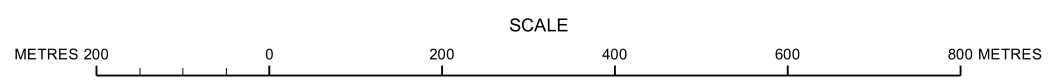
Base: All establishments which preferred Hong Kong if deciding to relocate in the future in 2011 Survey (18 292) and 2018 Survey (26 115)


4.23 “Location of service targets / clients”, “district of the head office”, “type of building previously located in / expanded from”, “reasons for considering traditional CBD area only if deciding / assuming to relocate” and “reasons for most preferring industrial building if deciding to relocate in future” are not appropriate to be conducted because the data items are not directly comparable due to different pre-coded answers/categories for choice and question phrasing.


APPENDICES



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 *