

***Survey on Business Establishments
in Kowloon East 2023***

- Executive Summary -

April 2025

List of Charts

		Page
Chart 2.1	Number of establishments by district and building type	3
Chart 2.2	Industry mainly engaged in	4
Chart 2.3	Top 5 functions / operations in the present work location	8
Chart 2.4	Internal floor area of the present work location	11
Chart 2.5	Monthly rent (excluding management fee) of the present work location	11
Chart 2.6	Location(s) of service targets/clients	14
Chart 2.7	History of locating in Kowloon East	15
Chart 2.8	Reasons for leaving/not integrating at the previous work location	17
Chart 2.9	Reasons for choosing/integrating at the present work location	18
Chart 2.10	Comparison between the present work location and the previous one	19
Chart 2.11	Perceived level of importance of factors influencing the choice of location	20
Chart 2.12	Satisfaction level of the present location in respect of different factors influencing the choice of location	21
Chart 2.13	Possibility of leaving the present work location in the coming 5 years/when the lease expires	22
Chart 2.14	Reasons for expecting to leave the present work location	24
Chart 2.15	Preferred districts in Hong Kong if deciding/assuming to relocate in the future	25
Chart 2.16	Whether adopted changes in the work mode/work space arrangement during the COVID-19 pandemic	27
Chart 2.17	Whether adopted the various work mode/work space arrangement after the COVID-19 pandemic	28
Chart 3.1	Manufacturing industry - Building type	30
Chart 3.2	Manufacturing industry - District	30
Chart 3.3	Manufacturing industry - Detailed manufacturing activities	31
Chart 3.4	Manufacturing industry - Major functions / operations in the present work location	32
Chart 3.5	Manufacturing industry - Possibility of leaving the present work location in the coming 5 years / when the lease expires	34
Chart 3.6	Manufacturing industry - Top 2 major reasons for leaving the present work location	35
Chart 3.7	FIRE industry - Building type	36
Chart 3.8	FIRE industry - District	36
Chart 3.9	FIRE industry - Major functions / operations in the present work location	37
Chart 3.10	FIRE industry - Possibility of leaving the present work location in the coming 5 years / when the lease expires	39
Chart 3.11	FIRE industry - Top 2 major reasons for leaving the present work location	39
Chart 3.12	Potential IT Start-ups - Building type	41
Chart 3.13	Potential IT Start-ups - District	41
Chart 3.14	Potential IT Start-ups - Major functions / operations in the present work location	42
Chart 3.15	Potential IT Start-ups - Possibility of leaving the present work location in the coming 5 years / when the lease expires	44

		Page
Chart 3.16	Potential IT Start-ups - Top 2 major reasons for leaving the present work location	44
Chart 3.17	Arts, cultural and creative uses - Building type	46
Chart 3.18	Arts, cultural and creative uses - District	46
Chart 3.19	Arts, cultural and creative uses - Primary function / operation in the present work location	47
Chart 3.20	Arts, cultural and creative uses - Possibility of leaving the present work location in the coming 5 years / when the lease expires	49
Chart 3.21	Arts, cultural and creative uses - Top 2 major reasons for leaving the present work location	50
Chart 3.22	Co-working space establishment or business centre - Building type	51
Chart 3.23	Co-working space establishment or business centre - District	51
Chart 3.24	Co-working space establishment or business centre - Industry mainly engaged in	52
Chart 3.25	Co-working space establishment or business centre - Possibility of leaving the present work location in the coming 5 years / when the lease expires	54
Chart 3.26	Co-working space establishment or business centre - Top 2 major reasons for leaving the present work location	54
Chart 4.1	Comparison with the 2011 and 2018 Surveys - Number of establishments by district and building type	68

List of Tables

		Page
Table 2.1	Industry mainly engaged in by building type	7
Table 2.2	Major functions/operations in the present work location by building type	9
Table 2.3	Number of persons who worked in the present work location by building type	10
Table 2.4	Estimated total internal floor area in square feet (square metre in bracket) of all establishments by building type and industry	13
Table 2.5	History of locating in the present work location by building type	16
Table 2.6	Possibility of leaving the present work location in the coming 5 years/when the lease expires by building type	23
Table 2.7	Possibility of leaving the present work location in the coming 5 years/when the lease expires by history of locating in Kowloon East	23
Table 3.1	Manufacturing industry - Monthly rent of the present work location	33
Table 3.2	FIRE industry - Monthly rent of the present work location	38
Table 3.3	Potential IT Start-ups - Monthly rent of the present work location	43
Table 3.4	Arts, cultural and creative uses - Monthly rent of the present work location	48
Table 3.5	Co-working space establishment or business centre - Monthly rent of the present work location	53
Table 3.6	New wholesale conversion building - Duration of locating in the present work location by building type	56
Table 3.7	New wholesale conversion building - Location of the previous work location by building type	57-58
Table 3.8	New wholesale conversion building - Type of building previously located in/integrated from by building type	58
Table 3.9	New wholesale conversion building - Perceived level of importance of factors influencing the choice of building by building type	59
Table 3.10	New wholesale conversion building - Internal floor area of the present work location by building type	60
Table 3.11	New wholesale conversion building - Industry mainly engaged in by building type	61
Table 3.12	New wholesale conversion building - Major functions/operations in the present work location by building type	62
Table 3.13	New wholesale conversion building - Satisfaction level of the present building in respect of each factor by building type	63
Table 3.14	New wholesale conversion building – The most important factor and reason for expecting to leave the present work location by building type	64-65
Table 3.15	New wholesale conversion building - Type of building that was most preferred if deciding/assuming to relocate in the future by building type	66
Table 4.1	Comparison with the 2011 and 2018 Surveys - Building type and district	68
Table 4.2	Comparison with the 2011 and 2018 Surveys – Industry mainly engaged in	69
Table 4.3	Comparison with the 2011 and 2018 Surveys - Major functions/operations in the present work location	70
Table 4.4	Comparison with the 2011 and 2018 Surveys - Major functions/operations of manufacturing industry	71
Table 4.5	Comparison with the 2011 and 2018 Surveys - Major functions/operations of “arts, cultural and creative uses” industry	72

		Page
Table 4.6	Comparison with the 2011 and 2018 Surveys - Major functions/operations of business establishments located in new wholesale conversion building	73
Table 4.7	Comparison with the 2011 and 2018 Surveys - Monthly rent of the present work location	74
Table 4.8	Comparison with the 2011 and 2018 Surveys - History of establishment located in Kowloon East	74
Table 4.9	Comparison with the 2011 and 2018 Surveys - Top 3 reasons for choosing/integrating at the present work location	75
Table 4.10	Comparison with the 2011 and 2018 Surveys - Satisfaction level of the present location in respect of each factor and overall satisfaction	76-77
Table 4.11	Comparison with the 2011 and 2018 Surveys - Expected changes of the establishments in the coming 5 years	78
Table 4.12	Comparison with the 2011 and 2018 Surveys - Possibility of leaving the present work location in the coming 5 years/when the lease expires	78
Table 4.13	Comparison with the 2011 and 2018 Surveys - Preferred location if deciding/assuming to relocate in the future	79

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. Two surveys on business establishments covering the Kwun Tong and Kowloon Bay Business Areas were carried out in 2011 (2011 Survey) and 2018 (2018 Survey) respectively, to understand the situations of business establishments in KE. In the light of the global and local economic environment, as well as the COVID-19 pandemic, business space utilisation and requirements may have changed to meet the new work mode. To better understand the potential changes and implications on business space demand, an updated survey in these two business areas was undertaken in 2023 (the 2023 Survey). It is envisaged that the survey results could also shed light on the the profile of specific business establishments in KE, especially regarding FIRE industry¹, small and medium-sized enterprises (SMEs), as well as start-up firms in the innovation and technology sector, in the course of the transformation process of KE into Hong Kong's CBD2.

Transformation of Kowloon East into CBD2 of Hong Kong

2. Comparing the 2023 Survey with the in 2011 and 2018 Surveys, the proportion of business establishments located in office buildings and new wholesale conversion buildings has gradually increased from about 11% in the 2011 Survey to 22% in the 2018 Survey and further up to 29% in the

2023 Survey. This trend was particularly apparent in the Kwun Tong Business Area, where the proportion of establishments located in office buildings has doubled from about 32% in 2011 Survey to 64% in both 2018 Survey and 2023 Survey.

3. Comparing the 2023 Survey with the 2011 and 2018 Surveys, there was a downtrend in the proportion of business establishments engaged in “import/export trades and wholesale and retail” and “manufacturing”. On the other hand, an uptrend was recorded for the proportion of business establishments engaged in “banking and financial services and insurance”, “real estate and professional and business services”, “telecommunications services and information technology services”, “publishing, media and multi-media and creative and performing arts activities, specialized design activities”, and “social and personal services”.

4. In particular, a significant increase is observed in those engaged in the FIRE sector, from about 6% in the 2011 Survey to 19% in 2018 Survey and further increased to 23% in the 2023 Survey, which is nearly fourfold than that of 2011 Survey.

5. 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 and steadily increased to about 69%, 57% and 32% respectively in the 2023 Survey.

6. All in all, it is observed that KE has been successfully transformed into CBD2 in realizing its vision.

¹ FIRE industry refers to business establishments under the industry groups “banking and financial services and insurance” and “real estate and professional and business services”.

Diverse Business Activities in Various Building Types

7. “Banking and financial services and insurance” took up the largest portion of establishments in Grade A buildings in KE. Yet, for other types of buildings, since “import/export trades and wholesale and retail” and “real estate and professional and business services” were the two dominate industry types in KE (in fact also in the whole territory), they took up the largest proportion of the establishment as shown in the 2023 Survey. Yet, KE contains a diverse pool of building types supporting a wide array of other business activities.

8. For Grade A office buildings, while “banking and financial services and insurance” establishment was the largest proportion, they were having the major functions/ operations of “business development, sales, marketing and public relations” and “financial/asset management”.

9. It is worthwhile to note that for Grade B office buildings, new wholesale conversion buildings and I/O buildings, there was a relatively high proportion of business establishments engaged in “telecommunications services and information technology services”. While this industry was not the predominate type in the territory, the relatively high proportion of the establishments in KE reveals a concentration of such industry in CBD2, which is quite unique.

10. In Grade B office buildings, there was some portion of establishments involved in “banking and financial services and insurance”. In new wholesale conversion buildings, there was a portion of business establishment engaging in “social and personal services”, whereas in I-O buildings, “manufacturing” establishments also took up some portion.

11. Industrial buildings maintained a major role in accommodating business establishments engaged in “manufacturing” and “construction”. It is worthwhile to note that “publishing, media and multi-media and creative and performing arts activities and specialized design activities” also occupied a portion of the establishments in industrial premises.

Small and Medium-sized Business Establishments

12. 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 60% and 29% 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 29% and 36% 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

13. Served by the MTR Kwun Tong Line, bus and mini-bus routes, and a comprehensive road and pedestrian network, over 60% of the business establishments were found to be very/quite satisfied with the locational factors of “accessibility to local public transport”. More than 50% of the business establishments were very/quite satisfied with “proximity to business supporting services”, “occupancy cost”, “accessibility within Kowloon East (including walkability)”, “choices of retail and eating outlets” and “operational cost in general”. In fact, over half of the business establishments considered the above factors very/quite important in influencing the choice of work location.

Environmental Quality and Prestigious Factors

14. 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 both the 2018 and 2023 Surveys, 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 Kwun Tong Business Area.

Costs and Floor Space Requirements

15. 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 92%) 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”, “better accessibility in general” and “availability of suitable premises/capable to meet floor space requirements” the most important reasons.

FIRE Industry

16. Nearly half of the business establishments engaged in “FIRE” industry in KE were found in office buildings (46.1%), and over 70% were in Kwun Tong Business Area. The mean and median internal floor areas were about 1 029 sq. ft. and 250 sq. ft. respectively. A relatively high proportion (about 89%) of them would prefer to stay in KE if deciding to relocate in the future in view of the relatively “lower occupancy/ operational cost” and “better accessibility in general” of KE.

Potential innovation and technology start-ups

17. The business establishments engaged in “potential innovation and technology start-ups” industry in KE were mainly located in new wholesale conversion buildings and office buildings (about 81%), and over 90% were in Kwun Tong Business Area. The mean and median internal floor areas were about 1 066 sq. ft. and 50 sq. ft. respectively. A very high proportion (about 97%) of them would also prefer to stay in KE if deciding to relocate in the future mainly because of the relatively “lower occupancy/ operational cost”.

Co-working Space Establishments or Business Centres

18. Co-working space establishments or business centres were emerging in KE since 2018, and a large proportion of the business establishments therein were located in KE for less than five years. Unlike the 2018 Survey in which these business establishments were mostly found in industrial (about 36%) and office buildings (about 33%), over 80% of them were located in new wholesale conversion buildings (about 44%) and office buildings (about 39%) in the 2023 Survey while the proportion for industrial buildings was dropped to 8.6% in the 2023 Survey, with the vast majority (over 90%) located in Kwun Tong Business Area. They were mainly engaged in “import/export trades and wholesale and retail”, “real estate and professional and business services” and “telecommunications services and information technology services”. The mean and median internal floor areas were about 269 sq. ft. and 20 sq. ft. respectively. 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.

Arts, Cultural and Creative Uses

19. The majority of the business establishments engaged in “arts, cultural and creative uses” in KE were found in industrial buildings (over 80%), and over 70% were in Kwun Tong Business Area. The mean and median internal floor areas were about 1 129 sq. ft. and 700 sq. ft. respectively. A relatively high proportion (about 91%) of them would also prefer to stay in KE if deciding to relocate in the future in view of the relatively “lower occupancy/ operational cost” and “better accessibility in general” of KE.

20. More detailed analyses of the findings of the 2023 Survey can be found in subsequent chapters of this Report, which provided an epitome of the profile of the business establishments of KE during the survey period in 2023.

EXECUTIVE SUMMARY

1. Survey Objectives and Methodology

1.1 Background and Survey Objectives

1.1.1 The adoption of a visionary, coordinated and integrated approach to expedite the transformation of Kowloon East² into another core business district (CBD2) to sustain Hong Kong's economic development was announced in the 2011-12 Policy Address. Over the last decade, the land uses in Kowloon East have been fast changing, notably with emerging commercial/office developments³. Between 2012 and 2022, new office floor space in Kowloon East CBD2 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" has positioned Kowloon East as Hong Kong's CBD2 in providing a steady supply of offices in the Harbour Metropolis to help meet the economic floor space requirements and support economic growth.

1.1.2 Two surveys on business establishments covering the Kwun Tong and Kowloon Bay Business Areas were carried out by the Planning Department in 2011 and 2018 respectively, to understand the situations of business establishments in Kowloon East. In the light of the global and local economic environment, as well as the COVID-19 pandemic, business space utilisation and requirements may have changed to meet the new work mode. To better understand the potential changes and implications on business space demand, Energizing Kowloon East Office (EKEO) of the Development Bureau (DEVB) of the HKSAR Government commissioned MOV Data Collection Center Limited in August 2023 to undertake the "Survey on Business Establishments in Kowloon East 2023". It is envisaged that the survey results could also shed light on the profile of specific business establishments in Kowloon East, especially regarding FIRE industry, small and medium-sized enterprises (SMEs), as well as start-up firms in the innovation and technology sector, in the course of the transformation process of KE into Hong Kong's CBD2.

² Kowloon East CBD2 comprises the Kai Tak Development Area, Kwun Tong Business Area, Kowloon Bay Business Area and San Po Kong Business Area. Yet, the 2023 Survey covers only the Kwun Tong and Kowloon Bay Business Areas where establishments are clustered, same as the coverage of the 2011 and 2018 Surveys, and the survey area in general is referred as Kowloon East in this report.

³ As at December 2024, Kowloon East CBD2 has about 3.7 million m² of commercial/office floor space, which has been increased more than one fold from about 1.7 million m² in December 2011.

1.2 Survey Methodology

1.2.1 The 2023 Survey covered the registered business establishments (RBEs) on the Central Register of Establishments (CRE) as at December 2022 which were located in industrial buildings, industrial-office (I-O) buildings, office buildings and new wholesale conversion buildings⁴ in Kowloon East. Based on the records of the CRE, as of December 2022, there was a total of 37 568 RBEs⁵ within the survey coverage (**Appendix I**). A total of 14 067 RBEs were sampled from the CRE, supplemented by 16 RBEs located in a newly completed building in Kwun Tong Business Area and 3 newly set up innovation and technology related companies which have not yet been covered in the CRE of C&SD. Altogether, a total of 14 086 RBEs were sampled for enumeration⁶.

1.2.2 Questionnaire survey (**Appendix II**) taking the form of face-to-face interview, telephone interview and self-completion was carried out between 11 December 2023 and 19 April 2024. In total, 7 634 business establishments were successfully enumerated. Based on the results of this survey, the total number of business establishments in Kowloon East falling within the survey coverage was estimated to be 30 377.

⁴ 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.

⁵ All establishments in hotel buildings, bus depots, open-air carparks and schools were excluded. In addition, all the records of catering, retail and entertainment outlets located on the deciated commercial podiums/floors or in the shopping arcade were excluded.

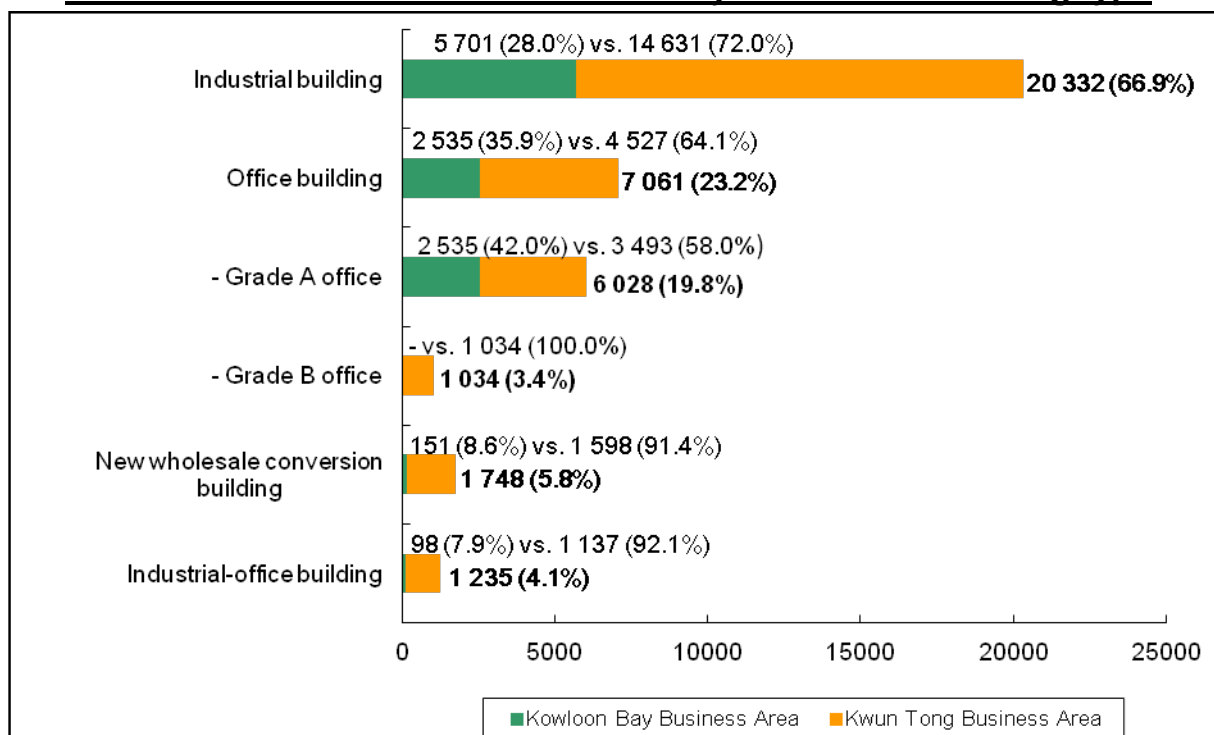
⁶ As some of the companies may have more than one work/operation locations (such as head office, sub-offices or branches) in Hong Kong, “establishment” in this survey refers ONLY to the unit operating in the sampled addresses.

2. Summary of Major Survey Findings^{7 8}

2.1 Building and District Information

2.1.1 Of the 30 377 business establishments, two-thirds (66.9%) were located in industrial buildings while 23.2% were located in office buildings. 72.1% were in Kwun Tong Business Area while 27.9% were in Kowloon Bay Business Area. The vast majority of the business establishments which were located in Grade B office buildings, I-O buildings, new wholesale conversion buildings and industrial buildings were in Kwun Tong Business Area (100.0%, 92.1%, 91.4% and 72.0% respectively), but the difference between the two districts was smaller for business establishments located in Grade A office buildings (58.0% in Kwun Tong Business Area vs. 42.0% in Kowloon Bay Business Area). (Chart 2.1)

Chart 2.1 : Number of establishments by district and building type



Base: All establishments (30 377)

Ref.: B_Type & P_Area

⁷ All information collected in the survey, including factual data and the opinions from the business establishments, refers only to the businesses of the sampled establishments. Moreover, it should be noted that the survey results only reflect the situation during the fieldwork period.

⁸ Some of the individual descriptive figures as shown in this Executive Summary may not add up to the total due to rounding of figures. For questions allowing multiple responses, the sum of individual responses do not add up to the total number of establishments. Moreover, figures derived from small bases may subject to large sampling error.

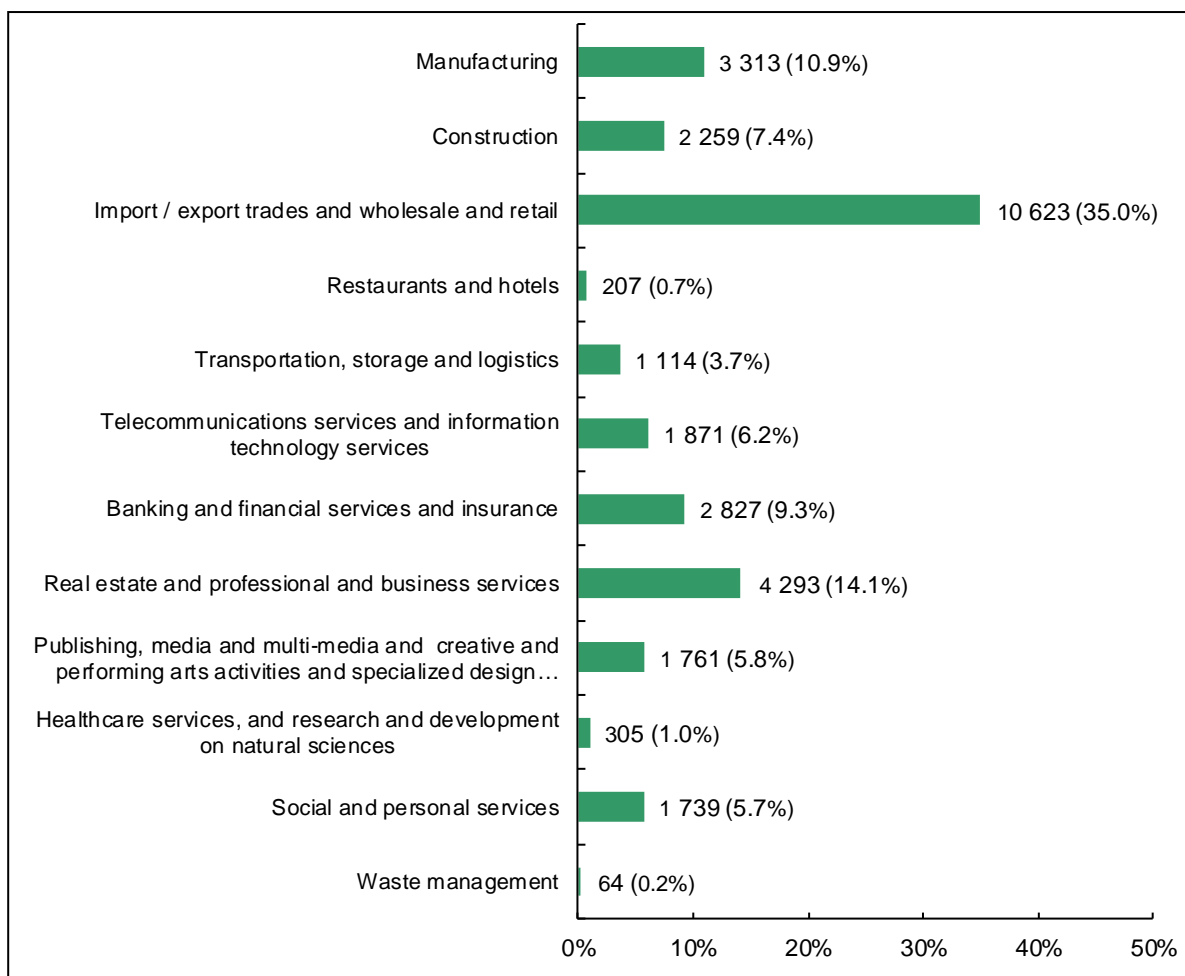
2.2 Establishment Characteristics

Industry

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

- import/export trades and wholesale and retail (35.0%);
- real estate and professional and business services (14.1%);
- manufacturing (10.9%);
- banking and financial services and insurance (9.3%);
- construction (7.4%);
- telecommunications services and information technology services (6.2%);
- publishing, media, performing arts and specialized design (5.8%); and
- social and personal service (5.7%)

Chart 2.2 : Industry mainly engaged in



Base: All establishments (30 377)

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.

Ref.: A1

Other Observations:

In terms of number of establishments, “import/export trades and wholesale and retail” and “real estate and professional and business services” are the two predominate industries in Kowloon East, same as that of the territory.

The 9.3% of “banking and financial services and insurance” in terms of total business establishments in Kowloon East is higher than that of the territory while lower than that of the traditional Central CBD given the fact that Kowloon East comprises of diversified types of industries as compared to the traditional CBD. It is worth noting that as identified from fieldwork, a considerable number of business establishments engaged in “banking and financial services and insurance” (52.4%) in Kowloon East 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.

It is also worthwhile to mention that while “telecommunications services and information technology services” is not a predominate industry type of the territory. Yet, the relatively high proportion of the establishment of such services in Kowloon East reveals a concentration of such industry is taking shape in CBD2.

For “manufacturing”, the relatively high proportion of establishments in Kowloon East could be attributed to the existence of quite a large number of existing industrial buildings in Kwun Tong and Kowloon Bay.

2.2.2 The distribution of industry type varied among different building types (Table 2.1):

- In Grade A office buildings, the highest proportion of business establishments engaged was “banking and financial services and insurance” (34.4%), followed by “import/export trades and wholesale and retail” (24.9%) and “real estate and professional and business services” (14.5%).
- For Grade B office buildings, the highest proportion of business establishments engaged were “import/export trades and wholesale and retail” (32.7%) and “real estate and professional and business services” (21.6%), followed by “telecommunications services and information technology services” (12.2%), while there was also a portion involved in “banking and financial services and insurance” (10.3%).
- For new wholesale conversion buildings, same as Grade B office buildings, the highest proportion of business establishments engaged were “import/export trades

and wholesale and retail” (35.0%) and “real estate and professional and business services” (20.9%); followed by “telecommunications services and information technology services” (11.3%). Yet, it is worthwhile to mention that there was also a portion of business establishment engaging in social and personal services (7.9%).

- In I-O buildings, same as Grade B office buildings and new wholesale conversion buildings, the highest proportion of business establishments engaged were “import/export trades and wholesale and retail” (42.8%) and “real estate and professional and business services” (13.8%); followed by “telecommunications services and information technology services” (12.6%), while there was also a portion engaging in “manufacturing” (7.3%) and “construction” (6.9%).
- For industrial buildings, apart from “import/export trades and wholesale and retail” (37.6%) and “real estate and professional and business services” (13.1%); they maintained a major role in accommodating the majority of the business establishments engaged in “manufacturing” (13.6%) and “construction” (8.8%) of those having the major functions/operations of “warehouse/ storage”, “customer service/call centre” and “factory/ workshop for production/packaging”. It is worthwhile to note that “publishing, media and multi-media and creative and performing arts activities and specialized design activities” (7.0%) also occupied a portion of the industrial premises.

Table 2.1 Industry mainly engaged in by building type

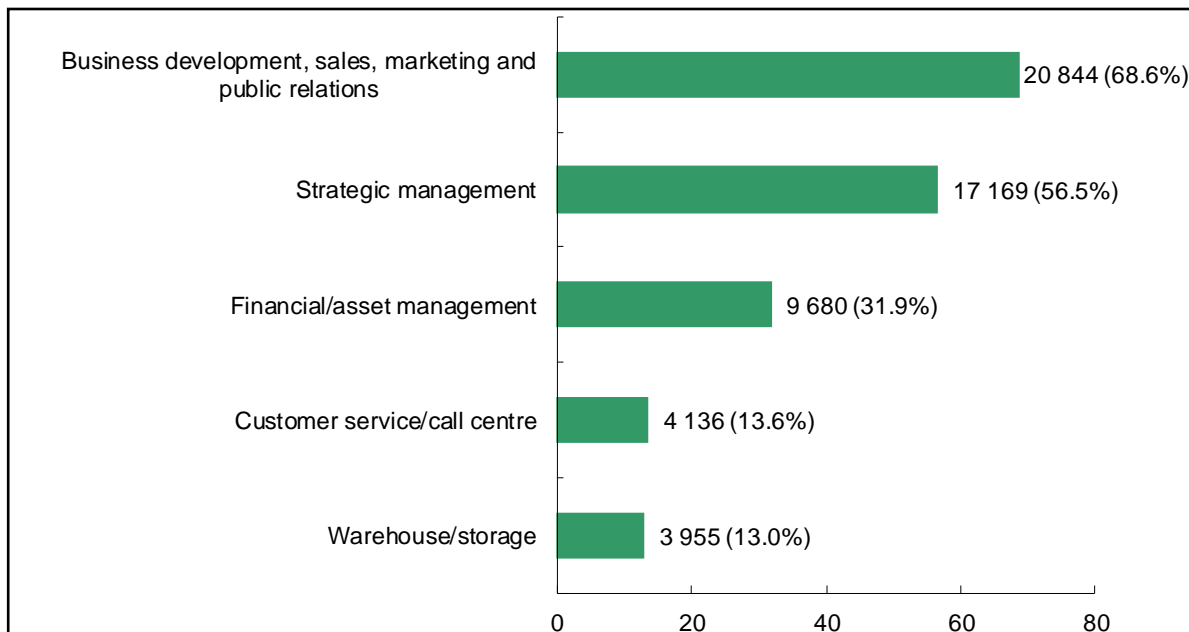
	Building type												Overall	
	Industrial building		Industrial- office building		Office building						New wholesale conversion building			
					Total		Grade A		Grade B					
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Manufacturing	2 775	13.6	90	7.3	389	5.5	321	5.3	68	6.6	59	3.4	3 313	10.9
Construction	1 785	8.8	85	6.9	274	3.9	250	4.1	23	2.3	116	6.6	2 259	7.4
Import/ export trades and wholesale and retail	7 644	37.6	529	42.8	1 839	26.0	1 501	24.9	338	32.7	611	35.0	10 623	35.0
Restaurants and hotels	149	0.7	7	0.5	33	0.5	24	0.4	10	0.9	19	1.1	207	0.7
Transportation, storage and logistics	781	3.8	33	2.7	240	3.4	191	3.2	49	4.8	60	3.4	1 114	3.7
Telecommunica- tions services and information technology services	1 007	5.0	156	12.6	510	7.2	383	6.4	126	12.2	198	11.3	1 871	6.2
Banking and financial services and insurance	531	2.6	44	3.6	2 182	30.9	2 075	34.4	106	10.3	71	4.1	2 827	9.3
• Business establishments set up by insurance agents at their partnering insurance companies	-	-	-	-	1 480	21.0	1 480	24.6	-	-	-	-	1 480	4.9
• Banking and financial services and insurance (excluding insurance agents)	531	2.6	44	3.6	702	9.9	595	9.9	106	10.3	71	4.1	1 347	4.4
Real estate and professional and business services	2 660	13.1	170	13.8	1 097	15.5	874	14.5	223	21.6	365	20.9	4 293	14.1
Publishing, media and multi-media and creative and performing arts activities and specialized design activities	1 418	7.0	44	3.6	206	2.9	166	2.8	40	3.9	92	5.3	1 761	5.8
Healthcare services, and research and development on natural sciences	207	1.0	26	2.1	54	0.8	50	0.8	3	0.3	18	1.1	305	1.0
Social and personal services	1 324	6.5	48	3.9	228	3.2	182	3.0	46	4.5	139	7.9	1 739	5.7
Waste management	53	0.3	2	0.1	9	0.1	9	0.1	-	-	-	-	64	0.2
Base	20 332	100.0	1 235	100.0	7 061	100.0	6 028	100.0	1 034	100.0	1 748	100.0	30 377	100.0

Base : All establishments
Ref. : A1

Major functions/operations

2.2.3 The dominant five functions or operations of the business establishments were “business development, sales, marketing and public relations” (68.6%), “strategic management” (56.5%), “financial/asset management” (31.9%), “customer service/call centre” (13.6%) and “warehouse/storage” (13.0%). (Chart 2.3)

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



Base: All establishments (30 377)
 Note: Multiple answers were allowed
 Ref.: A2

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

- Relatively higher proportions of business establishments in industrial buildings mentioned “warehouse/storage” (18.9%), “customer service/call centre” (14.9%), “factory/workshop for production/packaging (including food processing, and hydroponics and aquaculture)” (5.8%) and “cultural and creative workshop” (3.3%).
- Relatively higher proportions of business establishments in I-O buildings mentioned “business development, sales, marketing and public relations” (75.6%) and “technical support (excluding data/computer centre)” (3.9%).
- Relatively higher proportions of business establishments in Grade A office buildings mentioned “business development, sales, marketing and public relations” (74.0%) and “financial/asset management” (41.4%).

- Relatively higher proportions of business establishments in Grade B office buildings mentioned “financial/asset management” (41.9%) and “human resources management” (13.2%).
- Relatively higher proportions of business establishments in new wholesale conversion buildings mentioned “business development, sales, marketing and public relations” (81.8%) and “financial/asset management” (41.9%).

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

	Building type												Overall	
	Industrial building		Industrial-office building		Office building						New wholesale conversion building			
					Total		Grade A		Grade B					
	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	13 318	65.5	934	75.6	5 162	73.1	4 463	74.0	699	67.6	1 429	81.8	20 844	68.6
Strategic management	11 868	58.4	661	53.5	3 561	50.4	2 950	48.9	611	59.1	1 079	61.7	17 169	56.5
Financial/asset management	5 783	28.4	235	19.0	2 929	41.5	2 496	41.4	433	41.9	732	41.9	9 680	31.9
Customer service/call centre	3 035	14.9	120	9.7	813	11.5	747	12.4	67	6.4	168	9.6	4 136	13.6
Warehouse/ storage	3 837	18.9	24	1.9	49	0.7	47	0.8	2	0.1	46	2.6	3 955	13.0
Human resources management	1 268	6.2	56	4.5	402	5.7	266	4.4	136	13.2	118	6.7	1 844	6.1
Sourcing & procurement	829	4.1	61	4.9	256	3.6	193	3.2	63	6.1	103	5.9	1 249	4.1
Factory/ workshop for production/ packaging (incl. food processing, and hydroponics and aquaculture)	1 169	5.8	1	0.1	6	0.1	6	0.1	-	-	-	-	1 176	3.9
Showroom	680	3.3	16	1.3	69	1.0	41	0.7	28	2.7	28	1.6	793	2.6
Cultural & creative workshop	673	3.3	7	0.6	53	0.7	48	0.8	5	0.5	20	1.2	753	2.5
Transportation	282	1.4	24	2.0	98	1.4	88	1.5	10	0.9	24	1.4	428	1.4
Training centre/ educational institution	283	1.4	1	0.1	82	1.2	61	1.0	21	2.0	50	2.9	416	1.4
Research & development (R&D)	239	1.2	31	2.5	83	1.2	68	1.1	15	1.5	29	1.7	383	1.3
Technical support (excl. data/ computer centre)	156	0.8	48	3.9	135	1.9	112	1.9	23	2.2	26	1.5	365	1.2
Data/ computer centre	140	0.7	12	1.0	31	0.4	23	0.4	8	0.8	15	0.9	198	0.7
Base	20 332		1 235		7 061		6 028		1 034		1 748		30 377	

Base : All establishments

Note : Multiple answers were allowed

Ref. : A2

Number of persons who worked in the present work location

2.2.5 Kowloon East is accommodating plenty of small and medium-sized business establishments. 98.1% of business establishments reported that there were less than 50 persons working in the present work location⁹, amongst which 85.7% reported 1 to 9 persons, 8.9% reported 10 to 19 persons, and 3.5% reported 20 to 49 persons. Only 1.9% of the establishments reported 50 persons or more working in the present work location. (Table 2.3)

2.2.6 Analysis by building type reveals that relatively high proportions of business establishments in industrial buildings (72.2%) and new wholesale conversion buildings (72.9%) reported that there were 1 to 4 persons working in the present work location. On the other hand, relatively high proportions of business establishments in Grade A office buildings (5.7%) had 50 persons or more working in the present work location. (Table 2.3)

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

	Building type												Overall	
	Industrial building	Industrial-office building	Office building						New wholesale conversion building					
			Total	Grade A		Grade B								
No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	
1 - 4	14 674	72.2	729	59.1	4 656	65.9	3 995	66.3	661	63.9	1 275	72.9	21 333	70.2
5 - 9	3 371	16.6	235	19.1	925	13.1	736	12.2	188	18.2	175	10.0	4 705	15.5
10 - 19	1 660	8.2	173	14.0	690	9.8	583	9.7	107	10.4	167	9.5	2 689	8.9
20 - 49	461	2.3	83	6.8	438	6.2	370	6.1	68	6.6	79	4.5	1 062	3.5
50 - 99	121	0.6	12	1.0	190	2.7	181	3.0	9	0.8	45	2.6	367	1.2
≥100	47	0.2	2	0.2	163	2.3	162	2.7	2	0.1	8	0.5	220	0.7
Mean	5		7		12		13		6		7		7	
Median	3		3		2		2		3		2		2	
Base	20 332	100.0	1 235	100.0	7 061	100.0	6 028	100.0	1 034	100.0	1 748	100.0	30 377	100.0
Base : All establishments Ref. : A5														

2.2.7 Analysis by industry reveals that a relatively high proportion of business establishments engaged in “banking and financial services and insurance” (85.5%) reported that there were 1 to 4 persons working in the present work location, followed by those engaged in “publishing, media and multi-media and creative and performing arts activities and specialized design activities” (78.7%) and “social and personal services” (78.1%). The corresponding proportions for other industries were ranging from 52.3% to 71.5%. This was attributed to the existence of a considerable number of business establishments which

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

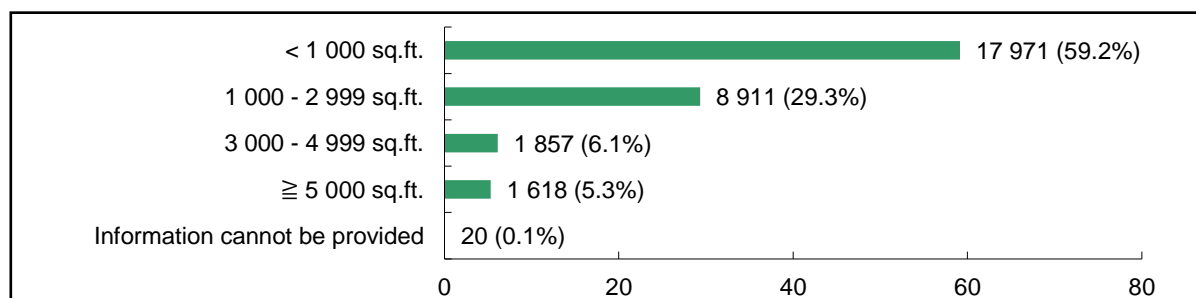
were established by insurance agents who set up their work stations at their partnering insurance companies. If excluding this kind of business establishments, the proportion of business establishments engaged in “banking and financial services and insurance” having 1 to 4 persons working in the present work location would drop to 77.4%.

Internal floor area and monthly rent

2.2.8 Kowloon East is accommodating a wide array of premises. Nearly 60% of the business establishments had an internal floor area below 1 000 square feet (38.4% reported an area of less than 500 square feet and 20.8% reported 500 to 999 square feet). 29.3% of the business establishment reported 1 000 to 2 999 square feet. Meanwhile, 11.4% of the business establishments reported 3 000 square feet or above. The mean and median internal floor area of the present work location were 1 443 square feet and 700 square feet respectively. (Chart 2.4)

2.2.9 Regarding the monthly rent (excluding management fee), relatively high proportions of establishments for which the present work location were rented paid a monthly rent of below HK\$10,000 (29.2%) and HK\$10,000 to 29,999 (36.0%). Only a small proportion of establishments (3.6%) paid a monthly rent of HK\$100,000 or above. (Chart 2.5)

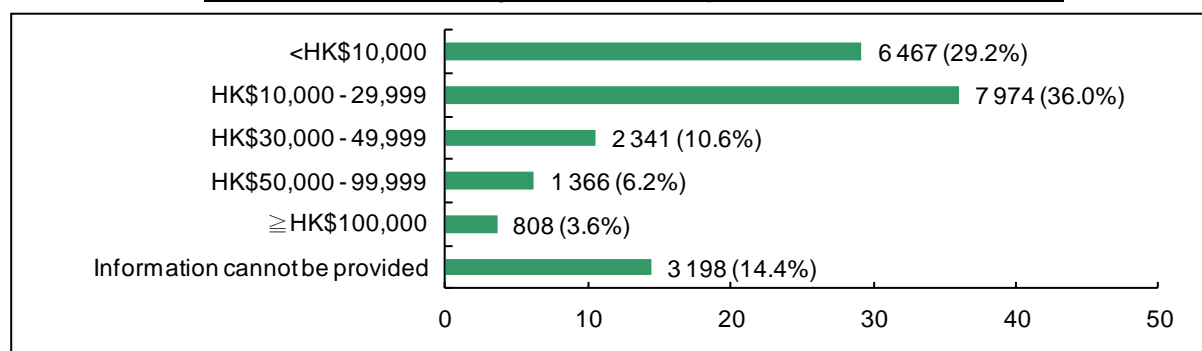
Chart 2.4 : Internal floor area of the present work location



Base: All establishments (30 377)

Ref.: A4

Chart 2.5 : Monthly rent of the present work location



Base: All establishments for which the present work location is rented (22 154)

Ref.: A7b

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

- The average internal floor area was relatively larger for business establishments in I-O buildings (1 689 square feet) and Grade A office buildings (1 684 square feet), followed by those in industrial buildings (1 400 square feet), new wholesale conversion buildings (1 155 square feet) and Grade B office buildings (1 096 square feet).
- The average internal floor area was relatively larger for business establishments engaged in “transportation, storage and logistics” (2 354 square feet), “waste management” (2 094 square feet) and “manufacturing” (1 999 square feet), as compared with other industries (ranging from 649 to 1 600 square feet).

2.2.11 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” (16 521 596 square feet/1 534 907 square meters), followed by “manufacturing” (6 621 278 square feet/615 137 square meters) and “real estate and professional and business services” (5 484 756 square feet/509 551 square meters). (*Table 2.4*).

2.2.12 Of those 22 154 business establishments for which the present work location were rented, the monthly rent varied among different building types and industries:

- Relatively higher proportions of business establishments located in new wholesale conversion buildings (38.8%) and Grade B office buildings (36.3%) paid a monthly rent of below HK\$10,000.
- On the other hand, a relatively higher proportion of business establishments located in Grade A office buildings (10.7%) paid a monthly rent of HK\$100,000 or above.

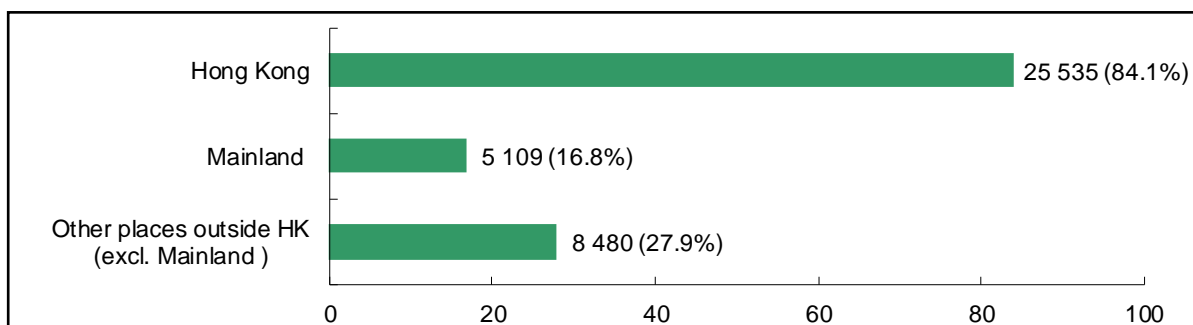
Table 2.4 Estimated total internal floor area in square feet (square metre in bracket) of all establishments by building type and industry

	Building type						Overall
	Industrial building	Industrial-office building	Office building			New wholesale conversion building	
			Total	Grade A	Grade B		
Manufacturing	5 336 400	134 016	965 004	892 002	73 003	185 857	6 621 278
	(495 768)	(12 450)	(89 652)	(82 870)	(6 782)	(17 267)	(615 137)
Construction	1 777 799	144 202	1 130 010	1 106 580	23 430	126 286	3 178 297
	(165 163)	(13 397)	(104 981)	(102 805)	(2 177)	(11 732)	(295 273)
Import/ export trades and wholesale and retail	11 579 299	856 901	3 328 048	2 939 088	388 960	757 349	16 521 596
	(1 075 752)	(79 609)	(309 186)	(273 050)	(36 136)	(70 360)	(1 534 907)
Restaurants and hotels	194 935	1 973	33 955	11 455	22 500	33 029	263 891
	(18 110)	(183)	(3 155)	(1 064)	(2 090)	(3 068)	(24 516)
Transportation, storage and logistics	1 866 214	45 295	665 325	513 400	151 925	45 564	2 622 398
	(173 377)	(4 208)	(61 811)	(47 696)	(14 114)	(4 233)	(243 629)
Telecommunications services and information technology services	992 627	232 511	1 042 847	950 437	92 411	152 349	2 420 335
	(92 218)	(21 601)	(96 884)	(88 298)	(8 585)	(14 154)	(224 856)
Banking and financial services and insurance	250 337	44 629	1 519 660	1 386 854	132 806	16 771	1 831 397
	(23 257)	(4 146)	(141 181)	(128 843)	(12 338)	(1 558)	(170 142)
Real estate and professional and business services	2 785 145	483 150	1 788 658	1 618 035	170 622	427 804	5 484 756
	(258 748)	(44 886)	(166 172)	(150 320)	(15 851)	(39 744)	(509 551)
Publishing, media and multi-media and creative and performing arts activities and specialized design activities	1 531 038	50 978	340 844	305 795	35 049	63 473	1 986 333
	(142 238)	(4 736)	(31 665)	(28 409)	(3 256)	(5 897)	(184 536)
Healthcare services, and research and development on natural sciences	255 898	42 696	167 291	163 348	3 943	20 859	486 744
	(23 774)	(3 967)	(15 542)	(15 176)	(366)	(1 938)	(45 220)
Social and personal services	1 759 567	47 160	271 027	232 611	38 416	190 908	2 268 663
	(163 469)	(4 381)	(25 179)	(21 610)	(3 569)	(17 736)	(210 766)
Waste management	115 295	2 250	13 565	13 565	-	-	131 110
	(10 711)	(209)	(1 260)	(1 260)	(-)	(-)	(12 181)
Overall	28 444 555	2 085 760	11 266 236	10 133 171	1 133 065	2 020 249	43 816 799
	(2 642 586)	(193 773)	(1 046 668)	(941 402)	(105 265)	(187 687)	(4 070 714)
Base	20 332	1 235	7 061	6 028	1 034	1 748	30 377
Base : All establishments Ref. : A4 Note: () Figures in sq. m							

Location of service targets/ clients

2.2.13 Kowloon East has been developing into a CBD2 serving the territory and facing the world. When asked the location(s) that best described the service target(s)/client(s) (e.g. customers or head office/sub-offices/branches) which the business establishments served, the majority of the business establishments had service targets/clients in Hong Kong (84.1%), with 79.5% serving overall Hong Kong (i.e. service targets/clients not in specific district(s)). On the other hand, 27.9% claimed that they had service targets/clients outside Hong Kong (excluding Mainland), mainly Europe (10.3%) and North America (9.3%). 16.8% had service targets/clients in Mainland, mainly Shenzhen (10.9%) and Guangzhou (8.3%) (Chart 2.6)

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



Base: All establishments (30 377)

Note: Multiple answers were allowed

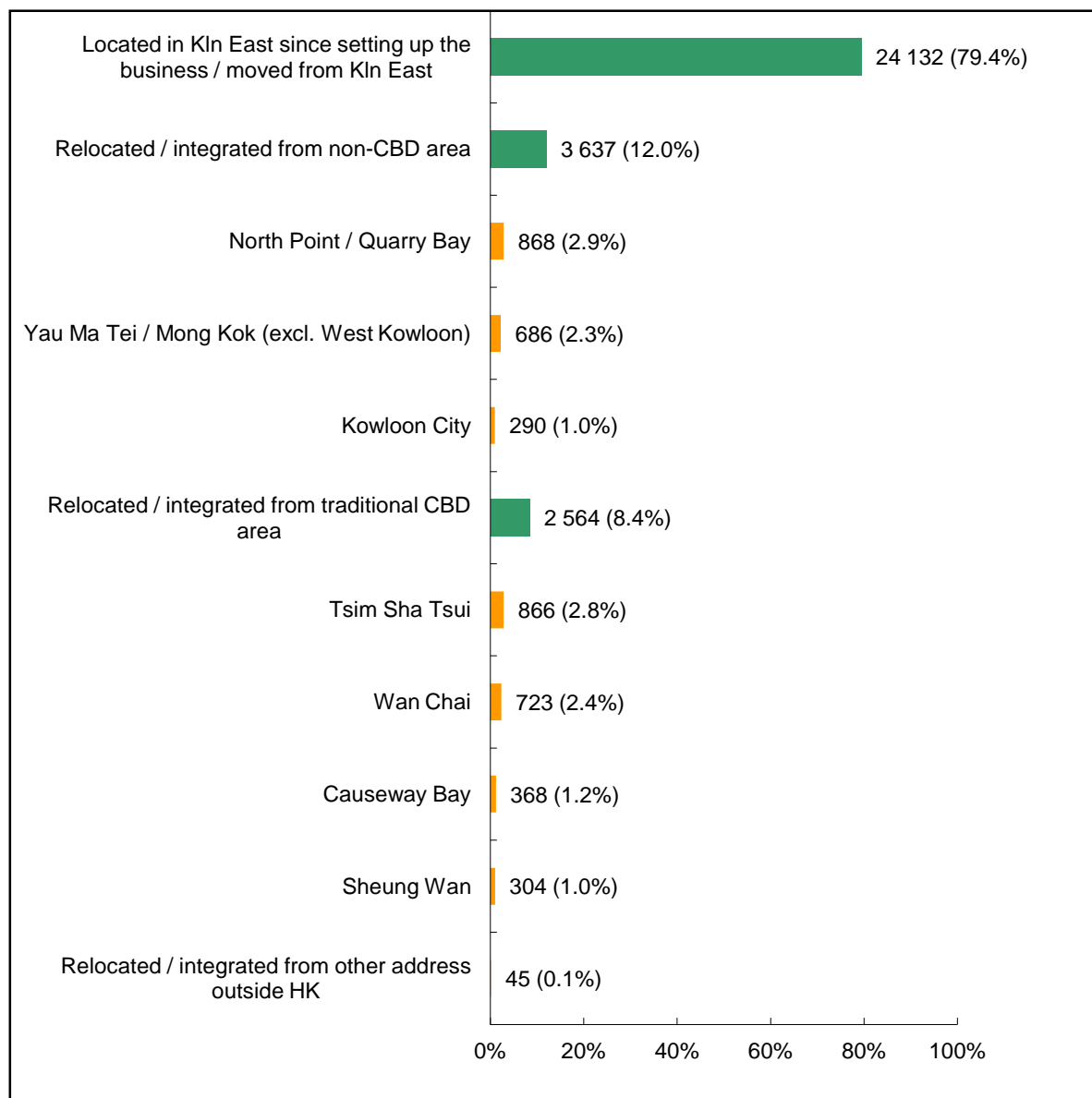
Ref.:A3

2.3 Recent Location Decision

History of locating in Kowloon East

2.3.1 About four-fifths (79.4%) of the business establishments were located in Kowloon East since setting up the business or moved from other addresses in Kowloon East. 12.0% were relocated/integrated from non-CBD area and 8.4% from traditional CBD area¹⁰. (Chart 2.7)

Chart 2.7 : History of locating in Kowloon East



Base: All establishments (30 377)

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

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

2.3.2 Relatively higher proportions of business establishments located in industrial buildings (83.3%), new wholesale conversion buildings (82.6%) and I-O buildings (81.2%) were located in the present work location in Kowloon East since setting up the business or moved from other addresses in Kowloon East.

2.3.3 On the other hand, relatively higher proportions of business establishments located in Grade A office buildings (20.9%) and Grade B office buildings (14.1%) were relocated/integrated from traditional CBD area. (Table 2.5)

Table 2.5 History of locating in Kowloon East by building type

	History of locating in Kowloon East by building type												Overall	
	Building type													
	Industrial building		Industrial-office building		Office building						New wholesale conversion building			
					Total		Grade A		Grade B					
	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>	16 931	83.3	1 003	81.2	4 753	67.3	3 974	65.9	779	75.4	1 444	82.6	24 132	79.4
<u>Relocated/ integrated from non-CBD area</u>	2 407	11.8	136	11.0	893	12.6	790	13.1	103	10.0	201	11.5	3 637	12.0
North Point Quarry Bay	487	2.4	61	5.0	293	4.1	254	4.2	39	3.7	28	1.6	868	2.9
Yau Ma Tei / Mong Kok (excl. West Kowloon)	455	2.2	17	1.4	181	2.6	174	2.9	7	0.7	33	1.9	686	2.3
Kowloon City	150	0.7	26	2.1	78	1.1	73	1.2	5	0.5	36	2.1	290	1.0
Lai Chi Kok	216	1.1	6	0.5	40	0.6	39	0.7	1	0.1	6	0.4	269	0.9
Kwai Tsing	219	1.1	6	0.5	28	0.4	16	0.3	12	1.2	10	0.6	264	0.9
<u>Relocated/ integrated from traditional CBD area</u>	966	4.8	93	7.5	1 404	19.9	1 258	20.9	146	14.1	100	5.7	2 564	8.4
Tsim Sha Tsui	281	1.4	40	3.3	523	7.4	490	8.1	34	3.3	21	1.2	866	2.8
Wan Chai	295	1.5	24	1.9	356	5.0	304	5.0	51	5.0	49	2.8	723	2.4
Causeway Bay	83	0.4	3	0.2	274	3.9	257	4.3	17	1.7	8	0.5	368	1.2
Sheung Wan	146	0.7	9	0.7	130	1.8	104	1.7	26	2.5	19	1.1	304	1.0
<u>Relocated/ integrated from other address outside HK</u>	27	0.1	3	0.3	11	0.2	6	0.1	6	0.5	3	0.2	45	0.1
Base	20 332	100.0	1 235	100.0	7 061	100.0	6 028	100.0	1 034	100.0	1 748	100.0	30 377	100.0
Base : All establishments														
Note : Specific locations which were mentioned by less than 1% of the establishments in "location of the previous work location" were not shown														
Ref. : B2+B3														

Reasons for leaving/ not integrating at the previous work location (Push Factors)

2.3.4 Cost and premises are the key factors for the business establishments to leave/ not integrated at the previous work location. Of the 20 075 business establishments which were relocated/integrated from other addresses in Hong Kong, the two major reasons were:
(Chart 2.8)

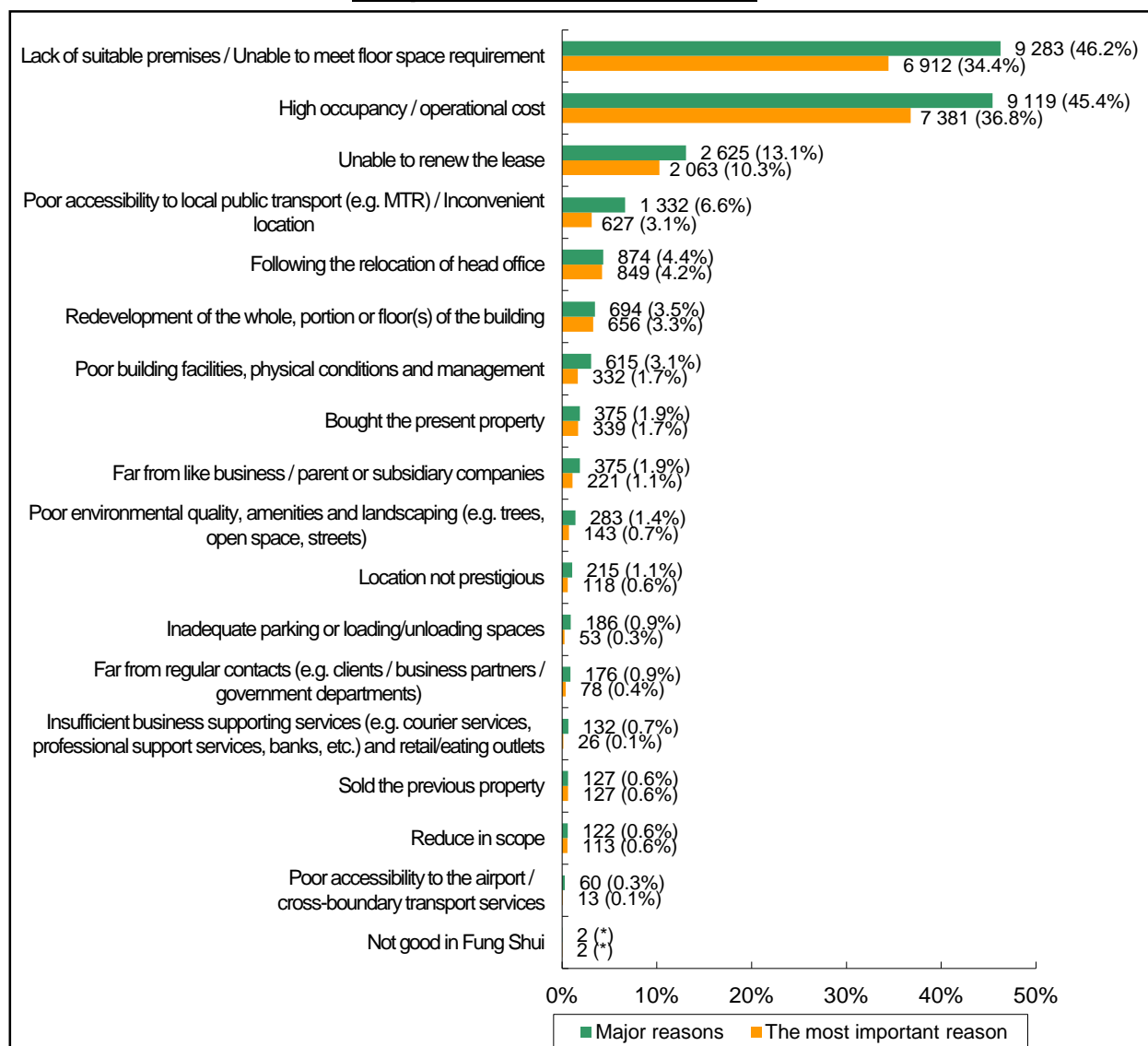
- lack of suitable premises/unable to meet floor space requirement (46.2%)

- high occupancy/operational cost (45.4%)

2.3.5 Of the 2 564 business establishments which moved from traditional CBD area, “high occupancy/operational cost” (50.3%) was the predominant most important reason driving out these establishments, followed by “lack of suitable premises/unable to meet floor space requirement” (20.7%) and “following the relocation of head office” (11.5%).

2.3.6 Of the 3 637 business establishments which moved from non-CBD area, “high occupancy/operational cost” (36.4%) and “lack of suitable premises/unable to meet floor space requirement” (29.4%) were also the two predominant most important reasons driving out these establishments, followed by “poor accessibility to local public transport/inconvenient location” (10.6%).

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



Base: All establishments which relocated/integrated from other addresses in HK (20 075)

Note: Multiple answers were allowed

* Less than 0.05%

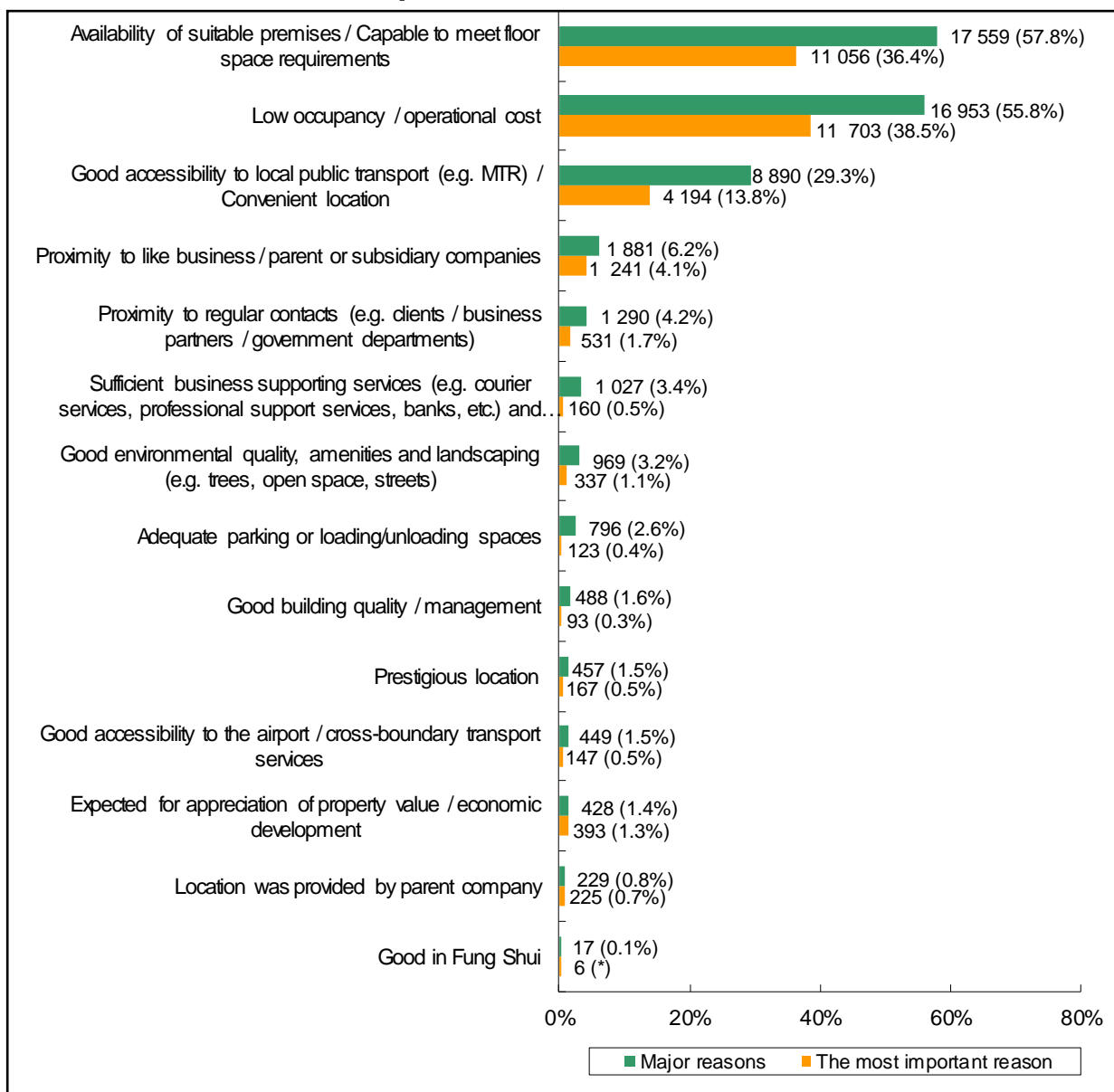
Ref.: B5a+b

Reasons for choosing/integrating at the present work location (Pull Factors)

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

- availability of suitable premises/capable to meet floor space requirements (57.8%)
- low occupancy/operation cost (55.8%)

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



Base: All establishments (30 377)

Note: Multiple answers were allowed

* Less than 0.05%

Ref.: B7a+b

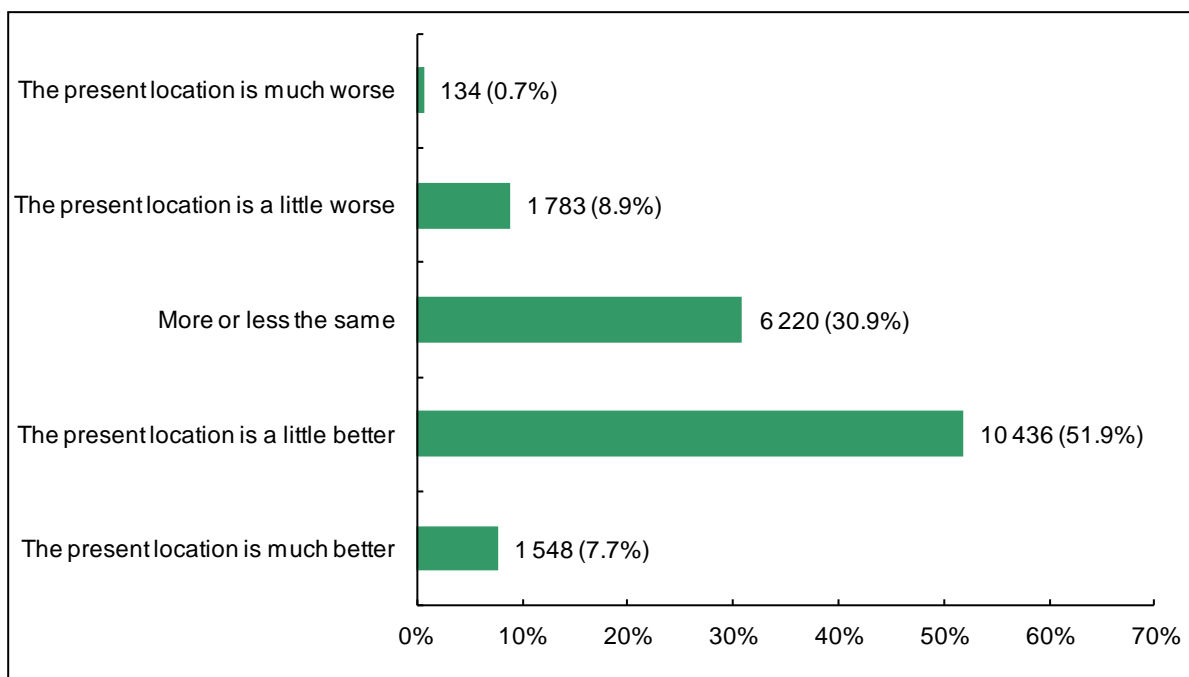
2.3.8 A relatively high proportion of the business establishments which moved from traditional CBD area (2 564 establishments) quoted the most important reason of “low occupancy/operational cost” (51.0%), followed by “availability of suitable premises/capable to meet floor space requirement” (30.3%).

2.3.9 For those which moved from non-CBD area (3 637 establishments), besides the reasons of “low occupancy/operational cost” (40.5%) and “availability of suitable premises/capable to meet floor space requirement” (28.0%), a relatively higher proportion quoted “good accessibility to local public transport (e.g. MTR)/convenient location” (20.0%).

Comparison between the present work location and the previous one

2.3.10 Of the 20 121 business establishments which were relocated/integrated from other addresses in Hong Kong or outside Hong Kong, 59.6% considered that the present work location was much better/ a little better. (Chart 2.10)

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



Base: All establishments which relocated/integrated from other addresses (20 121)

Ref.: B6

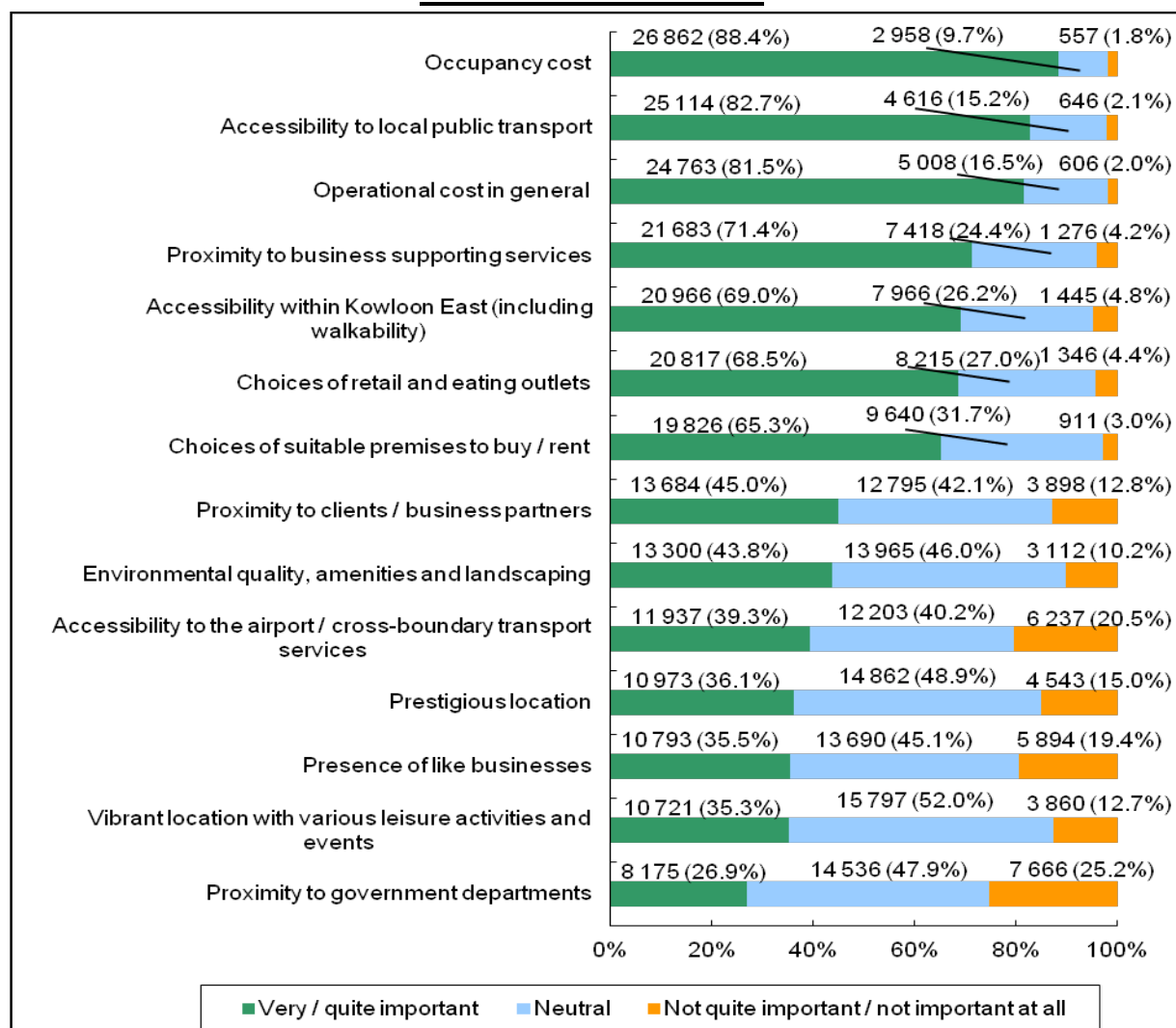
2.4 Views on Present Location, Future Plans and Potential for Relocation

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

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

2.4.2 Factors that about two-thirds or more of the business establishments considered very/quite important were “occupancy cost” (88.4%), “accessibility to local public transport” (82.7%), “operational cost in general” (81.5%), “proximity to business supporting services” (71.4%), and “accessibility within Kowloon East (incl. walkability)” (69.0%), “choices of retail and eating outlets” (68.5%) and “choices of suitable premises to buy/rent” (65.3%). (Chart 2.11)

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

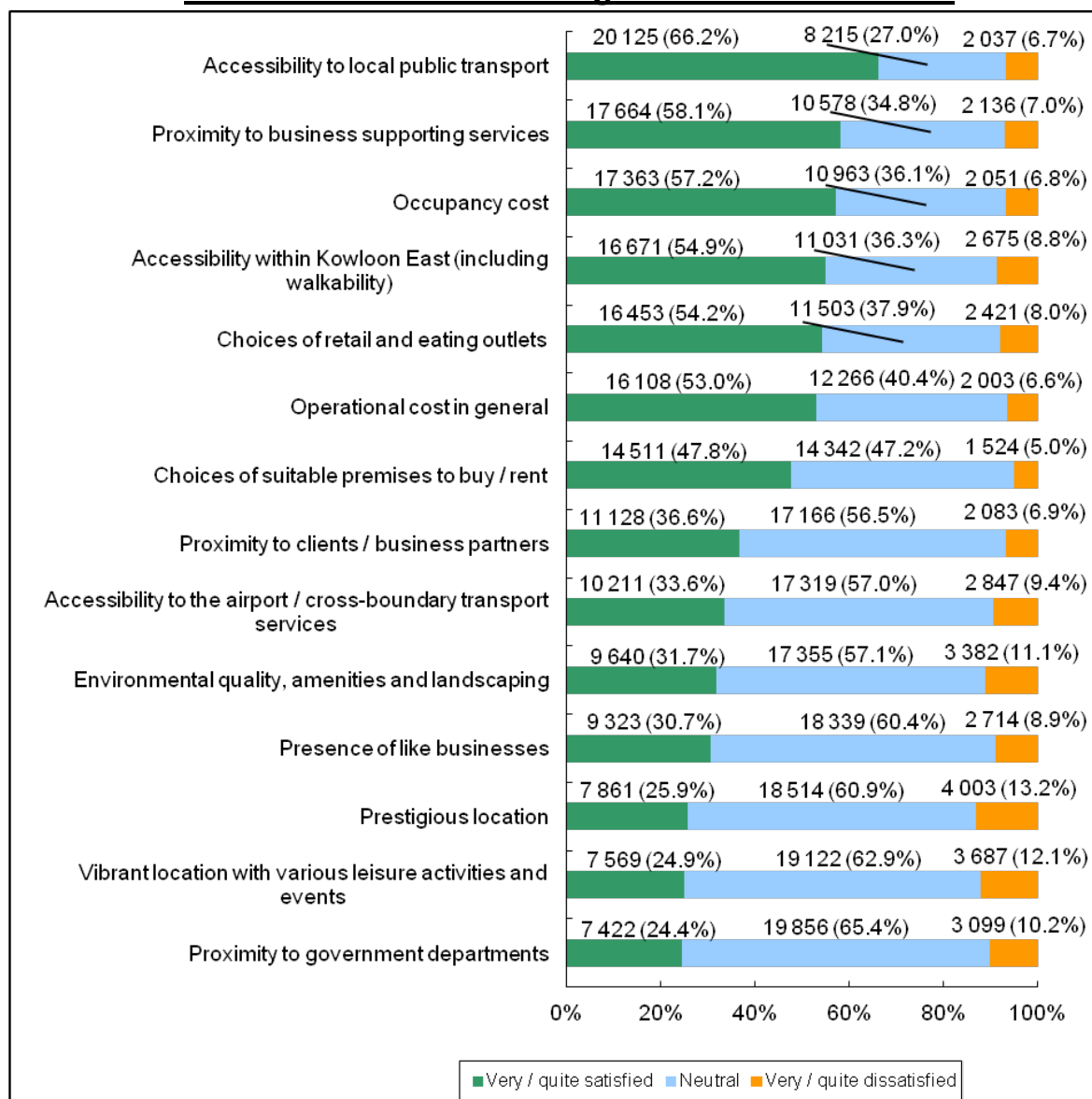


Base : All establishments (30 377)

Ref. : C1ai-C1axiv

2.4.3 Regarding the satisfaction level, more than half of the business establishments were very/quite satisfied with “accessibility to local public transport” (66.2%), “proximity to business supporting services” (58.1%), “occupancy cost” (57.2%), “accessibility within Kowloon East (including walkability)” (54.9%), “choices of retail and eating outlets” (54.2%) and “operational cost in general” (53.0%) which were the top six factors that business establishments considered very/quite important in the choice of location. In other words, Kowloon East is serving the needs of the occupants in terms of choice of location. On the other hand, only one-quarter of the business establishments were very/quite satisfied with “prestigious location” (25.9%), “vibrant location with various leisure activities and events” (24.9%) and “proximity to government departments” (24.4%). (Chart 2.12)

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



Base: All establishments (30 377)

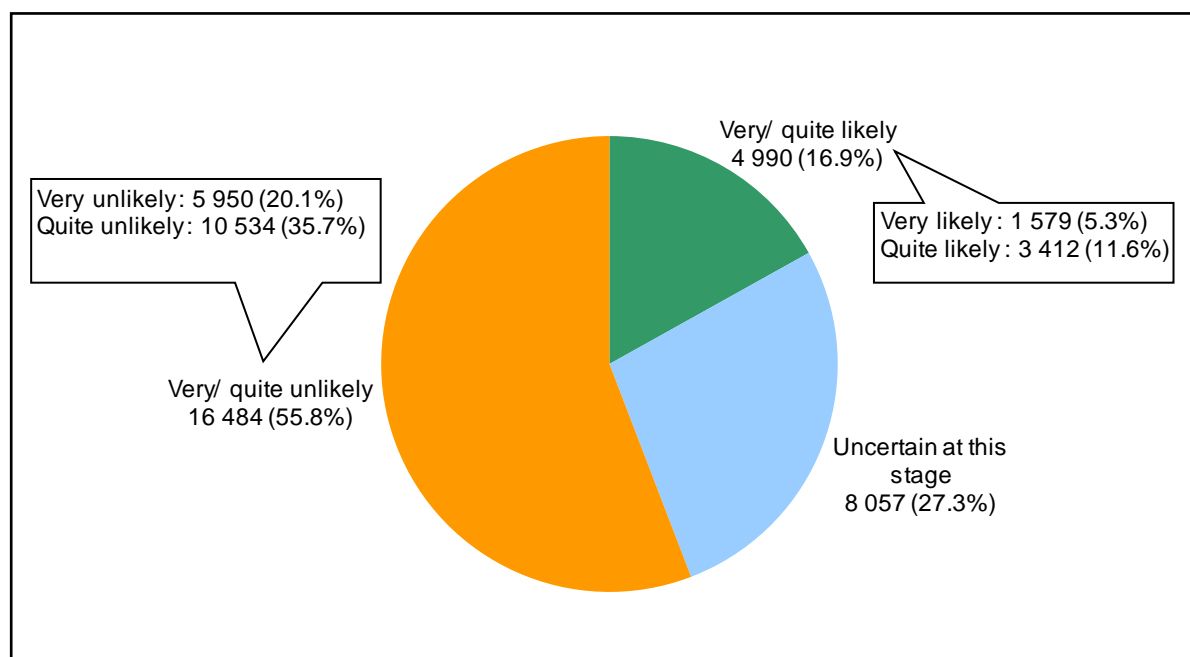
Ref.: C1bi-C1bxiv

2.4.4 It is worth noting that a relatively high proportion of business establishments located in Kowloon Bay Business Area was very/quite satisfied with “environmental quality, amenities and landscaping” (38.9%) than those in Kwun Tong Business Area (29.0%). Conversely, compared with Kowloon Bay Business Area, relatively higher proportions of business establishments located in Kwun Tong Business Area was very/quite satisfied with “accessibility to local public transport” (68.2% vs 61.3%), “occupancy cost” (59.0% vs 52.5%) and “choices of retail and eating outlets” (57.0% vs 46.9%).

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

2.4.5 Of the 29 531 business establishments which did not expect to wind up their business, 55.8% expected that they were very/quite unlikely to leave the present work location in the coming 5 years or when the lease expires while 16.9% claimed that they were very/quite likely to leave. The remaining 27.3% were uncertain at this stage. (Chart 2.13)

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



Base: All establishments which did not expect to wind up the business (29 531)
Ref.: C4

2.4.6 A relatively higher proportion of business establishments located in industrial buildings (18.6%) 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 other types of building (ranging from 12.0% to 14.1%). (Table 2.6)

Table 2.6 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							
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Very unlikely	4 340	22.1	286	23.5	1 124	16.1	815	13.7	309	30.0	200	11.6	5 950	20.1
Quite unlikely	6 711	34.2	347	28.6	2 845	40.8	2 513	42.3	332	32.2	630	36.6	10 534	35.7
Quite likely	2 420	12.3	118	9.7	708	10.1	617	10.4	90	8.7	167	9.7	3 412	11.6
Very likely	1 233	6.3	46	3.8	260	3.7	223	3.8	37	3.6	39	2.3	1 579	5.3
Uncertain at this stage	4 917	25.1	418	34.4	2 036	29.2	1 773	29.8	264	25.6	686	39.8	8 057	27.3
Summary														
Very/quite unlikely	11 052	56.3	633	52.1	3 969	56.9	3 329	56.0	641	62.1	830	48.2	16 484	55.8
Very/quite likely	3 653	18.6	164	13.5	967	13.9	840	14.1	127	12.3	206	12.0	4 990	16.9
Base	19 621	100.0	1 215	100.0	6 973	100.0	5 942	100.0	1 031	100.0	1 722	100.0	29 531	100.0

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

2.4.7 A relatively higher proportion of business establishments located in KE since setting up the business/moved from KE (56.8%) claimed that they were very/quite unlikely to leave the present work location in the coming 5 years or when the lease expires. (Table 2.7)

Table 2.7 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/ integrated from traditional CBD area		Relocated/ integrated from non-CBD area		Relocated/ integrated from other address outside HK			
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Very unlikely	4 823	20.6	437	17.3	685	19.5	6	12.3	5 950	20.1
Quite unlikely	8 500	36.3	853	33.8	1 166	33.1	14	31.4	10 534	35.7
Quite likely	2 596	11.1	330	13.1	464	13.2	22	49.2	3 412	11.6
Very likely	1 219	5.2	92	3.6	267	7.6	-	-	1 579	5.3
Uncertain at this stage	6 307	26.9	810	32.1	936	26.6	3	7.2	8 057	27.3
Summary										
Very/quite unlikely	13 323	56.8	1 290	51.2	1 851	52.6	20	43.7	16 484	55.8
Very/quite likely	3 815	16.3	422	16.7	731	20.8	22	49.2	4 990	16.9
Base	23 445	100.0	2 523	100.0	3 518	100.0	45	100.0	29 531	100.0

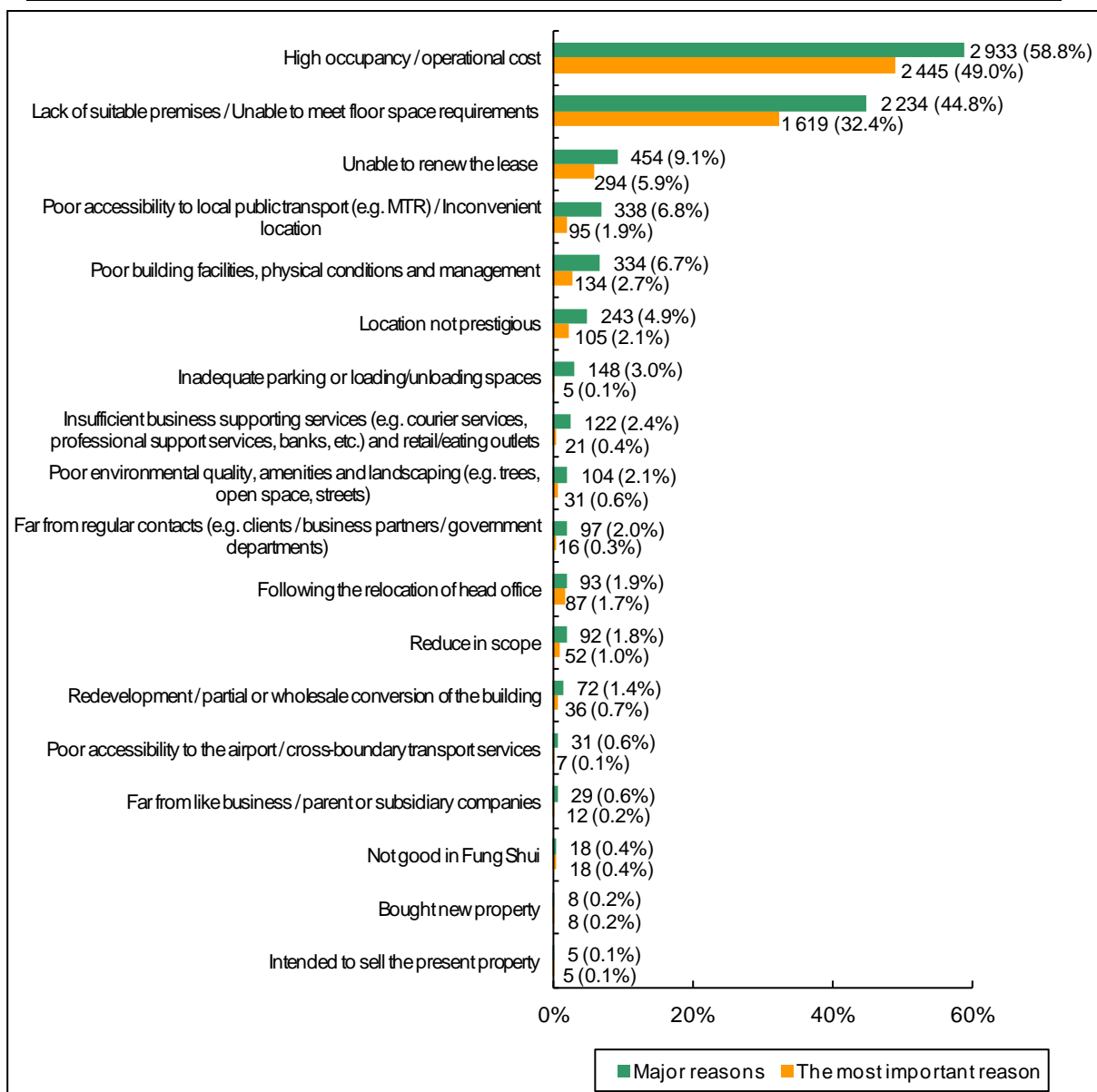
Base : All establishments which did not expect to wind up the business
 Ref. : C4

Reasons for leaving the present work location

2.4.8 Cost and premises are still the key factors for the business establishments to leave the present work location. Of the 4 990 business establishments which expected very/quite likely to leave the present work location in the coming 5 years or when the lease expires, the two major reasons were: (Chart 2.14)

- high occupancy/operational cost (58.8%)
- lack of suitable premises/unable to meet floor space requirements (44.8%)

Chart 2.14 : 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 (4 990)

Note: Multiple answers were allowed

Ref.: C5a+b

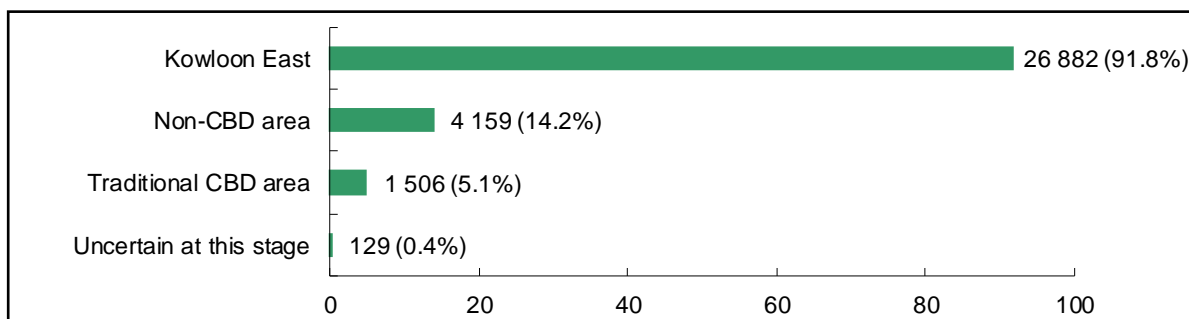
2.4.9 Further analyses by history of establishment located in Kowloon East reveal that relatively higher proportions of business establishments located in Kowloon East since setting up the business/moved from Kowloon East (49.6%) and relocated/integrated from non-CBD area (51.8%) claimed that the most important reason of expecting to leave the present work location was “high occupancy/operational cost”.

2.4.10 On the other hand, a relatively higher proportion of business establishments moved from traditional CBD area quoted reasons relating to “premises” (49.6%).

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

2.4.11 Among the 29 279 business establishments which preferred Hong Kong if deciding/assuming to relocate in the future, the vast majority (91.8%) would prefer Kowloon East (i.e. Kai Tak Development Area, Kwun Tong Business Area and Kowloon Bay Business Area) (account to 92.5% if San Po Kong is included in Kowloon East CBD2 area). 14.2% preferred non-CBD area and 5.1% prefer traditional CBD area. (Chart 2.15)

Chart 2.15 : Preferred districts in Hong Kong if deciding/assuming to relocate in the future



Base: All establishments which preferred HK if deciding to relocate in the future (29 279)

Note: Multiple answers were allowed

Ref.: C7a+b

2.4.12 For those which most preferred Kowloon East if deciding/assuming to relocate in the future, the most important reason cited was “lower occupancy/operation cost” (44.7%), followed by “better accessibility in general” (26.2%) and “availability of suitable premises/capable to meet floor space requirements” (16.2%).

2.4.13 For those which most preferred traditional CBD area if deciding/assuming to relocate in the future, the most important reason cited was “prestigious location” (33.6%), followed by “better accessibility in general” (26.9%), “lower occupancy/operation cost” (12.1%) and “proximity to regular contacts (e.g. clients/business partners/government departments)” (12.9%).

2.4.14 For those which most preferred non-CBD area (other than Kowloon East) if deciding/assuming to relocate in the future, the most important reason cited was “lower occupancy/operation cost” (40.9%), followed by “better accessibility in general” (28.2%) and “availability of suitable premises/capable to meet floor space requirements” (12.0%).

2.4.15 81.4% claimed that they would consider Kowloon East only (84.3% if San Po Kong is included in Kowloon East CBD2 area), 4.7% would consider non-CBD area only, 2.3% would consider traditional CBD area only and 11.2% would consider more than one area.

2.4.16 Further analyses reveal that the proportions which would consider Kowloon East only were relatively higher for the following groups of business establishments:

- Business establishments located in I-O buildings (90.2%), new wholesale conversion buildings (89.1%) and Grade B office buildings (87.4%).
- Business establishments located in Kowloon East since setting up the business/moved from other addresses in Kowloon East (83.9%).
- Business establishments engaged in “import/export trades and wholesale and retail industries” (86.9% vs 70.5% to 82.9 % for other industries) and those establishments with major functions/operations of “data/ computer centre” (87.8%) and “transportation” (87.6%).

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

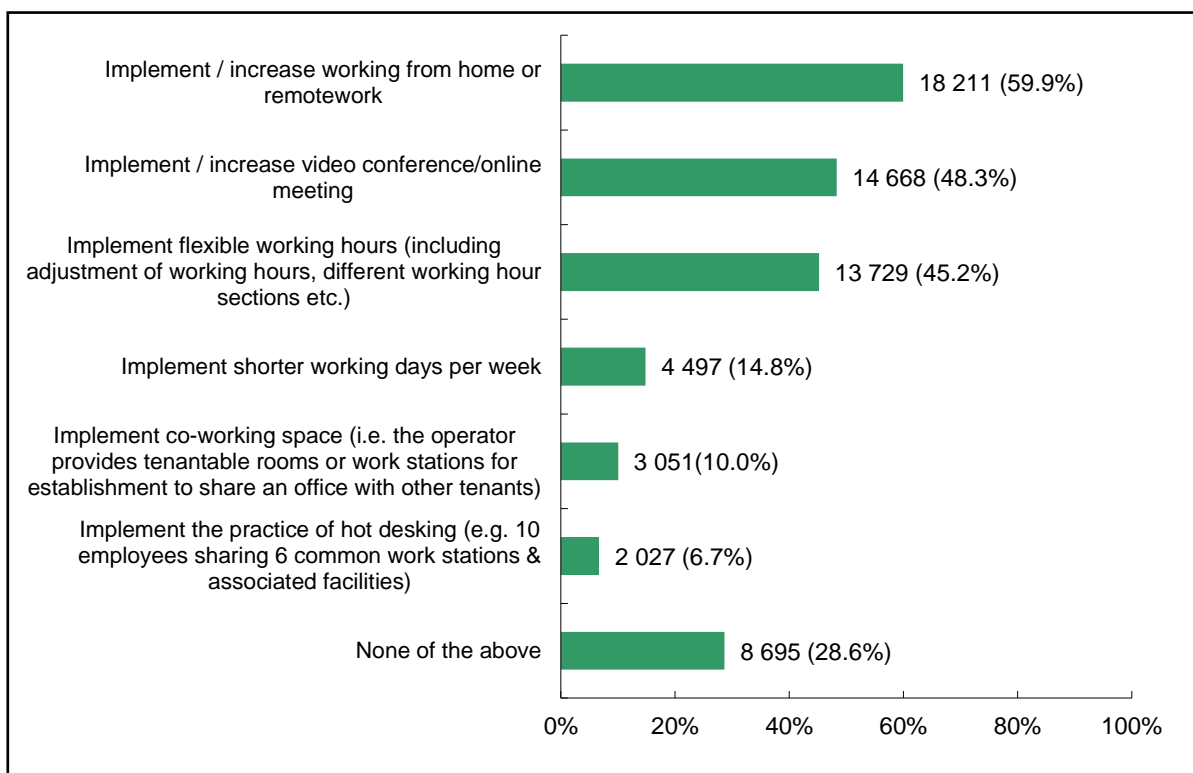
- Business establishments located in Grade A office buildings (4.9%).
- Business establishments which were relocated/integrated from traditional CBD area (6.0%).
- Business establishments engaged in “banking and financial services and insurance” industry (5.7% vs 0.6% to 3.7% for other industries).

2.4.18 A relatively high proportion of the business establishments moved from non-CBD area would only consider non-CBD area (7.8% vs 5.6 % for those relocated/ integrated from traditional CBD area and 4.0% for those located in Kowloon East since setting up the business/moved from Kowloon East).

2.5 Impact on Office Space Demand Generated by Work Mode/Work Space Arrangement Arisen from the Pandemic

2.5.1 About 7 in 10 (71.4%) business establishments said they had adopted changes in the work mode/work space arrangement during the COVID-19 pandemic, mainly “implementing/increasing working from home or remotework” (59.9%), “implementing/increasing video conference/online meeting” (48.3%) and “implementing flexible working hours (including adjustment of working hours, different working hour sections etc.)” (45.2%). (Chart 2.16)

Chart 2.16 : Whether adopted changes in the work mode/work space arrangement during the COVID-19 pandemic



Base: All establishments (30 377)

Note: Multiple answers were allowed

Ref.: D1

2.5.2 Further analyses by building type and industry revealed that:

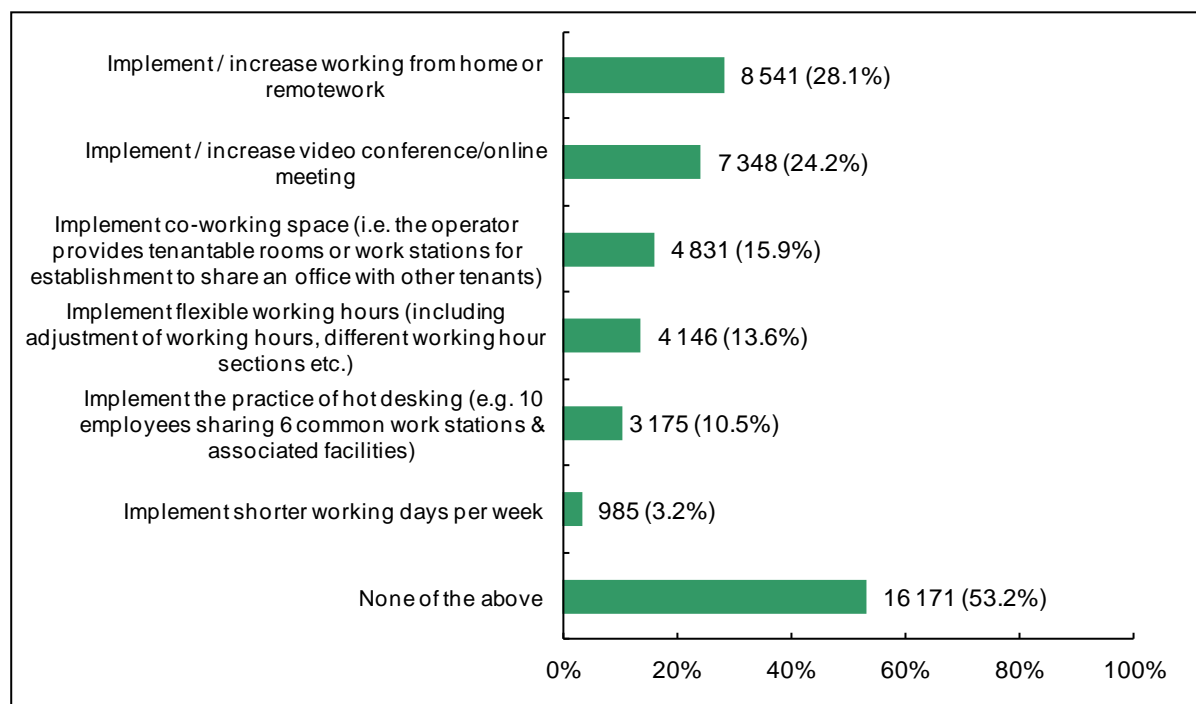
- Comparing with business establishments located in other building types, relatively high proportion (86.9%) of business establishments in Grade A office buildings adopted changes in the work mode/work space arrangement during the COVID-19 pandemic, particularly “implementing/increasing working from home or remotework” (77.5%) and “implementing/increasing video conference/online meeting” (66.9%).

- Relatively higher proportions of business establishments engaged in “telecommunications services and information technology services” and “banking and financial services and insurance” adopted “implementing/increasing working from home or remotework” (80.2% and 77.7% respectively) and “implementing/increasing video conference/online meeting” (69.7% and 63.6% respectively).

2.5.3 For those 21 683 business establishments which adopted changes in the work mode/work space arrangement during the COVID-19 pandemic, the vast majority (93.5%) said the office space demand of the establishments remained the same, while 6.4% said decreased and 0.2% increased.

2.5.4 However, less than half (46.8%) of the business establishments adopted the various work mode/work space arrangement after the COVID-19 pandemic, mainly “implementing/increasing working from home or remotework” (28.1%) and “implementing/increasing video conference/online meeting” (24.2%). 10%-15% adopted “implementing co-working space (i.e. the operator provides tenantable rooms or work stations for establishment to share an office with other tenants)” (15.9%), “implementing flexible working hours (including adjustment of working hours, different working hour sections etc.)” (13.6%) and “implementing the practice of hot desking (e.g. 10 employees sharing 6 common work stations & associated facilities)” (10.5%). (Chart 2.17)

Chart 2.17 : Whether adopted the various work mode/work space arrangement after the COVID-19 pandemic



Base: All establishments (30 377)

Note: Multiple answers were allowed

Ref.: D3

2.5.5 Further analyses by building type and industry reveal that:

- Similar to the situation during the COVID-19 pandemic, relatively higher proportions of business establishments in Grade A office buildings adopted the various work mode/work space arrangement, particularly “implementing/increasing video conference/online meeting” (44.0%) and “implementing/increasing working from home or remotework” (39.5%).
- Relatively higher proportions of business establishments engaged in “banking and financial services and insurance” and “telecommunications services and information technology services” adopted “implementing/increasing video conference/online meeting” (49.1% and 35.7% respectively), “implementing/increasing working from home or remotework” (47.6% and 42.6% respectively).

2.5.6 For those 14 207 business establishments which adopted the various work mode/work space arrangement after the COVID-19 pandemic, the vast majority (98.5%) of business establishments said the office space demand of the establishments remained the same, while 1.3% said decreased and 0.2% increased.

3. Key Observations on Specific Sectors

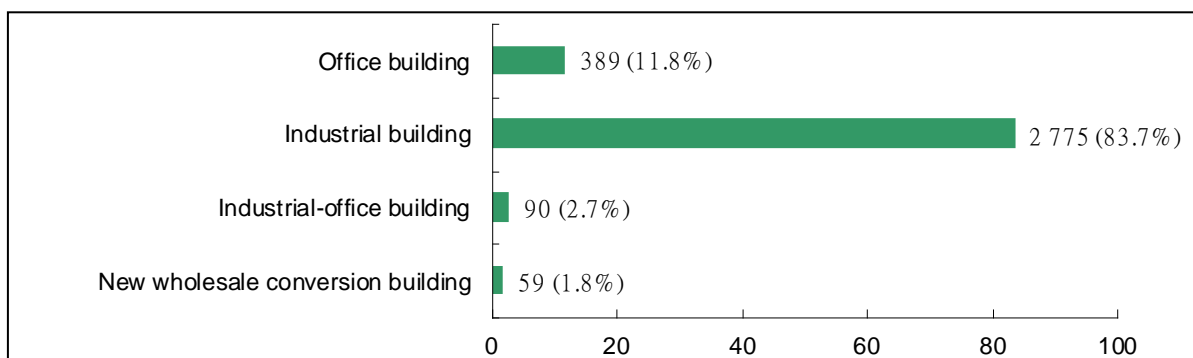
3A. Manufacturing Industry

It was estimated that 3 313 business establishments were engaged in manufacturing industry in Kowloon East. The key observations were highlighted below.

3A.1 Building and District Information

3A.1.1 Of the 3 313 business establishments engaged in “manufacturing” industry, 83.7% were located in industrial buildings, 11.8% in office buildings, 2.7% in I-O buildings and 1.8% in new wholesale conversion buildings. 69.5% were in Kwun Tong Business Area while 30.5% in Kowloon Bay Business Area. (Charts 3.1 and 3.2)

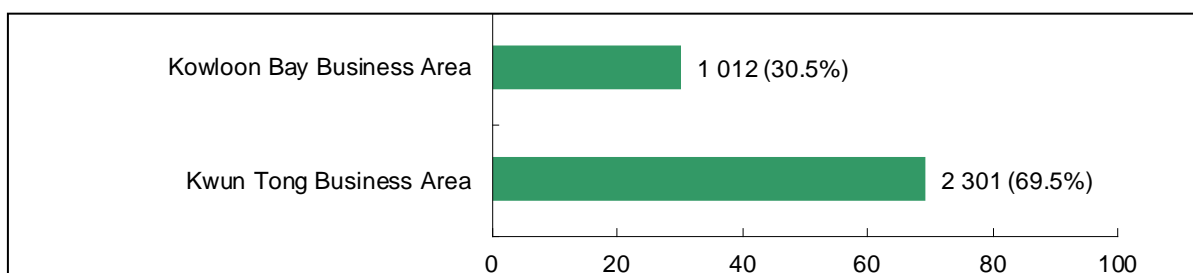
Chart 3.1 : Manufacturing industry - Building type



Base: All establishments engaged in “manufacturing” industry (3 313)

Ref.: B_Type

Chart 3.2 : Manufacturing industry - District



Base: All establishments engaged in “manufacturing” industry (3 313)

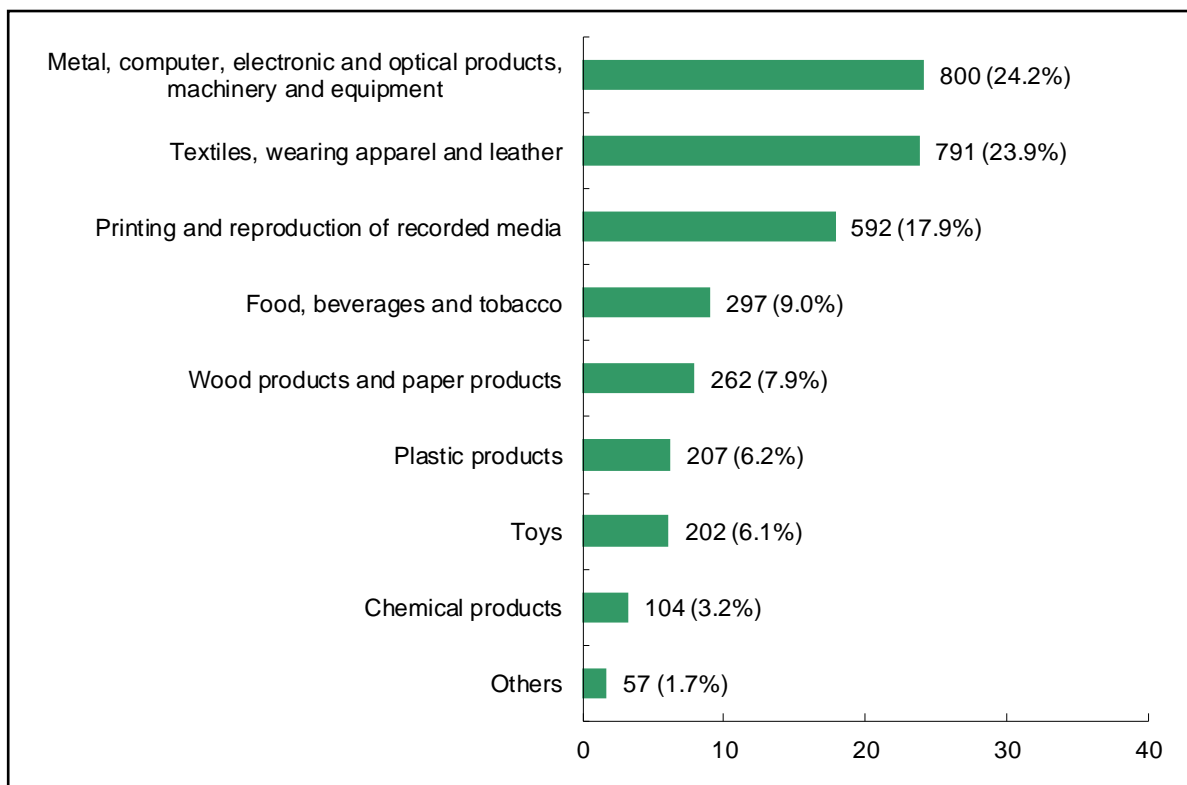
Ref.: P_Area

3A.2 Establishment Characteristics

Detailed manufacturing activities

3A.2.1 “Metal, computer, electronic and optical products, machinery and equipment” (24.2%), “textiles, wearing apparel and leather” (23.9%) and “printing and reproduction of recorded media” (17.9%) were the three major types of manufacturing activities of these business establishments engaged in. (Chart 3.3)

Chart 3.3 : Manufacturing industry - Detailed manufacturing activities

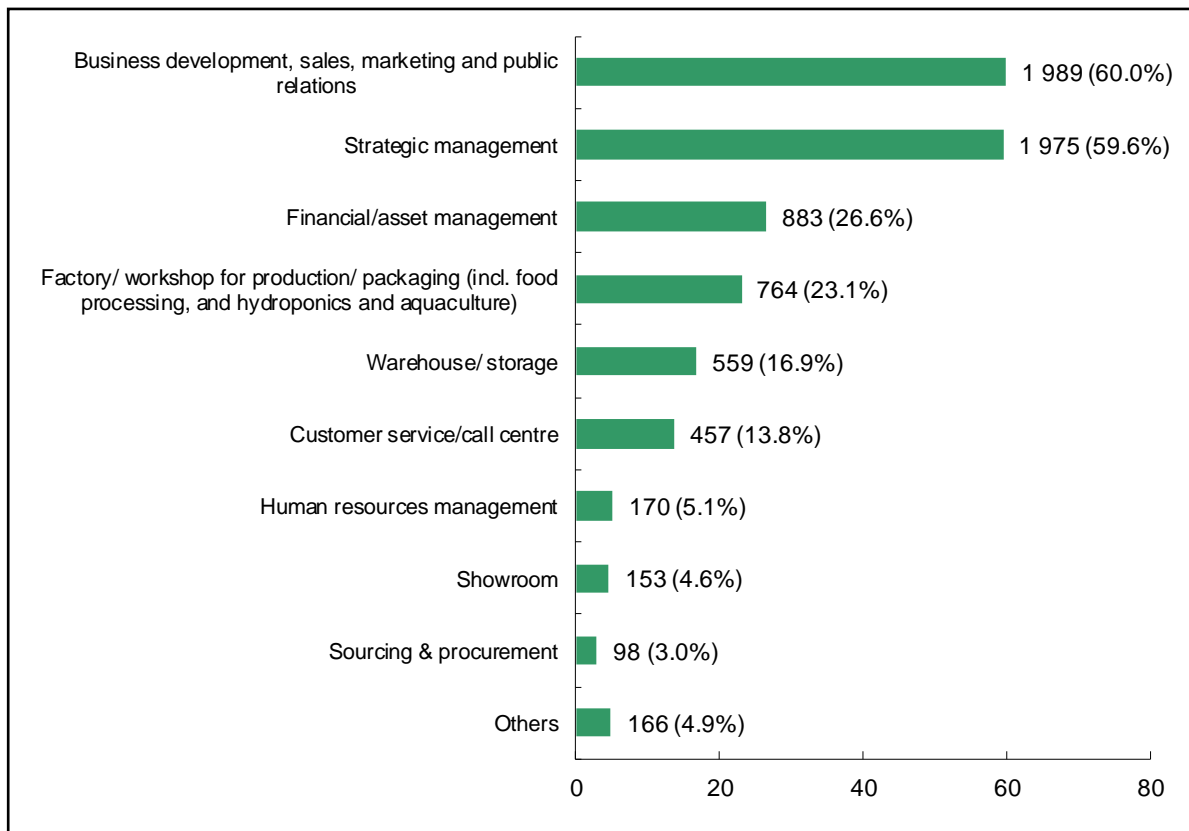


Base: All establishments engaged in “manufacturing” industry (3 313)
Ref. : A1

Major functions/operations

3A.2.2 About 60% reported that the major functions or operations in their present work location were “business development, sales, marketing and public relations” (60.0%) and “strategic management” (59.6%), followed by “financial/asset management” (26.6%) and “factory/workshop for production/packaging (including food processing, and hydroponics and aquaculture)” (23.1%). (Chart 3.4)

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



Base: All establishments engaged in "manufacturing" industry (3 313)

Note: Multiple answers were allowed

Ref.: A2

Internal floor area

3A.2.3 Regarding the internal floor area of the present work location, the mean and median internal floor area of the present work location were 1 998 square feet and 1 000 square feet respectively.

Monthly rent

3A.2.4 22.8% of the business establishments reported that the monthly rent (excl. management fee) was below HK\$10,000. 39.3% reported the monthly rent of HK\$10,000 to \$29,999 while 5.0% reported the monthly rent of HK\$100,000 or above. (Table 3.1)

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

	Manufacturing Industry	
	No. of establishments	%
<HK\$5,000	263	12.3
HK\$5,000 – 9,999	226	10.5
HK\$10,000 – 29,999	843	39.3
HK\$30,000 – 49,999	278	13.0
HK\$50,000 – 69,999	74	3.5
HK\$70,000 – 99,999	31	1.5
HK\$100,000 – 149,999	47	2.2
HK\$150,000 – 199,999	27	1.3
≥ HK\$200,000	33	1.6
Information cannot be provided	320	14.9
Base: All establishments engaged in “manufacturing” industry for which the present work location is rented (2 144)		
Ref.: A7b		

3A.3 Recent Location Decision

Duration of locating in the present work location

3A.3.1 Business establishments engaged in “manufacturing” industry are in general located in the present work location for more years. 43.5% of the establishments for 10 years or more. 23.3% for 5 years to less than 10 years, 27.0% for 2 years to less than 5 years, only 6.2% were located in the present work location for less than 2 years.

History of locating in Kowloon East

3A.3.2 81.7% were located in the present work location since setting up the business/moved from other addresses in Kowloon East, 13.1% were relocated/intergrated from non-CBD area and 4.9% were relocated/integrated from traditional CBD area. The top 3 factors of choosing/integrating at the present work location were “availability of suitable premises/capable to meet floor space requirements” (56.9%), “low occupancy/operational cost” (55.4%) and “good accessibility to local public transport (e.g. MTR)/convenient location” (30.8%).

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

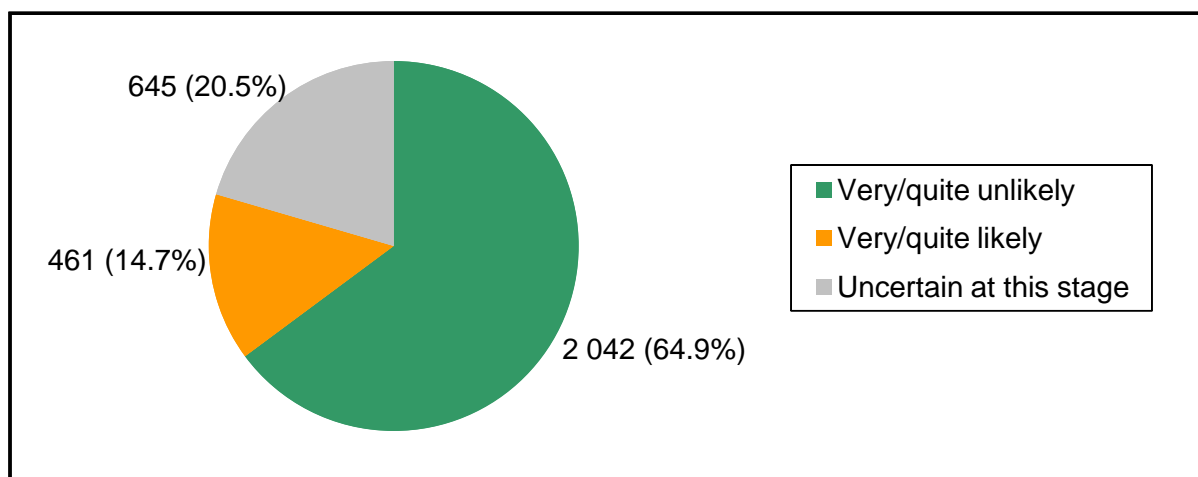
Satisfaction of the present location

3A.4.1 Overall speaking, about 60% of the business establishments engaged in “manufacturing” industry were very/quite satisfied with the present location. Only 2.0% rated very/quite dissatisfied. More than 60% of the establishments were very/quite satisfied with “accessibility to local public transport” (70.5%) and “accessibility within Kowloon East (including walkability)” (64.6%) when they were asked to rate the satisfaction level of various factors influencing the choice of work location.

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

3A.4.2 Of the 3 148 business establishments which did not expect to wind up the business, 64.9% expected that they were very/quite unlikely to leave the present work location in the coming 5 years or when the lease expires. 14.7% claimed that they were very/quite likely to leave, mainly because of the “high occupancy/operational cost” (54.4%) and “lack of suitable premises/unable to meet floor space requirements” (37.6%). (Charts 3.5 and 3.6)

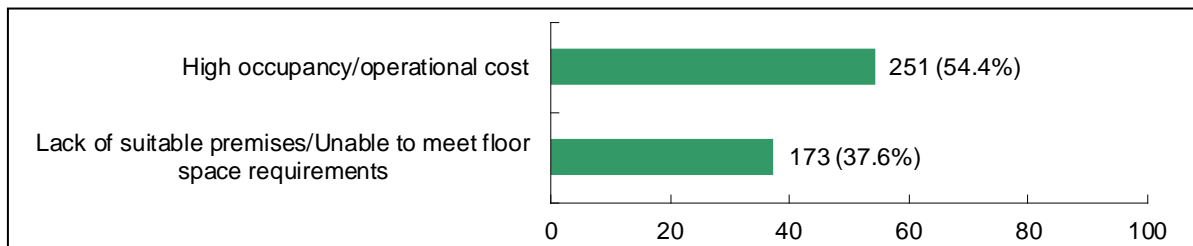
Chart 3.5 : Manufacturing industry - Possibility of leaving the present work location in the coming 5 years / when the lease expires



Base: All establishments engaged in “manufacturing” industry which would not wind up the business in the coming 5 years (3 148)

Ref.: C4

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



Base: All establishments engaged in manufacturing industry which are very likely / quite likely to leave the present work location in the next 5 years or when the lease expires (461)

Note: Multiple answers were allowed

Ref.: C5a+b

Preferred locations if deciding/assuming to relocate in the future

3A.4.3 For those business establishments which would not wind up the business in the coming 5 years, if (or assuming that) they decided to relocate the establishment in the future, 97.8% would prefer Hong Kong. 75.6% would consider Kowloon East (Kwun Tong/Kowloon Bay) only, 5.1% would consider non-CBD area only, 0.6% would consider traditional CBD area only and 16.3% would consider more than one area. 2.2% would prefer locations outside Hong Kong.

Changes in Office Space Demand of the present work location after the COVID-19 pandemic

3A.4.4 Among those business establishments (1 192) which adopted the various work mode/work space arrangement after the COVID-19 pandemic, 93.7% of the establishments said the office demand of the establishments remained the same, while 5.8% said decreased and 0.5% increased.

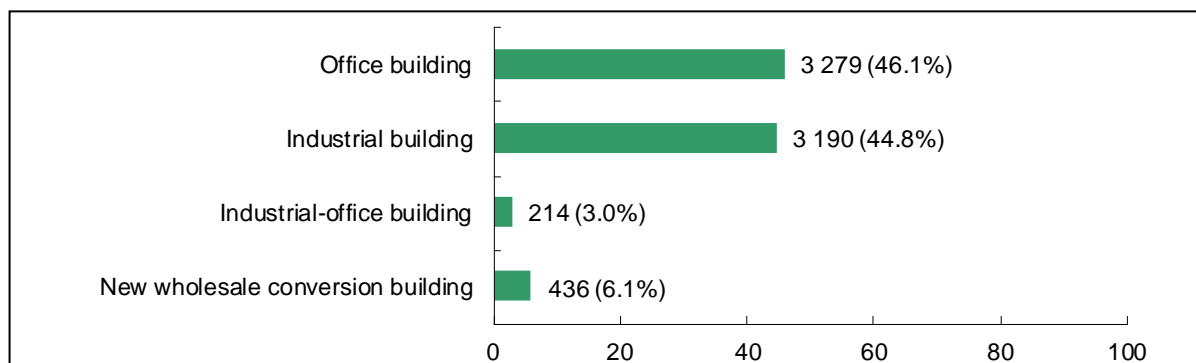
3B. “FIRE” Industry

With a view to knowing its changing business profile in the transformation of Kowloon East into CBD2, the “FIRE” industry was newly introduced for analysis in the 2023 Survey, refer to RBEs under the industry groups of “banking and financial services and insurance” and “real estate and professional and business services”. It was estimated that 7 120 business establishments were engaged in “FIRE” industry in Kowloon East. The key observations were highlighted below.

3B.1 Building and District Information

3B.1.1 For the 7 120 business establishments engaged in “FIRE” industry, 46.1% were located in office buildings, 44.8% in industrial buildings, 6.1% in new wholesale conversion buildings and 3.0% in I-O buildings. 76.0% were in Kwun Tong Business Area while 24.0% in Kowloon Bay Business Area. (Charts 3.7 and 3.8)

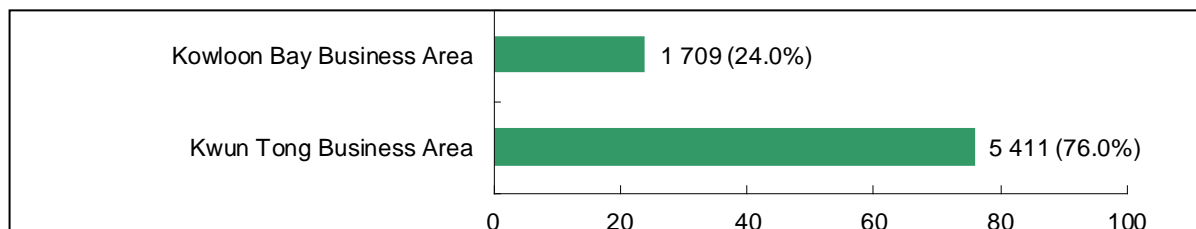
Chart 3.7 : FIRE Industry - Building type



Base: All establishments engaged in “FIRE” industry (7 120)

Ref.: B_Type

Chart 3.8 : FIRE Industry - District



Base: All establishments engaged in “FIRE” industry (7 120)

Ref.: P_Area

3B.2 Establishment Characteristics

Major functions/operations

3B.2.1 “Business development, sales, marketing and public relations” (68.0%), “strategic management” (57.4%) and “financial/asset management” (48.4%) were the three major types of FIRE activities of these business establishments engaged in. (Chart 3.9)

Chart 3.9 : FIRE Industry - Major functions/operations in the present work location



Base: All establishments engaged in “FIRE” industry (7 120)

Note: Multiple answers were allowed

Ref.: A2

Internal floor area

3B.2.2 Regarding the internal floor area of the present work location, 58.3% of the business establishments engaged in “FIRE” industry reported an area of less than 500 square feet; 15.1% reported 500 to 999 square feet; 19.3% reported 1 000 to 2 999 square feet and 7.3% reported 3 000 square feet or above. The mean and median internal floor area of the present work location were 1 029 square feet and 250 square feet respectively.

Monthly rent

3B.2.3 36.3% reported that the monthly rent (excluding management fee) was below HK\$10,000, 29.8% reported the monthly rent of HK\$10,000 to \$29,999, while 3.9% reported the monthly rent of HK\$100,000 or above. (Table 3.2)

Table 3.2 FIRE industry – Monthly rent of the present work location

	FIRE Industry	
	No. of establishments	%
<HK\$5,000	1 053	24.1
HK\$5,000 – 9,999	533	12.2
HK\$10,000 – 29,999	1 304	29.8
HK\$30,000 – 49,999	330	7.6
HK\$50,000 – 69,999	127	2.9
HK\$70,000 – 99,999	60	1.4
HK\$100,000 – 149,999	67	1.5
HK\$150,000 – 199,999	24	0.6
≥ HK\$200,000	82	1.9
Information cannot be provided	790	18.1

Base : All establishments engaged in “FIRE” industry for which the present work location is rented (4 370)
Ref. : A7b

3B.3 Recent Location Decision

Duration of locating in present work location

3B.3.1 11.2% of the business establishments engaged in “FIRE” industry were located in the present work location for less than 2 years, 35.5% for 2 years to less than 5 years, 27.0% for 5 years to less than 10 years and 26.4% for 10 years or more.

History of locating in Kowloon East

3B.3.2 71.2% of the business establishments engaged in “FIRE” industry were located in the present work location in Kowloon East since setting up the business/moved from other addresses in Kowloon East, 17.3% were relocated/integrated from traditional CBD area and 11.5% were relocated/integrated from non-CBD area. The top 3 reasons for choosing/integrating at the present work location were “low occupancy/operational cost” (52.7%), “availability of suitable premises/capable to meet floor space requirements” (50.1%) and “good accessibility to local public transport (e.g. MTR)/convenient location” (22.2%).

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

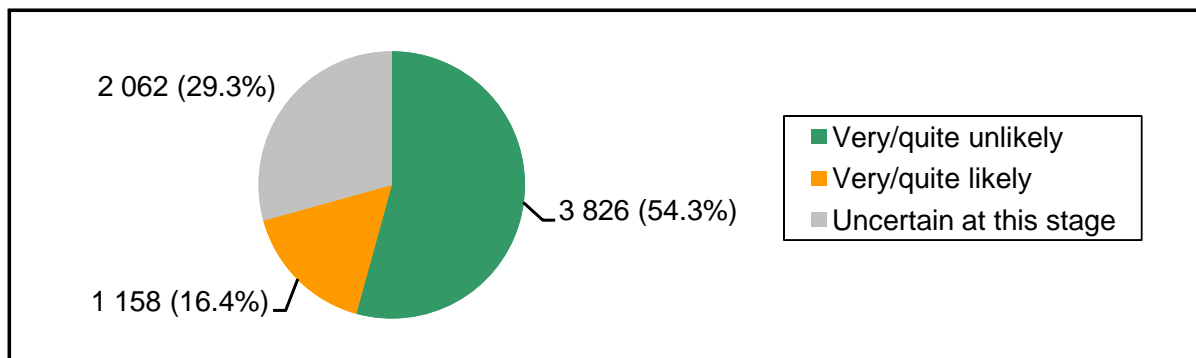
Satisfaction of the present location

3B.4.1 Overall speaking, 53.9% of the business establishments engaged in “FIRE” industry were very/quite satisfied with the present location. Only 1.9% rated very/quite dissatisfied. More than 60% of the establishments were very/quite satisfied with “occupancy cost” (61.3%) and “accessibility to local public transport” (61.0%) when they were asked to rate the satisfaction level of various factors influencing the choice of work location.

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

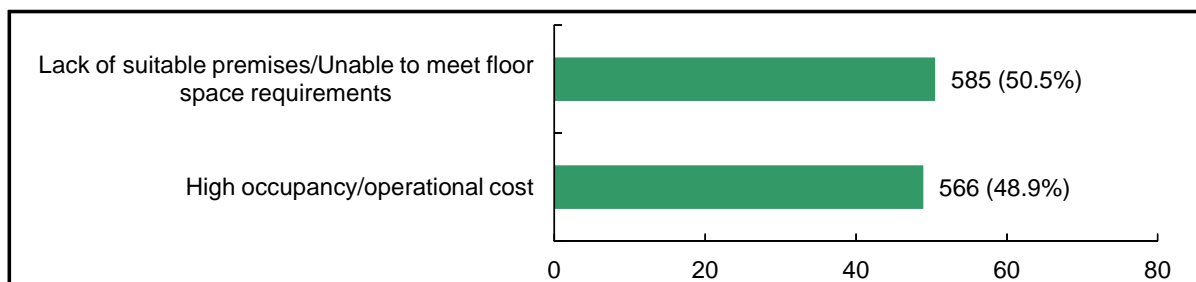
3B.4.2 Of the 7 046 business establishments which did not expect to wind up the business, 54.3% expected that they were very/quite unlikely to leave the present work location. 16.4% claimed that they were very/quite likely to leave, mainly because of the “lack of suitable premises/unable to meet floor space requirements” (50.5%) and “high occupancy/operational cost” (48.9%). (Charts 3.10 and 3.11)

Chart 3.10 : FIRE Industry - Possibility of leaving the present work location in the coming 5 years / when the lease expires



Base: All establishments engaged in “FIRE” industry which would not wind up business in the coming 5 years (7 046)
Ref.: C4

Chart 3.11 : FIRE Industry - Top 2 major reasons for leaving the present work location



Base: All establishments engaged in “FIRE” industry which are very likely / quite likely to leave the present work location in the next 5 years or when the lease expires (1 158)

Note: Multiple answers were allowed

Ref.: C5a+b

Preferred locations if deciding/assuming to relocate in the future

3B.4.3 For those business establishments which would not wind up the business in the coming 5 years, if (or assuming that) business establishments decided to relocate the establishment in the future, almost all (99.4%) would prefer Hong Kong. 76.9% would consider Kowloon East (Kwun Tong/Kowloon Bay) only, 4.4% would consider non-CBD area only, 4.1% would consider traditional CBD area only and 13.1% would consider more than one area.

Changes in Office Space Demand of the present work location after the COVID-19 pandemic

3B.4.4 Among those business establishments (4 138) which adopted the various work mode/work space arrangement after the COVID-19 pandemic, 98.3% of the establishments said the office demand of the establishments remained the same, while 1.4% said decreased and 0.4% increased.

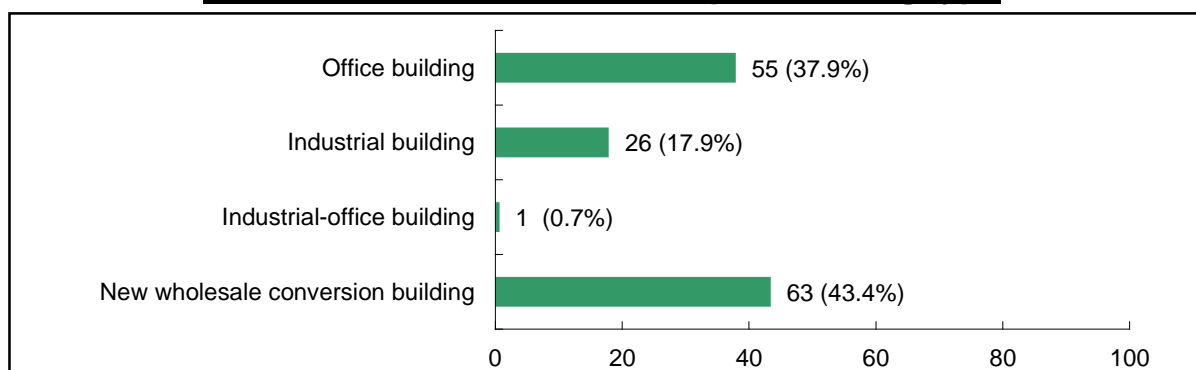
3C. Potential Innovation and Technology Start-ups

To understand the profile of business establishments engaged in innovation and technology start-up businesses, a particular group of business establishments with “Potential innovation and technology start-ups”¹¹ was newly identified in the 2023 Survey. This is not a well-defined industry group under CRE of C&SD but identified for this study with a view to understand the changing business profile in the transformation of Kowloon East into CBD2. It was estimated that 145 business establishments were engaged in “potential innovation and technology start-ups” in Kowloon East. The key observations were highlighted below.

3C.1 Building and District Information

3C.1.1 For the 145 business establishments engaged in “potential innovation and technology start-ups” industry, 43.4% were located in new wholesale conversion buildings, 37.9% in office buildings, 17.9% in industrial buildings and 0.7% in I-O buildings. 97.9% were in Kwun Tong Business Area while 2.1% in Kowloon Bay Business Area. (Charts 3.12 and 3.13)

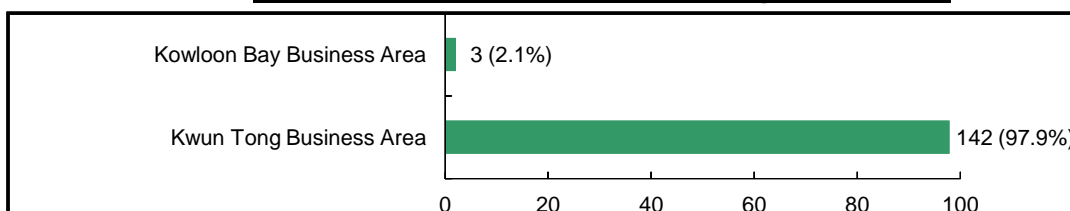
Chart 3.12 : Potential IT Start-ups - Building type



Base: All potential IT start-ups establishments (145)

Ref.: B_Type

Chart 3.13 : Potential IT Start-ups - District



Base: All potential IT start-ups establishments (145)

Ref.: P_Area

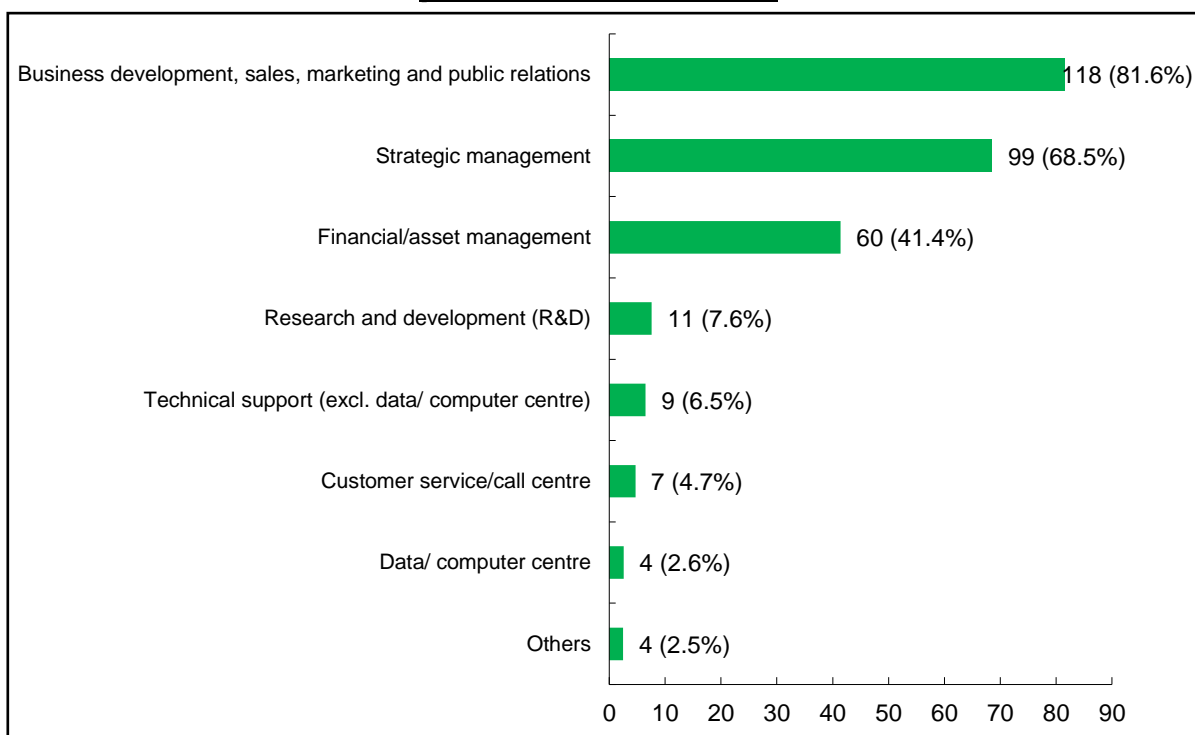
¹¹ Refers to those engaged in the industries of “information and communications” and “professional, scientific and technical activities” with registered company addresses in co-working space.

3C.2 Establishment Characteristics

Major functions/operations

3C.2.1 “Business development, sales, marketing and public relations” (81.6%), “strategic management” (68.5%) and “financial/asset management” (41.4%) were the three major types of potential innovation and technology start-ups activities of these business establishments engaged in. (Chart 3.14)

Chart 3.14 : Potential IT Start-ups - Major functions / operations in the present work location



Base: All potential IT start-ups establishments (145)

Note: Multiple answers were allowed

Ref.: A2

Monthly rent

3C.2.2 45.1% reported that the monthly rent (excluding management fee) was below HK\$10,000, 5.1% reported the monthly rent of HK\$10,000 to \$29,999, while 5.3% reported the monthly rent of HK\$100,000 or above. (Table 3.3)

Table 3.3 Potential IT Start-ups – Monthly rent of the present work location

	Potential IT Start-ups	
	No. of establishments	%
<HK\$5,000	31	27.1
HK\$5,000 – 9,999	20	18.1
HK\$10,000 – 29,999	6	5.1
HK\$30,000 – 49,999	4	3.7
HK\$50,000 – 69,999	4	3.5
HK\$70,000 – 99,999	2	2.0
HK\$100,000 – 149,999	-	-
HK\$150,000 – 199,999	1	0.9
≥ HK\$200,000	5	4.4
Information cannot be provided	40	35.2
Base: All potential IT start-ups establishments for which the present work location is rented (113) Ref.: A7b		

3C.3 Recent Location Decision

Duration of locating in present work location

3C.3.1 Business establishments engaged in “potential innovation and technology start-ups” are in general located in the present work location for less years. 16.6% of the business establishments engaged in “potential innovation and technology start-ups” industry were located in the present work location for less than 2 years, 42.2% for 2 years to less than 5 years, 27.8% for 5 years to less than 10 years and 13.5% for 10 years or more.

History of locating in Kowloon East

3C.3.2 79.4% of the business establishments engaged in “potential innovation and technology start-ups” industry were located in the present work location in Kowloon East since setting up the business/moved from other addresses in Kowloon East, 17.5% were relocated/integrated from non-CBD area and 3.1% were relocated/integrated from traditional CBD area. The top 3 reasons for choosing/integrating at the present work location were “low occupancy/operational cost” (75.3%), “availability of suitable premises/capable to meet floor space requirements” (52.4%) and “good accessibility to local public transport (e.g. MTR)/convenient location” (17.1%).

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

Satisfaction of the present location

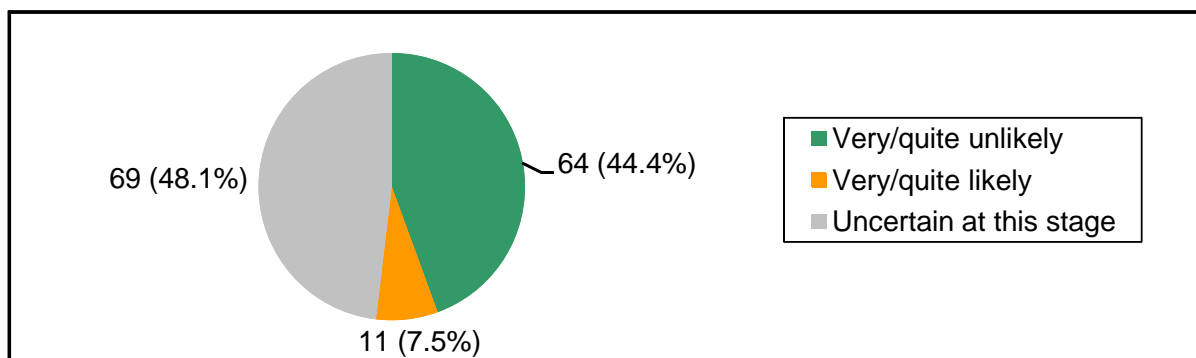
3C.4.1 Overall speaking, 43.5% of the business establishments engaged in “potential innovation and technology start-ups” industry were very/quite satisfied with the present location and 56.5% were neutral with the present work location. More than 60% of the

establishments were very/quite satisfied with “accessibility within Kowloon East (including walkability)” (70.3%) and “proximity to business supporting services” (67.1%) when they were asked to rate the satisfaction level of various factors influencing the choice of work location.

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

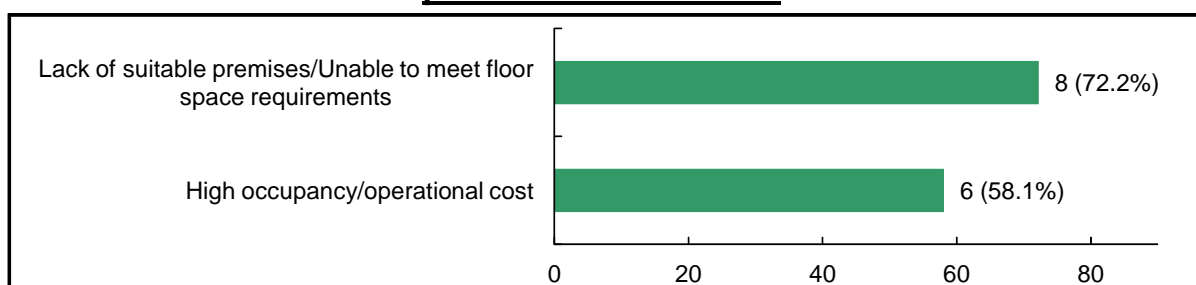
3C.4.2 Of the 144 business establishments which did not expect to wind up the business, 44.4% expected that they were very/quite unlikely to leave the present work location. 7.5% claimed that they were very/quite likely to leave, mainly because of the “lack of suitable premises/unable to meet floor space requirements” (72.2%) and “high occupancy/operational cost” (58.1%). (Charts 3.15 and 3.16)

Chart 3.15 : Potential IT Start-ups - Possibility of leaving the present work location in the coming 5 years / when the lease expires



Base: All potential IT start-ups establishments which would not wind up business in the coming 5 years (144)
Ref.: C4

Chart 3.16 : Potential IT Start-ups - Top 2 major reasons for leaving the present work location



Base: All potential IT start-ups establishments which are very likely / quite likely to leave the present work location in the next 5 years or when the lease expires (11)

Note: Multiple answers were allowed
Ref.: C5a+b

Preferred locations if deciding/assuming to relocate in the future

3C.4.3 For those business establishments which would not wind up the business in the coming 5 years, if (or assuming that) business establishments decided to relocate the establishment in the future, all (100.0%) would prefer Hong Kong. 77.4% would consider Kowloon East (Kwun Tong/Kowloon Bay) only, 1.8% would consider non-CBD area only and 20.8% would consider more than one area.

Changes in Office Space Demand of the present work location after the COVID-19 pandemic

3C.4.4 Among those business establishments (107) which adopted the various work mode/work space arrangement after the COVID-19 pandemic, all (100%) of the establishments said the office demand of the establishments remained the same.

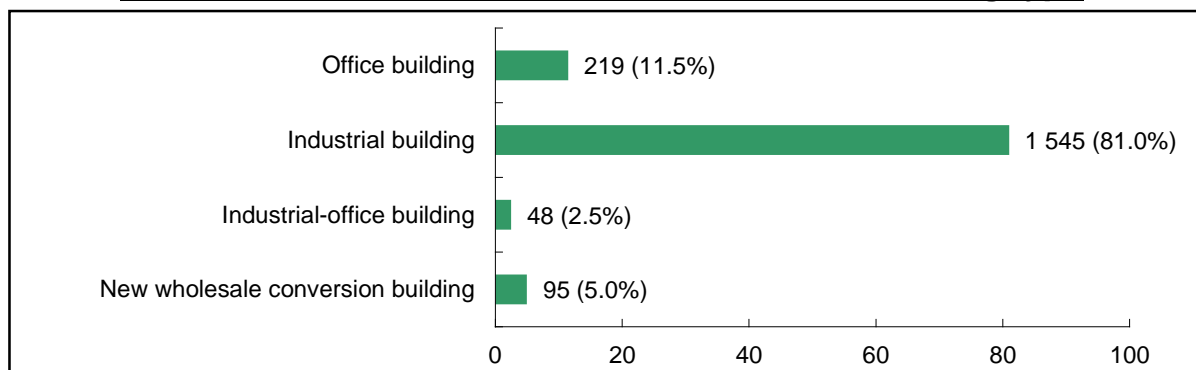
3D. Arts, Cultural and Creative Uses

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 1 906 business establishments were engaged in arts, cultural and creative-related activities. The key observations were highlighted below.

3D.1 Building and District Information

3D.1.1 Among the 1 906 business establishments with “arts, cultural and creative uses”, 81.0% were located in industrial buildings, 11.5% in office buildings, 5.0% in new wholesale conversion buildings and 2.5% in I-O buildings. 71.9% were located in Kwun Tong Business Area while 28.1% were located in Kowloon Bay Business Area. (Charts 3.17 and 3.18)

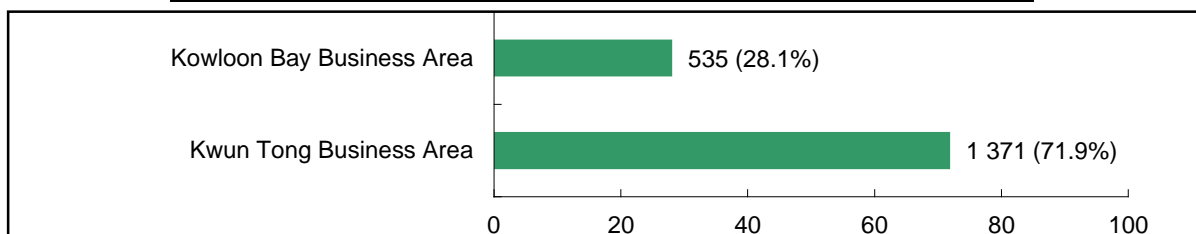
Chart 3.17 : Arts, cultural and creative uses - Building type



Base: All establishments with “arts, cultural and creative uses” (1 906)

Ref.: B_Type

Chart 3.18 : Arts, cultural and creative uses - District



Base: All establishments with “arts, cultural and creative uses” (1 906)

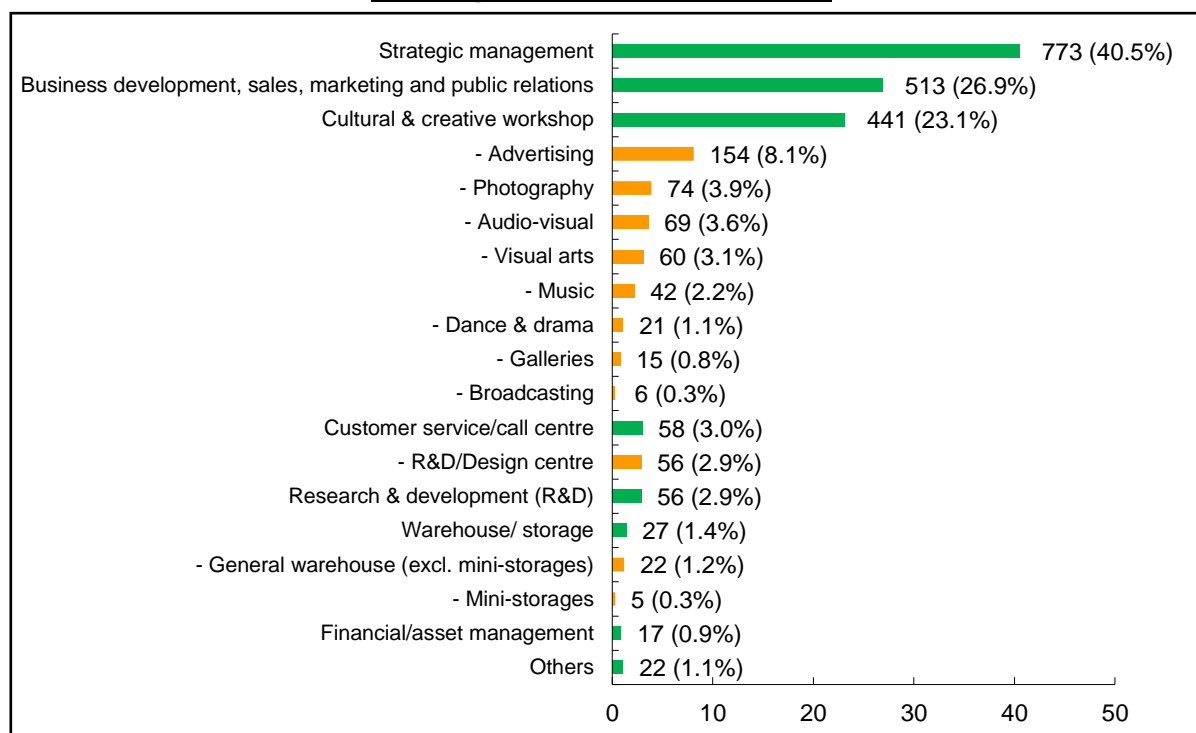
Ref.: P_Area

3D.2 Establishment Characteristics

Primary functions/operations

3D.2.1 40.5% of the business establishments with “arts, cultural and creative uses” reported that the primary function or operation in their present work location were “strategic management”, followed by “business development, sales, marketing and public relations” (26.9%) and “cultural and creative workshop” (23.1%). For those establishments with the function/operation of “cultural and creative workshop”, their detailed functions/operations were mainly advertising (8.1%), photography (3.9%), audio-visual (3.6%) and visual arts (3.1%). (Chart 3.19)

Chart 3.19 : Arts, cultural and creative uses - Primary function / operation in the present work location



Base: All establishments with “arts, cultural and creative uses” (1 906)

Ref.: A2

Internal floor area

3D.2.2 Regarding the internal floor area of the present work location, 35.1% of the establishments reported an area of less than 500 square feet, 28.8% reported 500 to 999 square feet, 28.0% reported 1 000 to 2 999 square feet and 7.6% reported 3 000 square feet or above. The mean and median internal floor areas of the present work location were 1 129 square feet and 700 square feet respectively.

Monthly rent

3D.2.3 25.4% reported that the monthly rent (excl. management fee) was below HK\$10,000, 49.0% reported the monthly rent of HK\$10,000 to \$29,999, while 1.5% reported the monthly rent of HK\$100,000 or above. (Table 3.4)

Table 3.4 Arts, cultural and creative uses - Monthly rent of the present work location

	Arts, Cultural and Creative Uses	
	No. of establishments	%
<HK\$5,000	205	12.3
HK\$5,000 – 9,999	218	13.1
HK\$10,000 – 29,999	816	49.0
HK\$30,000 – 49,999	125	7.5
HK\$50,000 – 69,999	39	2.4
HK\$70,000 – 99,999	25	1.5
HK\$100,000 – 149,999	9	0.5
HK\$150,000 – 199,999	3	0.2
≥ HK\$200,000	14	0.8
Information cannot be provided	211	12.7
Base: All establishments with “arts, cultural and creative uses” for which the present work location is rented (1 664)		
Ref.: A7b		

3D.3 Recent Location Decision

Duration of locating in present work location

3D.3.1 Business establishments engaged in “arts, cultural and creative uses” are in general located in the present work location for less than 5 years. 8.0% of the business establishments with “arts, cultural and creative uses” had been located in the present work location for less than 2 years, 44.2% for 2 years to less than 5 years, 28.5% for 5 years to less than 10 years and 19.3% for 10 years or more.

History of locating in Kowloon East

3D.3.2 76.5% were located in the present work location in Kowloon East since setting up the business/moved from other addresses in Kowloon East, 14.5% were relocated/integrated from non-CBD area and 9.0% were relocated/integrated from traditional CBD area. The top 3 reasons for choosing/integrating at the present work location were “low occupancy/operational cost” (60.8%), “availability of suitable premises/capable to meet floor space requirements” (58.1%) and “good accessibility to local public transport (e.g. MTR)/convenient location” (31.1%).

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

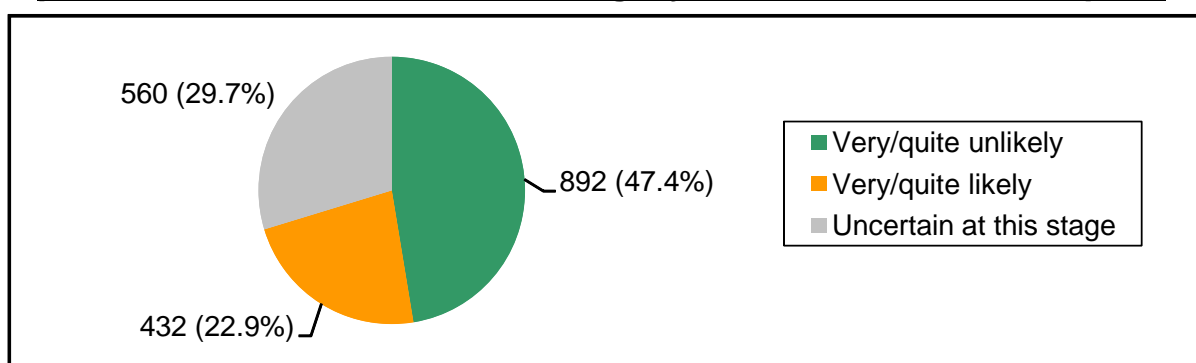
Satisfaction of the present location

3D.4.1 Overall speaking, 61.9% of the business establishments with “arts, cultural and creative uses” were very/quite satisfied and 36.7% were neutral with the present work location. Only 1.4% rated very/quite dissatisfied. More than 50% of the business establishments were very/quite satisfied with “accessibility to local public transport” (69.3%), “proximity to business supporting services” (60.2%), “occupancy cost” (57.6%), “accessibility within Kowloon East (including walkability)” (56.5%), “choices of retail and eating outlets” (56.3%) and “operational cost in general” (53.8%) when they were asked to rate the satisfaction level of various factors influencing the choice of work location.

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

3D.4.2 Of the 1 884 business establishments which did not expect to wind up the business, 47.4% expected that they were very/quite unlikely to leave the present work location in the coming 5 years or when the lease expires. 22.9% claimed that they were very/quite likely to leave, mainly because “high occupancy/operational cost” (54.8%) and “lack of suitable premises/unable to meet floor space requirements” (49.4%). (Charts 3.20 and 3.21)

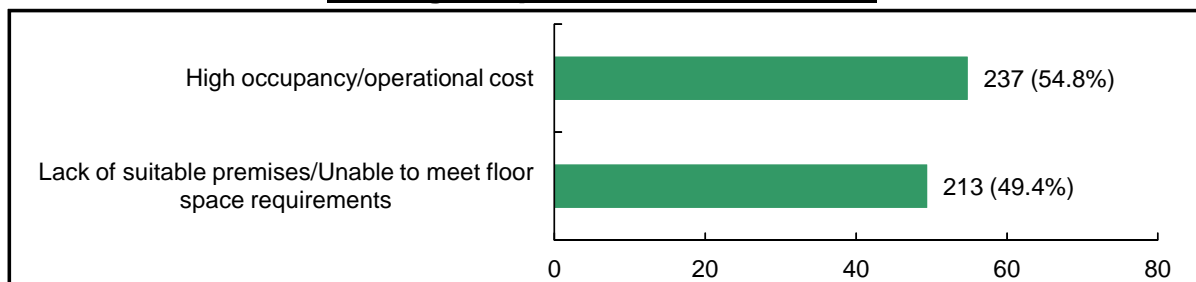
Chart 3.20 : Arts, cultural and creative uses - Possibility of leaving the present work location in the coming 5 years / when the lease expires



Base: All establishments with “arts, cultural and creative uses” which would not wind up business in the coming 5 years (1 884)

Ref.: C4

Chart 3.21 : Arts, cultural and creative uses - Top 2 major reasons for leaving the present work location



Base: All establishments with “arts, cultural and creative uses” which are very likely / quite likely to leave the present work location in the next 5 years or when the lease expires (432)

Note: Multiple answers were allowed

Ref.: C5a+b

Preferred locations if deciding/assuming to relocate in the future

3D.4.3 For those business establishments which would not wind up the business in the coming 5 years, if (or assuming that) business establishments decided to relocate the establishment in the future, 98.9% would prefer Hong Kong. 75.9% would consider Kowloon East only, 5.5% would consider non-CBD area only, 3.6% would consider traditional CBD area only and 13.8% would consider more than one area.

Changes in Office Space Demand of the present work location after the COVID-19 pandemic

3D.4.4 Among those business establishments (1 059) which adopted the various work mode/work space arrangement after the COVID-19 pandemic, 98.6% of the establishments said the office demand remained the same, while 1.2% said decreased and 0.1% increased.

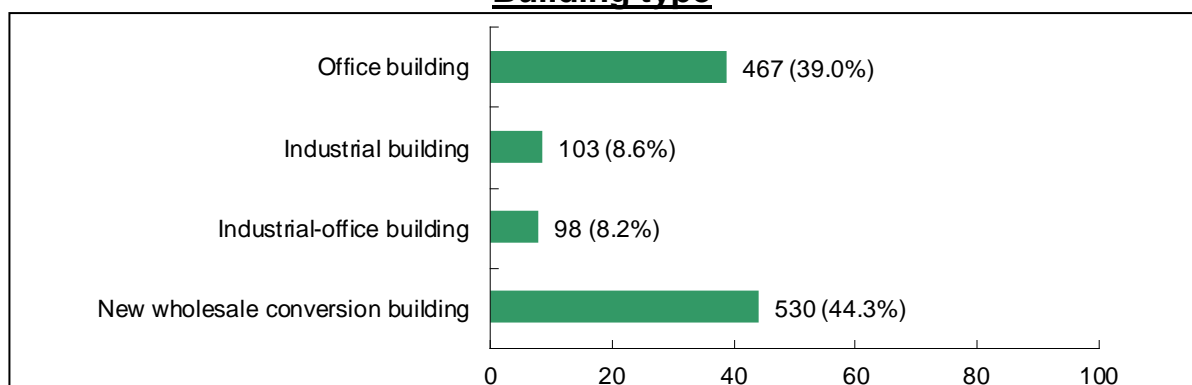
3E. Co-Working Space Establishments or Business Centres

It was estimated that 1 198 establishments were located in co-working space establishments or business centres according to field observation¹². The major criteria for identifying a co-working space establishment or business centre included whether there is (i) operator's reception for the multiple business establishments therein; or (ii) indication that the company is operating a co-working space / business centre, which was further verified by desktop research and/or the operator of the co-working space establishments / business centre. The key observations were highlighted below.

3E.1 Building and District Information

3E.1.1 For the 1 198 business establishments in co-working space establishment/ business centre, 44.3% were located in new wholesale conversion buildings, 39.0% in office buildings, 8.6% in industrial buildings and 8.2% in I-O buildings. The vast majority (93.1%) were in Kwun Tong Business Area while only 6.9% in Kowloon Bay Business Area. (Charts 3.22 and 3.23)

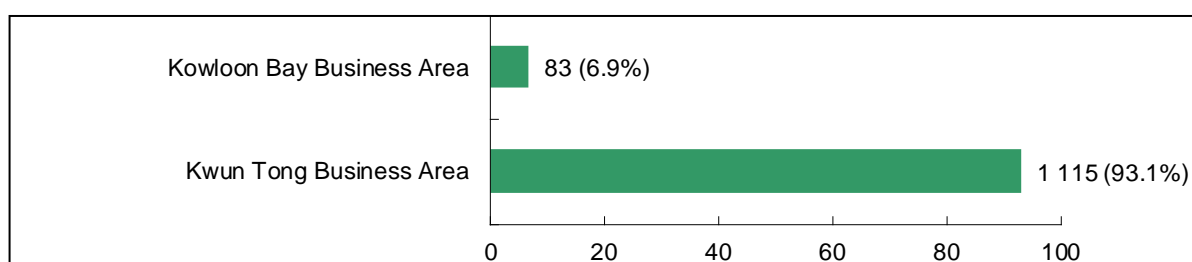
Chart 3.22 : Co-working space establishment or business centre - Building type



Base: All establishments in co-working space establishment / business centre (1 198)

Ref.: B_Type

Chart 3.23 : Co-working space establishment or business centre - District



Base: All establishments in co-working space establishment / business centre (1 198)

Ref.: P_Area

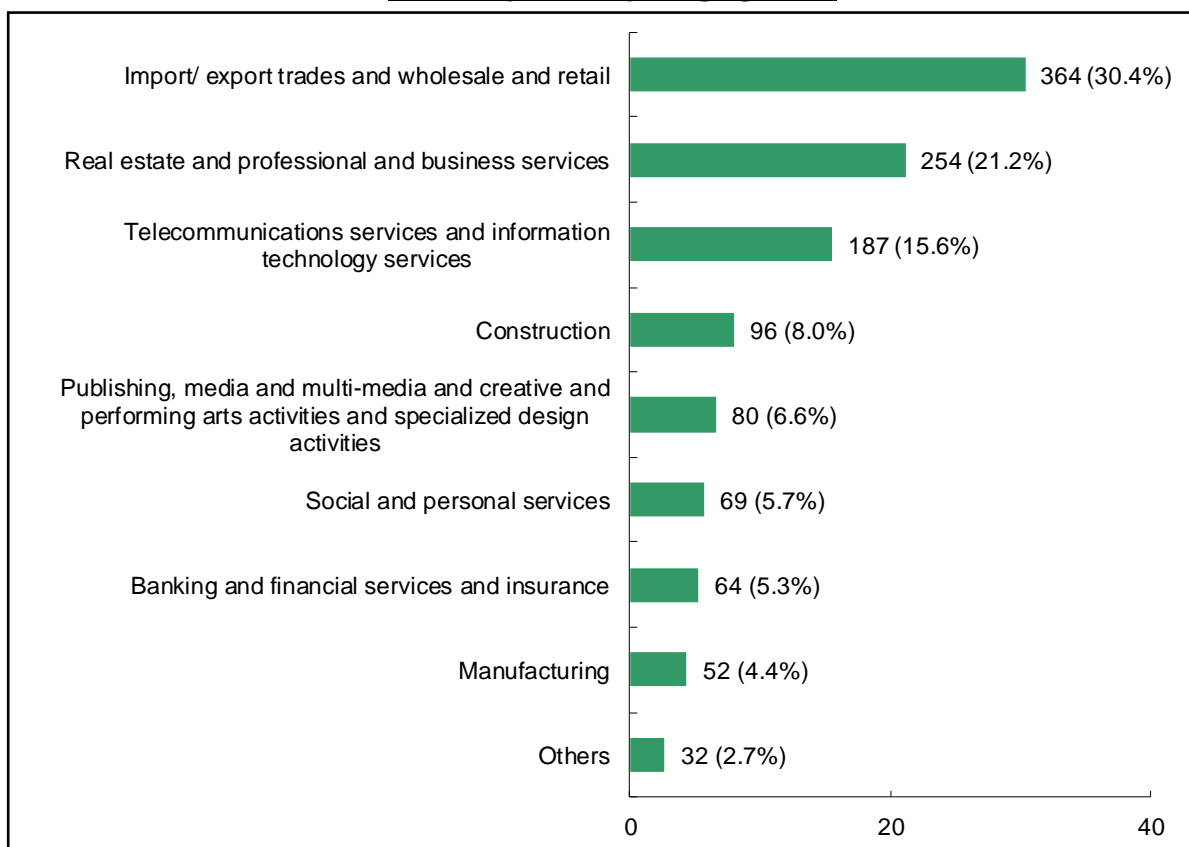
¹² Only a minor proportion (less than 10%) was identified also falling within the “potential innovation and technology start-ups” sector.

3E.2 Establishment Characteristics

Industry

3E.2.1 In terms of the industry, 30.4% of the establishments were engaged in “import/export trades and wholesale and retail”, followed by “real estate and professional and business services” (21.2%) and “telecommunications services and information technology services” (15.6%). (Chart 3.24)

**Chart 3.24 : Co-working space establishment or business centre -
Industry mainly engaged in**



Base: All establishments in co-working space establishment / business centre (1 198)

Ref.: A1

Monthly rent

3E.2.2 81.7% reported that the monthly rent (excluding management fee) was below HK\$10,000, 7.2% reported the monthly rent of HK\$10,000 to \$49,999, while 1.0% reported the monthly rent of HK\$50,000 or above. (Table 3.5)

Table 3.5 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	655	66.4
HK\$5,000 – 9,999	151	15.3
HK\$10,000 – 29,999	63	6.4
HK\$30,000 – 49,999	8	0.8
HK\$50,000 – 69,999	5	0.5
HK\$70,000 – 99,999	-	-
HK\$100 000 – 149 999	2	0.2
HK\$150,000 – 199,999	1	0.1
≥ HK\$200,000	1	0.1
Information cannot be provided	100	10.2
Base: All establishments in co-working space establishment/business centre for which the present work location is rented (987)		
Ref.: A7b		

3E.3 Recent Location Decision

Duration of locating in present work location

3E.3.1 11.2% of the business establishments in co-working space establishments/business centres had been located in the present work location for less than 2 years, 48.0% for 2 years to less than 5 years, 26.5% for 5 years to less than 10 years and only 14.2% for 10 years or more.

History of locating in Kowloon East

3E.3.2 81.2% 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, 14.1% were relocated/integrated from traditional CBD area and 4.5% were relocated/integrated from non-CBD area. The top 3 reasons for choosing/integrating at the present work location were “low occupancy/operational cost” (80.9%), “availability of suitable premises/capable to meet floor space requirements” (36.5%) and “good accessibility to local public transport (e.g. MTR)/convenient location” (13.1%).

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

Satisfaction of the present location

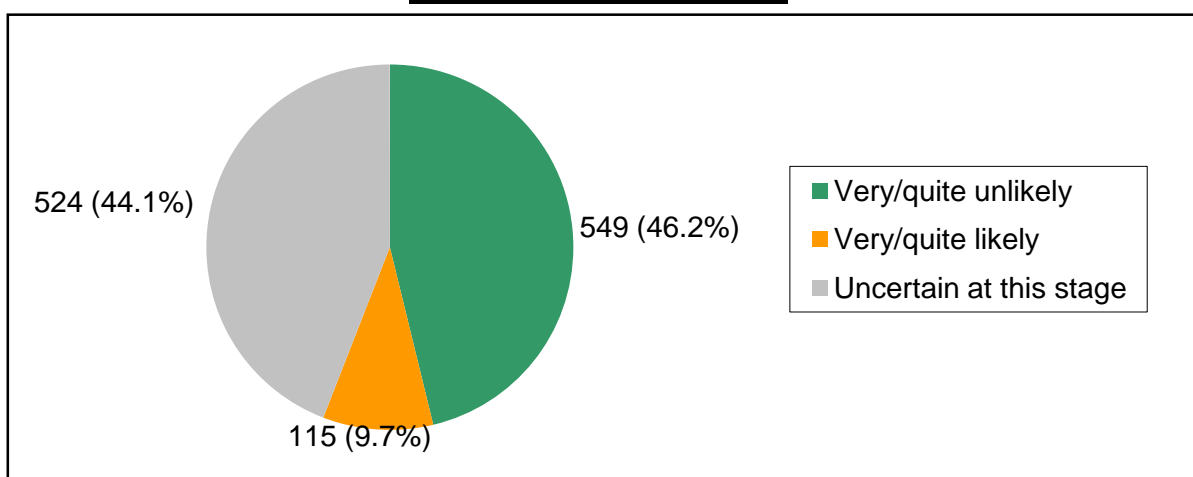
3E.4.1 Overall speaking, 55.7% of the business establishments in co-working space establishments/business centres were very/quite satisfied and 43.3% were neutral with the present location, while only 0.9% rated very/quite dissatisfied. More than 50% of the

business establishments were very/quite satisfied with “accessibility within Kowloon East (including walkability)” (66.2%), “proximity to business supporting services” (61.6%), “occupancy cost” (61.5%) and “accessibility to local public transport” (59.6%) when they were asked to rate the satisfaction level of various factors influencing the choice of location.

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

3E.4.2 Of the 1 188 business establishments which did not expect to wind up the business, 46.2% expected that they were very/quite unlikely to leave the present work location in the coming 5 years or when the lease expires. 9.7% claimed that they were very/quite likely to leave, mainly because “high occupancy/operational cost” (54.7%) and “lack of suitable premises/unable to meet floor space requirements” (31.6%). (Charts 3.25 and 3.26)

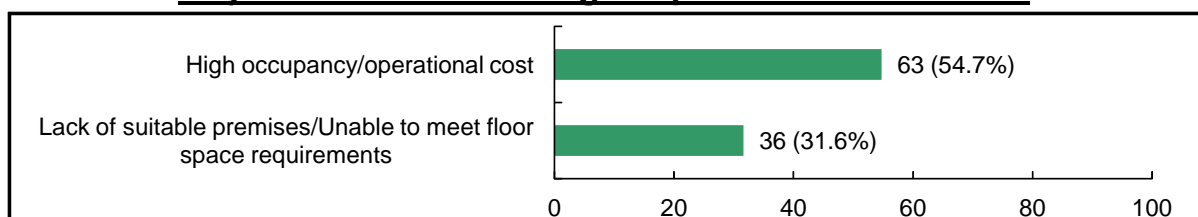
Chart 3.25 : Co-working space establishment or business centre - Possibility of leaving the present work location in the coming 5 years / when the lease expires



Base: All establishments in co-working space establishment/business centre which would not wind up business in the coming 5 years (1 188)

Ref.: C4

Chart 3.26 : Co-working space establishment or business centre - Top 2 major reasons for leaving the present work location



Base: All establishments in co-working space establishment / business centre which are very likely / quite likely to leave the present work location in the next 5 years or when the lease expires (115)

Note: Multiple answers were allowed

Ref.: C5a+b

Preferred locations if deciding/assuming to relocate in the future

3E.4.3 For those business establishments which would not wind up the business in the coming 5 years, if (or assuming that) business establishments decided to relocate the establishment in the future, 99.4% would prefer Hong Kong. 87.1% would consider Kowloon East only, 3.6% would consider non-CBD area only, 1.1% would consider traditional CBD area only and 7.5% would consider more than one area.

Changes in Office Space Demand of the present work location after the COVID-19 pandemic

3E.4.4 Among those business establishments (842) which adopted the various work mode/work space arrangement after the COVID-19 pandemic, 98.6% of the establishments said the office demand of the establishments remained the same while 1.4% said decreased.

3F. New Wholesale Conversion Buildings

New wholesale conversion buildings, a building type introduced for analysis since 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 and office demand after the pandemic were highlighted below.

3F.1 Establishment Characteristics

3F.1.1 It was estimated that 1 748 business establishments were located in new wholesale conversion buildings. The vast majority of them (91.4%) were located in Kwun Tong Business Area.

3F.1.2 Among the business establishments in new wholesale conversion buildings, about 40% are located in the present work location for 2 to 5 years. As compared with other building types, a relatively high proportion of the business establishments (13.9%) was located in the present work location for less than 2 years (*Table 3.6*). Similar to those in industrial buildings and I-O buildings, 72.9% of the business establishments in new wholesale conversion buildings were relocated from other addresses in Kowloon East (*Table 3.7*). However, unlike those in industrial buildings, a relatively high proportion (51.9%) of the business establishments in new wholesale conversion buildings was relocated from office buildings (*Table 3.8*).

Table 3.6 New wholesale conversion building - Duration of locating in the present work location by building type

	Building type													
	Building type										New wholesale conversion building			
	Industrial building		Industrial-office building		Office building									
					Total		Grade A		Grade B					
No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	
< 2 years	1 704	8.4	111	9.0	680	9.6	630	10.5	50	4.8	243	13.9	2 738	9.0
2 - < 5 years	6 923	34.0	400	32.4	2 643	37.4	2 197	36.5	446	43.1	713	40.8	10 679	35.2
5 - < 10 years	4 959	24.4	335	27.2	1 891	26.8	1 603	26.6	288	27.9	492	28.1	7 677	25.3
≥ 10 years	6 747	33.2	388	31.4	1 847	26.2	1 597	26.5	250	24.2	301	17.2	9 283	30.6
Base	20 332	100.0	1 235	100.0	7 061	100.0	6 028	100.0	1 034	100.0	1 748	100.0	30 377	100.0
Base: All establishments Ref.: B1														

Table 3.7 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	
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Kowloon East	9 499	73.6	603	72.2	2 956	56.2	2 548	55.4	408	61.6	817	72.9	13 875	69.0
Kwun Tong/ Kowloon Bay	9 442	73.2	603	72.2	2 949	56.0	2 541	55.2	408	61.6	814	72.6	13 808	68.6
Kai Tak	57	0.4	-	-	7	0.1	7	0.1	-	-	3	0.3	67	0.3
Non-CBD area	2 407	18.7	136	16.3	893	17.0	790	17.2	103	15.5	201	17.9	3 637	18.1
North Point/ Quarry Bay	487	3.8	61	7.3	293	5.6	254	5.5	39	5.8	28	2.5	868	4.3
Yau Ma Tei/Mong Kok (excl. West Kowloon)	455	3.5	17	2.1	181	3.4	174	3.8	7	1.0	33	2.9	686	3.4
Kowloon City	150	1.2	26	3.1	78	1.5	73	1.6	5	0.7	36	3.2	290	1.4
Lai Chi Kok	216	1.7	6	0.7	40	0.8	39	0.9	1	0.2	6	0.6	269	1.3
Kwai Tsing	219	1.7	6	0.8	28	0.5	16	0.3	12	1.9	10	0.9	264	1.3
Sha Tin	125	1.0	7	0.8	67	1.3	67	1.5	-	-	15	1.3	214	1.1
San Po Kong	148	1.2	6	0.8	34	0.6	23	0.5	11	1.7	18	1.6	207	1.0
Tsuen Wan	114	0.9	-	-	52	1.0	44	0.9	8	1.2	14	1.2	179	0.9
Sai Kung	97	0.8	2	0.2	19	0.4	16	0.3	3	0.4	20	1.7	137	0.7
Sham Shui Po	84	0.7	3	0.4	42	0.8	37	0.8	4	0.7	3	0.3	132	0.7
Southern District	82	0.6	-	-	27	0.5	15	0.3	12	1.9	3	0.3	112	0.6
Tuen Mun	53	0.4	-	-	10	0.2	10	0.2	-	-	-	-	63	0.3
Northern District	45	0.4	1	0.1	4	0.1	4	0.1	-	-	3	0.3	54	0.3
Wong Tai Sin	43	0.3	-	-	-	-	-	-	-	-	-	-	43	0.2
Yuen Long	30	0.2	-	-	-	-	-	-	-	-	4	0.4	34	0.2
Western District	21	0.2	-	-	9	0.2	9	0.2	-	-	2	0.2	32	0.2
Tai Po	19	0.1	-	-	9	0.2	9	0.2	-	-	1	0.1	29	0.1
Islands	13	0.1	-	-	-	-	-	-	-	-	-	-	13	0.1
West Kowloon (i.e. Kowloon Station of MTR)	6	*	-	-	1	*	1	*	-	-	4	0.4	11	0.1
Base	12 900	100.0	835	100.0	5 264	100.0	4 602	100.0	663	100.0	1 122	100.0	20 121	100.0

Base : All establishments which relocated/integrated from other addresses

* Less than 0.05%

Ref. : B3

Table 3.7 New wholesale conversion building - Location of the previous 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								
				No. of establishments	%	No. of establishments	%	No. of establishments		%	No. of establishments	%		
<u>Traditional CBD area</u>	966	7.5	93	11.1	1 404	26.7	1 258	27.3	146	22.1	100	8.9	2 564	12.7
Tsim Sha Tsui	281	2.2	40	4.8	523	9.9	490	10.6	34	5.1	21	1.9	866	4.3
Wan Chai	295	2.3	24	2.8	356	6.8	304	6.6	51	7.8	49	4.3	723	3.6
Causeway Bay	83	0.6	3	0.3	274	5.2	257	5.6	17	2.6	8	0.8	368	1.8
Sheung Wan	146	1.1	9	1.0	130	2.5	104	2.3	26	3.9	19	1.7	304	1.5
Central	144	1.1	16	1.9	88	1.7	78	1.7	10	1.5	3	0.3	251	1.2
Admiralty	17	0.1	2	0.2	33	0.6	25	0.5	8	1.3	-	-	52	0.3
<u>Outside Hong Kong</u>	27	0.2	3	0.4	11	0.2	6	0.1	6	0.8	3	0.3	45	0.2
Base	12 900	100.0	835	100.0	5 264	100.0	4 602	100.0	663	100.0	1 122	100.0	20 121	100.0
Base : All establishments which relocated/integrated from other addresses														
* Less than 0.05%														
Ref. : B3														

Table 3.8 New wholesale conversion building - Type of building previously located in/integrated from other addresses in Hong Kong by building type

	Building type										Overall			
	Industrial building	Industrial-office building	Office building						New wholesale conversion building					
			Total		Grade A		Grade B							
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
Industrial building	8 559	66.5	88	10.5	337	6.4	265	5.8	72	11.0	218	19.5	9 201	45.8
Office building	2 472	19.2	436	52.4	4 529	86.2	3 971	86.4	558	84.9	581	51.9	8 017	39.9
Industrial – office building	1 400	10.9	301	36.2	330	6.3	303	6.6	27	4.1	293	26.2	2 323	11.6
Shop	312	2.4	2	0.2	43	0.8	43	0.9	-	-	6	0.5	362	1.8
Residential building	84	0.7	-	-	12	0.2	12	0.3	-	-	11	1.0	108	0.5
Uncertain	40	0.3	6	0.7	3	*	3	0.1	-	-	6	0.6	54	0.3
Non-structural building (e.g. wooden/stone/tin hut, etc.)	6	*	-	-	-	-	-	-	-	-	3	0.3	9	*
Base	12 872	100.0	832	100.0	5 253	100.0	4 596	100.0	657	100.0	1 118	100.0	20 075	100.0
Base : All establishments which relocated/integrated from other addresses in HK														
Note : * Less than 0.05%														
Ref. : B4														

3F.2 Views on Present Building and Future Plans

3F.2.1 New wholesale conversion building as an option of premises between industrial buildings and Grade A office buildings can be observed from the aspirations of the business establishments located in new wholesale conversion buildings (*Table 3.9*). Regarding the perceived level of importance influencing the choice of building, a relatively high proportion of business establishments in new wholesale conversion buildings considered “prestige”,

“environment-friendly design”, “amenities in the same building” important when compared with those in industrial buildings, quite similar to those in Grade A office buildings.

Table 3.9 New wholesale conversion building - Perceived level of importance of factors influencing the choice of building by building type

	Building type												Overall	
	Industrial building	Industrial-office building	Office building						New wholesale conversion building					
			Total		Grade A		Grade B							
No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%			
Occupancy cost														
Very/quite important	17 533	86.2	1 095	88.7	6 017	85.2	5 129	85.1	887	85.8	1 554	88.9	26 199	86.2
Neutral	2 545	12.5	126	10.2	883	12.5	774	12.8	109	10.5	183	10.5	3 738	12.3
Not quite/not important at all	254	1.2	13	1.1	162	2.3	124	2.1	37	3.6	12	0.7	441	1.5
Ability to meet floor space requirements														
Very/quite important	17 366	85.4	1 067	86.4	5 680	80.4	4 966	82.4	713	69.0	1 486	85.0	25 599	84.3
Neutral	2 785	13.7	157	12.8	1 274	18.0	971	16.1	303	29.3	239	13.7	4 456	14.7
Not quite/not important at all	181	0.9	10	0.8	107	1.5	90	1.5	17	1.7	23	1.3	322	1.1
Prestige														
Very/quite important	6 286	30.9	600	48.6	4 241	60.1	3 658	60.7	583	56.4	1 106	63.3	12 233	40.3
Neutral	10 253	50.4	585	47.3	2 412	34.2	1 982	32.9	430	41.6	477	27.3	13 726	45.2
Not quite/not important at all	3 794	18.7	50	4.1	409	5.8	388	6.4	21	2.1	165	9.4	4 418	14.5
Building facilities, physical condition and management														
Very/quite important	14 255	70.1	944	76.4	5 192	73.5	4 406	73.1	786	76.1	1 193	68.2	21 584	71.1
Neutral	5 381	26.5	268	21.7	1 648	23.3	1 424	23.6	224	21.7	500	28.6	7 796	25.7
Not quite/not important at all	696	3.4	23	1.9	222	3.1	199	3.3	23	2.2	56	3.2	997	3.3
Parking facilities														
Very/quite important	9 419	46.3	649	52.6	3 836	54.3	3 226	53.5	610	59.0	902	51.6	14 807	48.7
Neutral	8 198	40.3	522	42.3	2 607	36.9	2 267	37.6	339	32.8	634	36.3	11 961	39.4
Not quite/not important at all	2 715	13.4	64	5.2	618	8.8	534	8.9	84	8.1	212	12.1	3 609	11.9
Environment-friendly design														
Very/quite important	6 908	34.0	580	46.9	3 744	53.0	3 176	52.7	568	55.0	932	53.3	12 164	40.0
Neutral	10 617	52.2	566	45.8	2 652	37.6	2 284	37.9	368	35.6	617	35.3	14 451	47.6
Not quite/not important at all	2 808	13.8	89	7.2	665	9.4	568	9.4	97	9.4	200	11.4	3 763	12.4
IT facilities														
Very/quite important	9 884	48.6	647	52.4	3 992	56.5	3 454	57.3	537	52.0	913	52.2	15 436	50.8
Neutral	8 379	41.2	489	39.6	2 619	37.1	2 230	37.0	389	37.6	640	36.6	12 128	39.9
Not quite/not important at all	2 069	10.2	98	7.9	450	6.4	343	5.7	108	10.4	196	11.2	2 813	9.3
Amenities in the same building														
Very/quite important	8 391	41.3	556	45.0	4 038	57.2	3 436	57.0	602	58.2	944	54.0	13 928	45.9
Neutral	9 653	47.5	592	47.9	2 414	34.2	2 084	34.6	331	32.0	678	38.8	13 338	43.9
Not quite/not important at all	2 289	11.3	87	7.1	609	8.6	508	8.4	101	9.8	126	7.2	3 111	10.2
Base	20 332	100.0	1 235	100.0	7 061	100.0	6 028	100.0	1 034	100.0	1 748	100.0	30 377	100.0
Base : All establishments Ref. : C2ai-viii														

3F.2.2 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 smaller for business establishments in new wholesale conversion buildings (1 155 square feet) (Table 3.10).

Table 3.10 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					
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%		
< 100 sq.ft.	1 142	5.6	121	9.8	2 192	31.0	2 016	33.4	176	17.0	554	31.7	4 008	13.2
100 – 199 sq.ft.	1 947	9.6	114	9.2	646	9.2	556	9.2	90	8.7	152	8.7	2 858	9.4
200 – 249 sq.ft.	1 141	5.6	82	6.7	287	4.1	243	4.0	44	4.3	52	3.0	1 563	5.1
250 - 499 sq.ft.	2 414	11.9	74	6.0	525	7.4	426	7.1	99	9.6	225	12.9	3 237	10.7
500 – 999 sq.ft.	5 040	24.8	242	19.6	731	10.4	578	9.6	153	14.8	290	16.6	6 304	20.8
1 000 – 2 999 sq.ft.	6 457	31.8	416	33.7	1 755	24.9	1 368	22.7	387	37.5	282	16.1	8 911	29.3
3 000 – 4 999 sq.ft.	1 240	6.1	110	8.9	410	5.8	347	5.8	63	6.1	97	5.5	1 857	6.1
5 000 – 9 999 sq.ft.	537	2.6	63	5.1	264	3.7	248	4.1	16	1.5	67	3.8	930	3.1
≥ 10 000 sq.ft.	403	2.0	12	1.0	243	3.4	237	3.9	6	0.5	30	1.7	688	2.3
Information cannot be provided	11	0.1	-	-	9	0.1	9	0.1	-	-	-	-	20	0.1
Mean (sq.ft.)	1 400		1 689		1 597		1 684		1 096		1 155		1 443	
Median (sq.ft.)	720		850		400		300		875		333		700	
Base	20 332	100.0	1 235	100.0	7 061	100.0	6 028	100.0	1 034	100.0	1 748	100.0	30 377	100.0
Base: All establishments Ref : A4														

3F.2.3 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 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 “construction”, “publishing, media and multi-media and creative and performing arts activities and specialized design activities” and “social and personal services”. (Table 3.11)

Table 3.11 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							
	No. of establishments	%	No. of establishm ents	%	No. of establishments	%	No. of establishm ents	%	No. of establishments	%	No. of establishments	%		
Manufacturing	2 775	13.6	90	7.3	389	5.5	321	5.3	68	6.6	59	3.4	3 313	10.9
Construction	1 785	8.8	85	6.9	274	3.9	250	4.1	23	2.3	116	6.6	2 259	7.4
Import/ export trades and wholesale and retail	7 644	37.6	529	42.8	1 839	26.0	1 501	24.9	338	32.7	611	35.0	10 623	35.0
Restaurants and hotels	149	0.7	7	0.5	33	0.5	24	0.4	10	0.9	19	1.1	207	0.7
Transportation, storage and logistics	781	3.8	33	2.7	240	3.4	191	3.2	49	4.8	60	3.4	1 114	3.7
Telecommunica-tions services and information technology services	1 007	5.0	156	12.6	510	7.2	383	6.4	126	12.2	198	11.3	1 871	6.2
Banking and financial services and insurance	531	2.6	44	3.6	2 182	30.9	2 075	34.4	106	10.3	71	4.1	2 827	9.3
• Business establishments set up by insurance agents at their partnering insurance companies	-	-	-	-	1 480	21.0	1 480	24.6	-	-	-	-	1 480	4.9
• Banking and financial services and insurance (excluding insurance agents)	531	2.6	44	3.6	702	9.9	595	9.9	106	10.3	71	4.1	1 347	4.4
Real estate and professional and business services	2 660	13.1	170	13.8	1 097	15.5	874	14.5	223	21.6	365	20.9	4 293	14.1
Publishing, media and multi-media and creative and performing arts activities and specialized design activities	1 418	7.0	44	3.6	206	2.9	166	2.8	40	3.9	92	5.3	1 761	5.8
Healthcare services, and research and development on natural sciences	207	1.0	26	2.1	54	0.8	50	0.8	3	0.3	18	1.1	305	1.0
Social and personal services	1 324	6.5	48	3.9	228	3.2	182	3.0	46	4.5	139	7.9	1 739	5.7
Waste management	53	0.3	2	0.1	9	0.1	9	0.1	-	-	-	-	64	0.2
Base	20 332	100.0	1 235	100.0	7 061	100.0	6 028	100.0	1 034	100.0	1 748	100.0	30 377	100.0
Base : All establishments Ref. : A1														

- Both building types had a relatively high proportion of establishments having the major functions/operations of “sourcing and procurement”, but new wholesale conversion buildings also had a relatively high proportion of establishments engaged in “business development, sales, marketing and public relations” and “customer

service/call centre”. (Table 3.12)

Table 3.12 New wholesale conversion building - Major functions/operations in the present work location by building type

	Building type												Overall	
	Industrial building	Industrial-office building	Office building						New wholesale conversion building					
			Total		Grade A		Grade B							
	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	13 318	65.5	934	75.6	5 162	73.1	4 463	74.0	699	67.6	1 429	81.8	20 844	68.6
Strategic management	11 868	58.4	661	53.5	3 561	50.4	2 950	48.9	611	59.1	1 079	61.7	17 169	56.5
Financial/asset management	5 783	28.4	235	19.0	2 929	41.5	2 496	41.4	433	41.9	732	41.9	9 680	31.9
Customer service/call centre	3 035	14.9	120	9.7	813	11.5	747	12.4	67	6.4	168	9.6	4 136	13.6
Warehouse/storage	3 837	18.9	24	1.9	49	0.7	47	0.8	2	0.1	46	2.6	3 955	13.0
Human resources management	1 268	6.2	56	4.5	402	5.7	266	4.4	136	13.2	118	6.7	1 844	6.1
Sourcing & procurement	829	4.1	61	4.9	256	3.6	193	3.2	63	6.1	103	5.9	1 249	4.1
Factory/ workshop for production/ packaging (incl. food processing, and hydroponics and aquaculture)	1 169	5.8	1	0.1	6	0.1	6	0.1	-	-	-	-	1 176	3.9
Showroom	680	3.3	16	1.3	69	1.0	41	0.7	28	2.7	28	1.6	793	2.6
Cultural & creative workshop	673	3.3	7	0.6	53	0.7	48	0.8	5	0.5	20	1.2	753	2.5
Transportation	282	1.4	24	2.0	98	1.4	88	1.5	10	0.9	24	1.4	428	1.4
Training centre/ educational institution	283	1.4	1	0.1	82	1.2	61	1.0	21	2.0	50	2.9	416	1.4
Research & development (R&D)	239	1.2	31	2.5	83	1.2	68	1.1	15	1.5	29	1.7	383	1.3
Technical support (excl. data/ computer centre)	156	0.8	48	3.9	135	1.9	112	1.9	23	2.2	26	1.5	365	1.2
Data/ computer centre	140	0.7	12	1.0	31	0.4	23	0.4	8	0.8	15	0.9	198	0.7
Base	20 332		1 235		7 061		6 028		1 034		1 748		30 377	
Base : All establishments Note : Multiple answers were allowed Ref. : A2														

3F.2.4 Relatively high proportions of business establishments in new wholesale conversion buildings were very/quite satisfied with the “occupancy cost”, “building facilities, physical condition and management”, “prestige”, “parking facilities”, “environment-friendly design”, “IT facilities” and “amenities in the same building” as compared to those in other building types. (Table 3.13)

Table 3.13 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					
	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	10 653	52.4	640	51.9	3 772	53.4	3 205	53.2	567	54.8	999	57.1	16 064	52.9
Neutral	7 798	38.4	532	43.1	2 966	42.0	2 584	42.9	382	36.9	611	34.9	11 907	39.2
Very/quite dissatisfied	1 882	9.3	62	5.0	323	4.6	238	3.9	85	8.2	139	8.0	2 406	7.9
Ability to meet floor space requirements														
Very/quite satisfied	13 204	64.9	730	59.1	4 245	60.1	3 690	61.2	555	53.7	1 022	58.5	19 201	63.2
Neutral	5 871	28.9	450	36.4	2 615	37.0	2 203	36.5	413	39.9	504	28.8	9 440	31.1
Very/quite dissatisfied	1 258	6.2	55	4.4	201	2.8	135	2.2	66	6.3	222	12.7	1 736	5.7
Prestige														
Very/quite satisfied	4 724	23.2	393	31.8	3 170	44.9	2 715	45.0	454	44.0	827	47.3	9 113	30.0
Neutral	12 548	61.7	688	55.7	3 577	50.7	3 067	50.9	510	49.3	705	40.3	17 518	57.7
Very/quite dissatisfied	3 061	15.1	154	12.5	315	4.5	245	4.1	69	6.7	216	12.4	3 746	12.3
Building facilities, physical condition and management														
Very/quite satisfied	6 774	33.3	543	44.0	3 491	49.4	3 057	50.7	434	42.0	943	53.9	11 750	38.7
Neutral	9 804	48.2	572	46.3	3 174	44.9	2 651	44.0	523	50.6	591	33.8	14 141	46.6
Very/quite dissatisfied	3 755	18.5	120	9.7	397	5.6	320	5.3	77	7.4	214	12.3	4 486	14.8
Parking facilities														
Very/quite satisfied	4 758	23.4	527	42.7	2 586	36.6	2 258	37.5	328	31.8	765	43.7	8 636	28.4
Neutral	10 572	52.0	591	47.8	3 599	51.0	3 058	50.7	541	52.4	679	38.9	15 442	50.8
Very/quite dissatisfied	5 002	24.6	117	9.5	876	12.4	712	11.8	164	15.9	304	17.4	6 299	20.7
Environment-friendly design														
Very/quite satisfied	3 403	16.7	311	25.2	2 291	32.4	1 870	31.0	422	40.8	690	39.5	6 695	22.0
Neutral	12 761	62.8	660	53.4	4 183	59.2	3 702	61.4	480	46.5	819	46.9	18 423	60.6
Very/quite dissatisfied	4 168	20.5	264	21.4	588	8.3	456	7.6	132	12.7	239	13.7	5 259	17.3
IT facilities														
Very/quite satisfied	5 226	25.7	291	23.5	2 352	33.3	2 038	33.8	314	30.4	677	38.7	8 546	28.1
Neutral	11 369	55.9	681	55.1	4 084	57.8	3 530	58.6	554	53.6	828	47.4	16 962	55.8
Very/quite dissatisfied	3 737	18.4	264	21.3	625	8.9	460	7.6	165	16.0	243	13.9	4 869	16.0
Amenities in the same building														
Very/quite satisfied	5 139	25.3	327	26.5	2 432	34.4	2 132	35.4	299	29.0	612	35.0	8 510	28.0
Neutral	11 555	56.8	655	53.0	3 735	52.9	3 160	52.4	575	55.6	895	51.2	16 840	55.4
Very/quite dissatisfied	3 638	17.9	253	20.5	895	12.7	736	12.2	159	15.4	242	13.8	5 027	16.5
Base	20 332	100.0	1 235	100.0	7 061	100.0	6 028	100.0	1 034	100.0	1 748	100.0	30 377	100.0
Base : All establishments Ref. : C2bi-viii														

3F.2.5 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” and “lack of suitable premises/unable to meet floor space requirements” were the most important reasons, but also a relatively high proportion of establishments mentioned “unable to renew the lease” as compared with establishments in other building types (*Table 3.14*).

Table 3.14 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					
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Cost	1 931	52.9	68	41.4	345	35.7	278	33.1	66	52.3	101	48.9	2 445	49.0
High occupancy/operational cost	1 931	52.9	68	41.4	345	35.7	278	33.1	66	52.3	101	48.9	2 445	49.0
Premises	1 463	40.0	85	51.7	437	45.1	379	45.1	58	45.5	99	48.1	2 083	41.8
Lack of suitable premises/Unable to meet floor space requirements	1 116	30.6	67	41.1	363	37.5	316	37.6	47	37.4	72	35.1	1 619	32.4
Unable to renew the lease	219	6.0	7	4.6	46	4.8	38	4.6	8	6.2	21	10.2	294	5.9
Poor building facilities, physical conditions and management	111	3.0	10	6.0	9	0.9	6	0.8	2	1.9	5	2.3	134	2.7
Redevelopment/partial or wholesale conversion of the building	16	0.4	-	-	18	1.9	18	2.2	-	-	1	0.6	36	0.7
Agglomeration economies	44	1.2	8	4.6	84	8.7	84	10.0	-	-	-	-	135	2.7
Following the relocation of head office	16	0.4	4	2.3	67	6.9	67	8.0	-	-	-	-	87	1.7
Insufficient business supporting services (e.g. courier services, professional support services, banks, etc.) and retail/eating outlets	19	0.5	-	-	1	0.1	1	0.2	-	-	-	-	21	0.4
Far from regular contacts (e.g. clients/business partners/government departments)	9	0.2	4	2.3	3	0.3	3	0.4	-	-	-	-	16	0.3
Far from like business/parent or subsidiary companies	-	-	-	-	12	1.3	12	1.5	-	-	-	-	12	0.2
Base	3 653	100.0	164	100.0	967	100.0	840	100.0	127	100.0	206	100.0	4 990	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 3.14 New wholesale conversion building – The 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							
			No. of establishments	%	No. of establishments	%	No. of establishments	%		No. of establishments	%			
<u>Accessibility and parking facilities</u>	53	1.4	2	1.0	49	5.1	48	5.7	1	1.1	3	1.4	107	2.1
Poor accessibility to local public transport (e.g. MTR)/ Inconvenient location	48	1.3	2	1.0	45	4.7	44	5.2	1	1.1	-	-	95	1.9
Poor accessibility to the airport/ cross-boundary transport services	1	*	-	-	3	0.3	3	0.4	-	-	3	1.4	7	0.1
Inadequate parking or loading/ unloading spaces	4	0.1	-	-	1	0.1	1	0.1	-	-	-	-	5	0.1
<u>Prestige</u>	88	2.4	-	-	16	1.7	16	2.0	-	-	-	-	105	2.1
Location not prestigious	88	2.4	-	-	16	1.7	16	2.0	-	-	-	-	105	2.1
<u>Environment and amenities</u>	17	0.5	2	1.2	12	1.3	12	1.5	-	-	-	-	31	0.6
Poor environmental quality, amenities and landscaping (e.g. trees, open space, streets)	17	0.5	2	1.2	12	1.3	12	1.5	-	-	-	-	31	0.6
<u>Others</u>	57	1.5	-	-	24	2.4	22	2.7	1	1.0	3	1.6	83	1.7
Reduce in scope	31	0.8	-	-	21	2.2	21	2.5	-	-	-	-	52	1.0
Not good in Fung Shui	15	0.4	-	-	-	-	-	-	-	-	3	1.6	18	0.4
Bought new property	5	0.1	-	-	3	0.3	1	0.1	1	1.0	-	-	8	0.2
Intended to sell the present property	5	0.1	-	-	-	-	-	-	-	-	-	-	5	0.1
Base	3 653	100.0	164	100.0	967	100.0	840	100.0	127	100.0	206	100.0	4 990	100.0
Base : All establishments which would very/quite likely leave the present work location in the coming 5 years/when the lease expires														
Note : * Less than 0.05%														
Ref. : C5a														

3F.2.6 63.0% of the establishments in new wholesale conversion buildings preferred office building most and 25.9% preferred I-O building most if they preferred Hong Kong when deciding to relocate in future (*Table 3.15*).

Table 3.15 New wholesale conversion building - Type of building that was most preferred if deciding/assuming to relocate in the future by building type

	Building type												Overall	
	Building type													
	Industrial building		Industrial-office building		Office building						New wholesale conversion building			
					Total		Grade A		Grade B					
	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%	No. of establishments	%
Industrial building	11 838	60.8	19	1.5	53	0.8	47	0.8	6	0.6	115	6.7	12 025	41.1
Office building	2 261	11.6	642	52.9	6 432	93.4	5 526	94.0	906	90.0	1 081	63.0	10 416	35.6
Industrial-office building	3 877	19.9	485	40.0	170	2.5	148	2.5	21	2.1	445	25.9	4 976	17.0
Shop	152	0.8	-	-	6	0.1	6	0.1	-	-	3	0.2	160	0.5
Residential flat	7	*	-	-	7	0.1	7	0.1	-	-	-	-	14	*
Industrial estate/ Science Park	6	*	-	-	1	*	1	*	-	-	-	-	8	*
Uncertain at this stage	1 326	6.8	67	5.5	214	3.1	141	2.4	73	7.3	72	4.2	1 680	5.7
Base	19 467	100.0	1 213	100.0	6 883	100.0	5 876	100.0	1 007	100.0	1 716	100.0	29 279	100.0

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

Note : * Less than 0.05%

Ref. : C9

4. Comparison with the 2011 and 2018 Surveys

In the light of the rapid transformation of Kowloon East from a predominantly industrial area into CBD2 since the previous two rounds of *Survey on Business Establishments in Kowloon East* in 2011 and 2018, a comparison of the key findings of the 2023 Survey with those in 2011 and 2018 Surveys was undertaken¹³ to facilitate a better understanding on the transformation process. The key observations of the comparison were highlighted below.

4.1 Building and District Information

4.1.1 The total estimated number of business establishments within the survey coverage¹⁴ has gradually increased from 19 396 in 2011 Survey to 27 136 in 2018 Survey and further up to 30 377 in 2023 Survey. Increases on the number of business establishments were particular notable for business establishments in office buildings (increased from 2 127 in 2011 to 5 238 in 2018 and to 7 061 in 2023), new wholesale conversion buildings (increased from 706 in 2018 and to 1 748 in 2023). 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*)

4.1.2 The number of business establishments has increased in both Kwun Tong Business Area (from 14 212 in 2011 to 19 797 in 2018 and 21 893 in 2023)) and Kowloon Bay Business Area (from 5 184 in 2011 to 7 339 in 2018 and 8 485 in 2023). (*Table 4.1*)

4.1.3 Further analyses show that the majority of the business establishments located in various building types were in Kwun Tong Business Area except for business establishments located in Grade A office buildings. The proportion of business establishments located in Grade A office buildings in Kwun Tong Business Area was 23.8% (450 establishments) in 2011, which gradually increased to 59.3% (2 742 establishments) and 58.0% (3 493 establishments) in 2018 and 2023 respectively. On the other hand, the proportion of

¹³ Cautions should be noted when interpreting and comparing the survey findings of the 2023, 2018 and 2011 Surveys due to (i) the differences in sampling and compilation method adopted in the 2018 and 2011 surveys; (ii) changes in the question phrasing, definition of terms and pre-coded answers; and (iii) changes in the expectation towards the CBD2 as compared to the earlier stage of the transformation.

¹⁴ Only small difference in the geographical coverage of the 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.

business establishments located in Grade A office buildings in Kowloon Bay Business Area was 76.2% (1 445 establishments), which gradually decreased to 40.7% (1 884 establishments) and 42.0% (2 535 establishments) in 2018 and 2023 respectively. (Chart 4.1)

Table 4.1 Comparison with the 2011 and 2018 Surveys - Building type and district

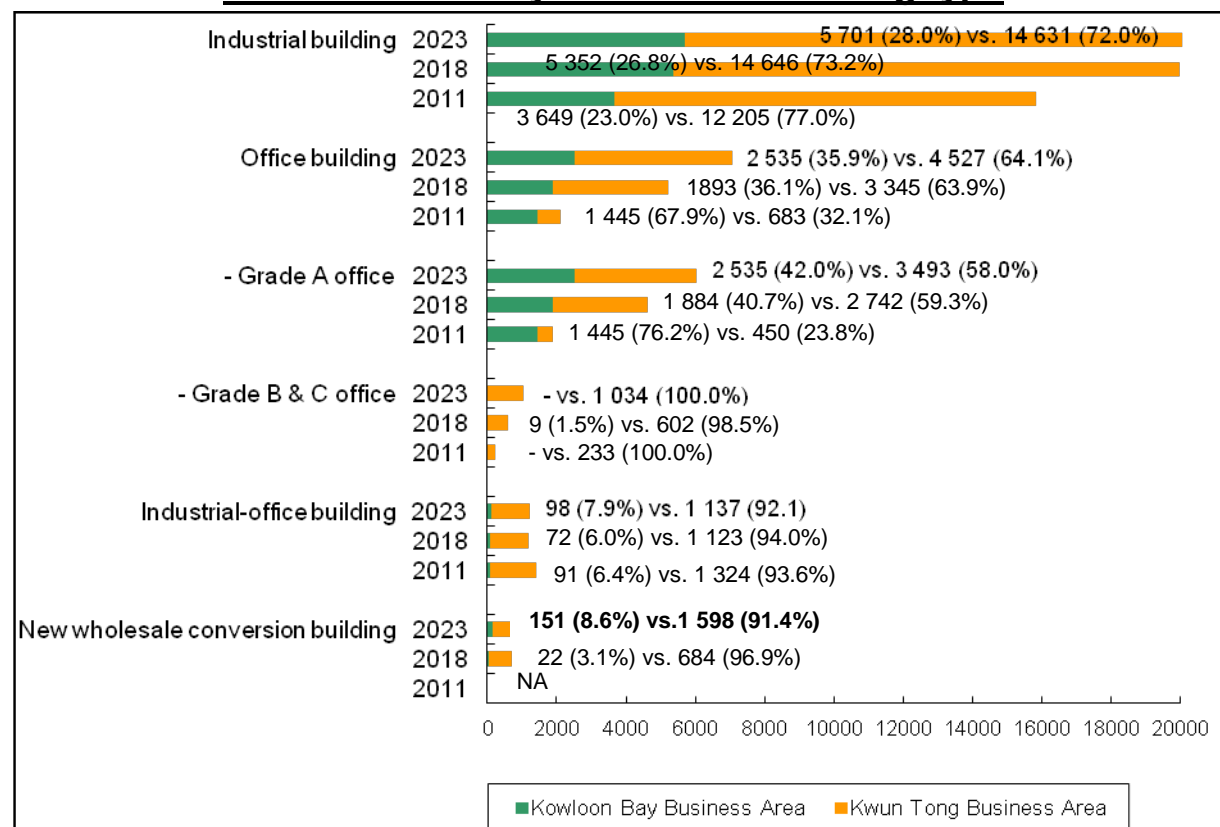
	Overall					
	2011		2018		2023	
	No. of establishments	%	No. of establishments	%	No. of establishments	%
Building type						
Office building	2 127	11.0	5 238	19.3	7 061	23.2
Industrial- office building	1 415	7.3	1 195	4.4	1 235	4.1
Industrial building	15 854	81.7	19 998	73.7	20 332	66.9
New wholesale conversion building	N.A.	N.A.	706	2.6	1 748	5.8
District						
Kowloon Bay Business Area	5 184	26.7	7 339	27.0	8 485	27.9
Kwun Tong Business Area	14 212	73.3	19 797	73.0	21 893	72.1

Base: All establishments in 2011 Survey (19 396) and 2018 Survey (27 136) and 2023 Survey (30 377)

Note: The building type of "new wholesale conversion building" was introduced in the 2018 Survey

Ref.: B_Type & P_Area

Chart 4.1 : Comparison with the 2011 and 2018 Surveys - Number of establishments by district and building type



Base: All establishments in 2011 Survey (19 396) and 2018 Survey (27 136) and 2023 Survey (30 377)

Ref.: B_Type

4.2 Establishment Characteristics

Industry and major functions/operations

4.2.1 The transformation of Kowloon East into CBD2 is evidently shown in the composition of industries and their major function/operation. There was a downtrend in the proportion of business establishments engaged in “import/export trades and wholesale and retail” (from 53.4% in 2011 to 39.2% in 2018 and 35.0% in 2023) and “manufacturing” (from 18.6% in 2011 to 14.0% in 2018 and 10.9% in 2023). On the other hand, an uptrend was recorded for the proportion of business establishments engaged in “real estate and professional and business services” (from 4.3% in 2011 to 10.6% in 2018 and 14.1% in 2023), “banking and financial services and insurance” (from 1.8% in 2011 to 8.2% in 2018 and 9.3% in 2023), “telecommunications services and information technology services” (from 3.2% in 2011 to 5.0% in 2018 and 6.2% in 2023), “publishing, media and multi-media and creative and performing arts activities and specialized design activities” (from 4.5% in 2011 to 5.3% in 2018 and 5.8% in 2023) and “social and personal services” (from 1.9% in 2011 to 4.3% in 2018 and 5.7% in 2023). In particular, a significant increase is observed in those engaged in the FIRE sector (from about 6% in 2011 to 19% in 2018 and further increase to 23% in 2023), which is nearly fourfold than that of 2011 Survey. (Table 4.2)

Table 4.2 Comparison with the 2011 and 2018 Surveys - Industry mainly engaged in

	Overall					
	2011		2018		2023	
	No. of establishments	%	No. of establishments	%	No. of establishments	%
Manufacturing	3 613	18.6	3 795	14.0	3 313	10.9
Construction	1 305	6.7	2 031	7.5	2 259	7.4
Import/ export trades and wholesale and retail	10 366	53.4	10 624	39.2	10 623	35.0
Restaurants and hotels	89	0.5	206	0.8	207	0.7
Transportation, storage and logistics	937	4.8	1 096	4.0	1 114	3.7
Telecommunications services and information technology services	616	3.2	1 362	5.0	1 871	6.2
Banking and financial services and insurance	345	1.8	2 217	8.2	2 827	9.3
Real estate and professional and business services	828	4.3	2 864	10.6	4 293	14.1
Publishing, media and multi-media and creative and performing arts activities and specialized design activities	880	4.5	1 448	5.3	1 761	5.8
Healthcare services, and research and development on natural sciences	45	0.2	245	0.9	305	1.0
Social and personal services	373	1.9	1 180	4.3	1 739	5.7
Waste management	-	-	68	0.3	64	0.2
Base: All establishments in 2011 Survey (19 396) and 2018 Survey (27 136) and 2023 Survey (30 377)						
Ref. : A1						

4.2.2 There is an increasing proportions of business establishments with major functions or operations of “business development, sales, marketing and public relations” (from 59.2% in 2011 to 66.1% in 2018 and 68.6% in 2023), “strategic management” (from 10.9% in 2011 to 29.5% in 2018 and 56.5% in 2023) and “financial/asset management” (from 11.3% in 2011 to 14.0% in 2018 and 31.9% in 2023). On the other hand, a downtrend was recorded for the proportion of business establishments with major functions or operation of “warehouse/ storage” (from 11.5% in 2011 to 15.5% in 2018 and 13.0% in 2023), “factory/workshop for production/packaging (including food processing, ad hydroponics and aquaculture)” (from 13.4% in 2011 to 5.3% in 2018 and 3.9% in 2023) and “transportation” (from 5.1% in 2011 to 3.3% in 2018 and 1.4% in 2023). (Table 4.3)

Table 4.3 Comparison with the 2011 and 2018 Surveys - Major functions/operations in the present work location

	Overall					
	2011		2018		2023	
	No. of establishments	%	No. of establishments	%	No. of establishments	%
Strategic management	2 114	10.9	7 999	29.5	17 169	56.5
Business development, sales, marketing and public relations	11 487	59.2	17 947	66.1	20 844	68.6
Financial/asset management	2 198	11.3	3 806	14.0	9 680	31.9
Warehouse/ storage	2 225	11.5	4 217	15.5	3 955	13.0
Customer service/call centre	1 448	7.5	4 070	15.0	4 136	13.6
Factory/ workshop for production/ packaging (incl. food processing, and hydroponics and aquaculture)	2 603	13.4	1 441	5.3	1 176	3.9
Sourcing and procurement	3 294	17.0	2 930	10.8	1 249	4.1
Cultural and creative workshop	504	2.6	968	3.6	753	2.5
Training centre/ educational institution	146	0.8	411	1.5	416	1.4
Showroom	794	4.1	1 135	4.2	793	2.6
Technical support (excl. data/ computer centre)	722	3.7	740	2.7	365	1.2
Transportation	992	5.1	891	3.3	428	1.4
Research and development (R&D)	488	2.5	931	3.4	383	1.3
Human resources management	680	3.5	1 607	5.9	1 844	6.1
Data/ computer centre	123	0.6	185	0.7	198	0.7
Catering service	-	-	33	0.1	-	-

Base: All establishments in 2011 Survey (19 396) and 2018 Survey (27 136) and 2023 Survey (30 377)
Note: Multiple answers were allowed
Ref. : A2

4.2.3 Even for business establishments engaged in “manufacturing” industry, their major functions or operations have been shifted from “factory/workshop for production/packaging (including food processing, and hydroponics and aquaculture)” (from 50.2% in 2011 to 22.7% in 2018 and 23.1% in 2023) to “business development, sales, marketing and public relations” (from 39.0% in 2011 to 63.4% in 2018 and 60.0% in 2023), “strategic management” (from 14.1% in 2011 to 28.2% in 2018 and 59.6% in 2023) and “financial/asset management” (from 10.9% in 2011 to 11.5% in 2018 and 26.6% in 2023). (Table 4.4)

Table 4.4 Comparison with the 2011 and 2018 Surveys - Major functions/operations of manufacturing industry

	Overall					
	2011		2018		2023	
	No. of establishments	%	No. of establishments	%	No. of establishments	%
Business development, sales, marketing and public relations	1 410	39.0	2 405	63.4	1 989	60.0
Strategic management	509	14.1	1 071	28.2	1 975	59.6
Financial/asset management	395	10.9	438	11.5	883	26.6
Factory/ workshop for production/ packaging (incl. food processing, and hydroponics and aquaculture)	1 812	50.2	862	22.7	764	23.1
Warehouse/ storage	394	10.9	628	16.6	559	16.9
Customer service/call centre	206	5.7	468	12.3	457	13.8
Human resources management	159	4.4	212	5.6	170	5.1
Showroom	191	5.3	189	5.0	153	4.6
Sourcing and procurement	402	11.1	406	10.7	98	3.0
Research and development (R&D)	95	2.6	193	5.1	74	2.2
Transportation	43	1.2	96	2.5	53	1.6
Cultural and creative workshop	14	0.4	11	0.3	28	0.8
Technical support (excl. data/ computer centre)	40	1.1	77	2.0	8	0.2
Data/ computer centre	5	0.1	1	*	3	0.1
Training centre/ educational institution	-	-	9	0.2	-	-
Catering service	-	-	2	*	-	-
Base: All establishments engaged in “manufacturing” industry in 2011 Survey (3 613) and 2018 Survey (3 795) and 2023 Survey (3 313)						
Note: Multiple answers were allowed						
* Less than 0.05%						
Ref. : A2						

4.2.4 For business establishments engaged in “arts, cultural and creative uses” industry, there was also an increase in the proportions of business establishments with major functions or operations of “business development, sales, marketing and public relations” (from 28.1% in 2018 to 60.6% in 2023), “strategic management” (from 14.3% in 2018 to 53.2% in 2023) and “financial/asset management” (from 1.3% in 2018 to 19.8% in 2023). On the other hand, a decrease was recorded for the proportion of business establishments with major function or operation of “cultural and creative workshop” (from 43.4% in 2018 to 34.7% in 2023). (Table 4.5)

Table 4.5 Comparison with the 2018 Survey - Major functions/operations of “arts, cultural and creative uses” industry

	Overall			
	2018		2023	
	No. of establishments	%	No. of establishments	%
Business development, sales, marketing and public relations	475	28.1	1 155	60.6
Strategic management	241	14.3	1 015	53.2
Cultural and creative workshop	734	43.4	661	34.7
Financial/asset management	21	1.3	378	19.8
Customer service/call centre	33	2.0	229	12.0
Warehouse/ storage	24	1.4	162	8.5
Human resources management	41	2.4	102	5.4
Research and development (R&D)	80	4.7	86	4.5
Showroom	3	0.2	41	2.1
Factory/ workshop for production/ packaging (incl. food processing, and hydroponics and aquaculture)	8	0.5	35	1.8
Training centre/ educational institution	14	0.8	14	0.7
Technical support (excl. data/ computer centre)	13	0.8	5	0.3
Sourcing and procurement	2	0.1	1	0.1
Base: All establishments with “arts, cultural and creative uses” in 2018 Survey (1 690) and 2023 Survey (1 906)				
Note: Multiple answers were allowed				
Ref. : A2				

4.2.5 In line with the above, for business establishments located in new wholesale conversion buildings, there was an increase in the proportions of business establishments with major functions or operations of “business development, sales, marketing and public relations” (from 66.5% in 2018 to 81.8% in 2023), “strategic management” (from 52.1% in 2018 to 61.7% in 2023) and “financial/asset management” (from 18.4% in 2018 to 41.9% in 2023). On the other hand, a decrease was recorded for the proportion of business establishments with major function or operation of “customer service/call centre” (from 24.4% in 2018 to 9.6% in 2023). (Table 4.6)

Table 4.6 Comparison with the 2018 Survey - Major functions/operations of business establishments located in new wholesale conversion building

	Overall			
	2018		2023	
	No. of establishments	%	No. of establishments	%
Business development, sales, marketing and public relations	470	66.5	1 429	81.8
Strategic management	368	52.1	1 079	61.7
Financial/asset management	130	18.4	732	41.9
Customer service/call centre	172	24.4	168	9.6
Human resources management	73	10.4	118	6.7
Sourcing and procurement	62	8.7	103	5.9
Training centre/ educational institution	30	4.3	50	2.9
Warehouse/ storage	45	6.4	46	2.6
Research and development (R&D)	37	5.3	29	1.7
Showroom	49	6.9	28	1.6
Technical support (excl. data/ computer centre)	12	1.7	26	1.5
Transportation	18	2.5	24	1.4
Cultural and creative workshop	11	1.6	20	1.2
Data/ computer centre	2	0.2	15	0.9
Factory/ workshop for production/ packaging (incl. food processing, and hydroponics and aquaculture)	3	0.4	-	-
Catering service	3	0.4	-	-
Base: All establishments located in new wholesale conversion building in 2018 Survey (706) and 2023 Survey (1 748)				
Note: Multiple answers were allowed				
Ref. : A2				

Monthly rent

4.2.6 Regarding the monthly rent for those business establishments for which the present work location was rented, there was an upward recorded in 2018 and remained stable in 2023, with the proportion of business establishments which reported the monthly rent of below \$10,000 being decreased¹⁵ (from 48.3% in 2011 to 26.3% in 2018 and 29.2% in 2023), while the proportion of business establishments which reported the monthly rent of \$30,000 and above being increased (from 15.4% in 2011 to 22.9% in 2018 and 20.4% in 2023). (Table 4.7)

¹⁵ It should be noted that no inflation adjustment has been made.

Table 4.7 Comparison with the 2011 and 2018 Surveys - Monthly rent of the present work location

	Overall					
	2011		2018		2023	
	No. of establishments	%	No. of establishments	%	No. of establishments	%
<HK\$10,000	6 442	48.3	5 212	26.3	6 467	29.2
HK\$10,000 – 29,999	4 828	36.2	7 553	38.1	7 974	36.0
HK\$30,000 – 49,999	984	7.4	2 220	11.2	2 341	10.6
HK\$50,000 – 99,999	724	5.4	1 288	6.5	1 366	6.2
≥ HK\$100,000	347	2.6	1 026	5.2	808	3.6
Information cannot be provided	-	-	2 519	12.7	3 198	14.4

Base: All establishments for which the present work location is rented in 2011 Survey (13 325) and 2018 Survey (19 818) and 2023 Survey (22 154)
Ref.: A7b

4.3 Recent Location Decision

History of locating in Kowloon East

4.3.1 Comparing with the 2011 and 2018 Surveys, an increase was recorded for the proportion of business establishments which were located in Kowloon East since setting up the business/moved from Kowloon East (from 76.9% in 2011, 74.1% in 2018 to 79.4% in 2023) (*Table 4.8*) and the proportion of business establishments located in the present work location for more than 10 years has increased (from 27.3% in 2011, 23.3% in 2018 to 30.6% in 2023).

Table 4.8 Comparison with the 2011 and 2018 Surveys - History of establishment located in Kowloon East

	Overall					
	2011		2018		2023	
	No. of establishments	%	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	24 132	79.4
Relocated/ integrated from non-CBD area	2 661	13.7	3 795	14.0	3 637	12.0
Relocated/ integrated from traditional CBD area	1 788	9.2	3 194	11.8	2 564	8.4
Relocated/ integrated from other address outside HK	25	0.1	44	0.2	45	0.1

Base: All establishments in 2011 Survey (19 396) and 2018 Survey (27 136) and 2023 Survey (30 377)
Ref. : B2+B3

Reasons for choosing/integrating at the present work location

4.3.2 In all the three rounds of the Survey, the top 3 reasons for choosing/integrating at the present work location were “low occupancy/operational cost” (60.8% in 2011 and 55.7% in 2018 and 55.8% in 2023), “availability of suitable premises/capable to meet floor space requirements” (60.7% in 2011 and 59.2% in 2018 and 57.8% in 2023) and “good accessibility

to local public transport (e.g. MTR)/convenient location” (36.2% in 2011 and 36.6% in 2018 and 29.3% in 2023). (Table 4.9)

Table 4.9 Comparison with the 2011 Survey - Top 3 reasons for choosing/integrating at the present work location

	Overall					
	2011		2018		2023	
	No. of establishments	%	No. of establishments	%	No. of establishments	%
Availability of suitable premises/Capable to meet floor space requirements	11 773	60.7	16 057	59.2	17 559	57.8
Low occupancy/operational cost	11 790	60.8	15 105	55.7	16 953	55.8
Good accessibility to local public transport (e.g. MTR)/Convenient location	7 022	36.2	9 944	36.6	8 890	29.3
Base: All establishments in 2011 Survey (19 396) and 2018 Survey (27 136) and 2023 Survey (30 377)						
Note: Multiple answers were allowed						
Ref. : B7a+b						

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

Satisfaction of the present location

4.4.1 The proportion of establishments which were very/quite satisfied with the present location has increased in 2023 after a drop in 2018 (from 60.4% in 2011 to 49.0% in 2018 and 53.8% in 2023), particularly on “occupancy cost” (58.9% in 2011 to 46.2% in 2018 and 57.2% in 2023), “operational cost in general” (55.3% in 2011 to 43.9% in 2018 and 53.0% in 2023), and “choices of suitable premises to buy/rent” (43.5% in 2011 to 39.5% in 2018 and 47.8% in 2023). It is also worth noting that there is a steady increase in the perceived level of satisfaction for “environmental quality, amenities and landscaping” (17.0% in 2011, 25.8% in 2018 and 31.7% in 2023) and “prestige location” (15.2% in 2011, 22.5% in 2018 and 25.9% in 2023). (Table 4.10)

Table 4.10 Comparison with the 2011 and 2018 Surveys - Satisfaction level of the present location in respect of each factor and overall satisfaction

	Overall					
	2011		2018		2023	
	No. of establishments	%	No. of establishments	%	No. of establishments	%
<u>Occupancy cost</u>						
Very/quite satisfied	11 427	58.9	12 544	46.2	17 363	57.2
Neutral	6 848	35.3	11 807	43.5	10 963	36.1
Very/quite dissatisfied	1 121	5.8	2 784	10.3	2 051	6.8
No comment	-	-	2	*	-	-
<u>Operational cost in general</u>						
Very/quite satisfied	10 725	55.3	11 912	43.9	16 108	53.0
Neutral	7 715	39.8	13 151	48.5	12 266	40.4
Very/quite dissatisfied	956	4.9	2 069	7.6	2 003	6.6
No comment	-	-	5	*	-	-
<u>Choices of suitable premises to buy/rent</u>						
Very/quite satisfied	8 440	43.5	10 730	39.5	14 511	47.8
Neutral	9 768	50.4	13 962	51.5	14 342	47.2
Very/quite dissatisfied	1 189	6.1	2 433	9.0	1 524	5.0
No comment	-	-	12	*	-	-
<u>Accessibility to the airport/cross-boundary transport services</u>						
Very/quite satisfied	6 953	35.8	8 844	32.6	10 211	33.6
Neutral	9 666	49.8	14 930	55.0	17 319	57.0
Very/quite dissatisfied	2 777	14.3	3 321	12.2	2 847	9.4
No comment	-	-	41	0.2	-	-
<u>Accessibility to local public transport</u>						
Very/quite satisfied	13 484	69.5	16 502	60.8	20 125	66.2
Neutral	5 172	26.7	8 754	32.3	8 215	27.0
Very/quite dissatisfied	741	3.8	1 846	6.8	2 037	6.7
No comment	-	-	34	0.1	-	-
<u>Accessibility within Kowloon East (including walkability)</u>						
Very/quite satisfied	-	-	14 072	51.9	16 671	54.9
Neutral	-	-	10 487	38.6	11 031	36.3
Very/quite dissatisfied	-	-	2 566	9.5	2 675	8.8
No comment	-	-	11	*	-	-
<u>Proximity to clients/business partners</u>						
Very/quite satisfied	7 312	37.7	9 765	36.0	11 128	36.6
Neutral	10 381	53.5	14 991	55.2	17 166	56.5
Very/quite dissatisfied	1 704	8.8	2 375	8.8	2 083	6.9
No comment	-	-	5	*	-	-
<u>Proximity to government departments</u>						
Very/quite satisfied	3 629	18.7	6 817	25.1	7 422	24.4
Neutral	11 381	58.7	16 446	60.6	19 856	65.4
Very/quite dissatisfied	4 386	22.6	3 859	14.2	3 099	10.2
No comment	-	-	14	0.1	-	-
<u>Presence of like businesses</u>						
Very/quite satisfied	5 508	28.4	7 850	28.9	9 323	30.7
Neutral	11 571	59.7	16 434	60.6	18 339	60.4
Very/quite dissatisfied	2 317	11.9	2 842	10.5	2 714	8.9
No comment	-	-	11	*	-	-

Base: All establishments in 2011 Survey (19 396) and 2018 Survey (27 136) and 2023 Survey (30 377)

Note : * Less than 0.05%

Ref. : C1bi-C1bxiv

Table 4.10 Comparison with the 2011 and 2018 Surveys - Satisfaction level of the present location in respect of each factor and overall satisfaction (con't)

	Overall					
	2011		2018		2023	
	No. of establishments	%	No. of establishments	%	No. of establishments	%
<u>Proximity to business supporting services</u>						
Very/quite satisfied	11 290	58.2	15 258	56.2	17 664	58.1
Neutral	6 773	34.9	9 759	36.0	10 578	34.8
Very/quite dissatisfied	1 334	6.9	2 118	7.8	2 136	7.0
No comment	-	-	1	*	-	-
<u>Choices of retail and eating outlets</u>						
Very/quite satisfied	9 126	47.1	12 886	47.5	16 453	54.2
Neutral	8 101	41.8	11 277	41.6	11 503	37.9
Very/quite dissatisfied	2 169	11.2	2 968	10.9	2 421	8.0
No comment	-	-	5	*	-	-
<u>Environmental quality, amenities and landscaping</u>						
Very/quite satisfied	3 299	17.0	7 007	25.8	9 640	31.7
Neutral	9 385	48.4	13 531	49.9	17 355	57.1
Very/quite dissatisfied	6 712	34.6	6 599	24.3	3 382	11.1
<u>Vibrant location with various leisure activities and events</u>						
Very/quite satisfied	-	-	6 134	22.6	7 569	24.9
Neutral	-	-	14 806	54.6	19 122	62.9
Very/quite dissatisfied	-	-	6 196	22.8	3 687	12.1
<u>Prestigious location</u>						
Very/quite satisfied	2 947	15.2	6 096	22.5	7 861	25.9
Neutral	10 557	54.4	16 068	59.2	18 514	60.9
Very/quite dissatisfied	5 892	30.4	4 960	18.3	4 003	13.2
No comment	-	-	12	*	-	-
<u>Overall satisfaction level towards the present location</u>						
Very/quite satisfied	11 722	60.4	13 295	49.0	16 339	53.8
Neutral	7 149	36.9	12 754	47.0	13 337	43.9
Very/quite dissatisfied	525	2.7	1 087	4.0	701	2.3

Base: All establishments in 2011 Survey (19 396) and 2018 Survey (27 136) and 2023 Survey (30 377)

Note : * Less than 0.05%

Ref. : C1bi-C1bxiv & C1c

Expected changes of the establishments in the coming 5 years

4.4.2 As compared with 2011 and 2018 Surveys, there is a general increase in the proportion of establishments which expected to expand in scope/volume (from 2.5% in 2011, 18.5% in 2018 to 11.7% in 2023). On the other hand, there is a general decrease in the proportion of establishments which expected reduction (from 17.0% in 2011, 3.7% in 2018 to 4.6% in 2023). (Table 4.11)

Table 4.11 Comparison with the 2011 and 2018 Surveys - Expected changes of the establishments in the coming 5 years

	Overall					
	2011		2018		2023	
	No. of establishments	%	No. of establishments	%	No. of establishments	%
Reduce in scope/volume	3 292	17.0	997	3.7	1 402	4.6
Remain the same	10 212	52.6	13 924	51.3	16 493	54.3
Expand in scope/volume	492	2.5	5 018	18.5	3 567	11.7
Uncertain at this stage	5 007	25.8	6 659	24.5	8 069	26.6
Wind up the business	393	2.0	539	2.0	846	2.8

Base: All establishments in 2011 Survey (19 396) and 2018 Survey (27 136) and 2023 Survey (30 377)

Ref. : C3

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

4.4.3 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 to leave the present work location¹⁶ in the coming 5 years or when the lease expires has increased (from 47.4% in 2011, 51.0% in 2018 to 55.8% in 2023). (Table 4.12)

Table 4.12 Comparison with the 2011 and 2018 Surveys - Possibility of leaving the present work location in the coming 5 years/when the lease expires

	Overall					
	2011		2018		2023	
	No. of establishments	%	No. of establishments	%	No. of establishments	%
Very/quite unlikely	9 002	47.4	13 558	51.0	16 484	55.8
Very/quite likely	3 409	17.9	5 671	21.3	4 990	16.9
Uncertain at this stage	6 593	34.7	7 368	27.7	8 057	27.3

Base: All establishments which would not wind up business in the coming 5 years in 2011 Survey (19 003) and 2018 Survey (26 597) and 2023 Survey (29 531)

Ref. : C4

¹⁶ The question asked in 2011 was based on “leaving the present building” instead of “leaving the present work location”.

Reasons for leaving the present work location

4.4.4 Of those establishments which were very/quite likely to leave the present work location in the coming 5 years or when the lease expires, a relatively high proportion claimed that the most important reason of leaving was “high occupancy/operational cost” (49.5% in 2011, 44.9% in 2018 and 49.0% in 2023) and “lack of suitable premises/unable to meet floor space requirements” (34.4% in 2011, 32.1% in 2018 and 32.4% in 2023) in all the three rounds of the Survey.

Preferred locations if deciding/assuming to relocate in the future

4.4.5 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, the proportion which would consider Kowloon East (Kwun Tong/Kowloon Bay) has increased (from 84.5% in 2011, 86.5% in 2018 to 89.6% in 2023). (Table 4.13)

Table 4.13 Comparison with the 2011 and 2018 Surveys - Preferred location if deciding/assuming to relocate in the future¹⁷

	Overall					
	2011		2018		2023	
	No. of establishments	%	No. of establishments	%	No. of establishments	%
Hong Kong	18 292	96.3	26 115	98.2	29 279	99.1
Kowloon East	16 056	84.5	23 011	86.5	26 882	89.6
Non-CBD area	NA	NA	5 439	20.4	4 159	13.7
Traditional CBD area	1 650	8.7	3 006	11.3	1 506	5.0
Uncertain at this stage	420	2.2	54	0.2	129	0.4
<u>Summary</u>						
Only consider Kowloon East	NA	NA	18 527	69.7	23 822	79.6
Only consider non-CBD area	NA	NA	1 616	6.1	1 363	4.6
Only consider traditional CBD area	636	3.3	935	3.5	685	2.3
Consider more than one area	NA	NA	4 983	18.7	3 280	10.7
Uncertain at this stage	420	2.2	54	0.2	129	0.4
Outside Hong Kong	712	3.7	482	1.8	252	0.9

Base: All establishments which would not wind up business in the coming 5 years in 2011 Survey (19 003) and 2018 Survey (26 597) and 2023 Survey (29 531)

Note: Multiple answers were allowed

Ref. : C7a+b

¹⁷ 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.

5. Key Observations on Office Space Demand

5.1 Out of the 2 564 business establishments in Kowloon East which moved from traditional CBD area, 50.3% considered “high occupancy/operational cost” was the predominant most important reason driving out these establishments from traditional CBD area. This reflected Kowloon East, which offers a variety of affordable properties of good quality and more relatively new Grade A office buildings as compared with traditional CBD¹⁸, would continue to be a good alternative location for business which are more cost conscious seeking for cost-saving solutions or office upgrade at similar budget or from economic viewpoint.

5.2 In Kowloon East CBD2, there is a significant increase in the proportion of business establishments engaged in the FIRE sector, from about 6% in the 2011 Survey to 19% in 2018 Survey and further increase to 23% in the 2023 Survey, which is nearly fourfold than that of 2011 Survey. Nevertheless, from the composition of the industry sectors, it is noticed that Kowloon East, in the process of transformation into Hong Kong’s CBD2, is accommodating a more diversified types of industries, as compared with the traditional CBD. Some sectors may have atypical office demand based on their consideration of operation costs and needs.

5.3 Co-working space establishments or business centres were emerging in Kowloon East since 2018, and a large proportion of the business establishments therein were located in Kowloon East for less than five years. Unlike the 2018 Survey in which these business establishments were mostly found in industrial (about 36%) and office buildings (about 33%), over 80% of them were located in new wholesale conversion buildings (about 44%) and office buildings (about 39%) in the 2023 Survey while the proportion for industrial buildings was dropped to 8.6% in the 2023 Survey, with the vast majority (over 90%) located in Kwun Tong Business Area.

5.4 New wholesale conversion building is also a good and more balanced alternative for innovation and technology companies other than the options of industrial buildings and Grade A office buildings in terms of cost effectiveness and reasonable fitting-out standards, and thus 43.4 % of the “potential innovation and technology start-ups” (I&T start-ups) were located in new wholesale conversion buildings. In view of there are considerable number of industrial and new wholesale conversion buildings in Kowloon East and the prevailing concessionary measures, it is anticipated that these buildings with relatively lower rent would continue to provide a nurture ground for start-up business.

¹⁸ According to Colliers (2022), the average building ages of Grade A offices in Central and Kowloon East are 32 years and 13 years respectively.

5.5 For the “arts, cultural and creative uses” (ACC uses), the survey revealed that among the 1 906 business establishments, 81.0% were located in industrial buildings. The prevailing concessionary measures¹⁹, through exemption of waiver fees in industrial building spaces, for promoting the development of ACC uses, could be a pulling factor.

5.6 To understand changes in the trend of office space demand arisen from the pandemic of the past few years, the respondents were asked whether they adopted new work mode and if there were any changes in their office demands. For those 14 207 business establishments adopted specific measures after the pandemic, the vast majority (98.5%) said the office demand remained the same, while 1.3% said decreased and 0.2% increased. It is true that the impact on occupier demand after pandemic may vary across different industries and building types. Unlike traditional CBD, there are various types of affordable properties of good quality and diversified composition of business in Kowloon East and this may make Kowloon East more resilient in coping with new and/or changing conditions, the impact on office demand after pandemic may not be significant as perceived. The office demand in Kowloon East today maps to this scenario.

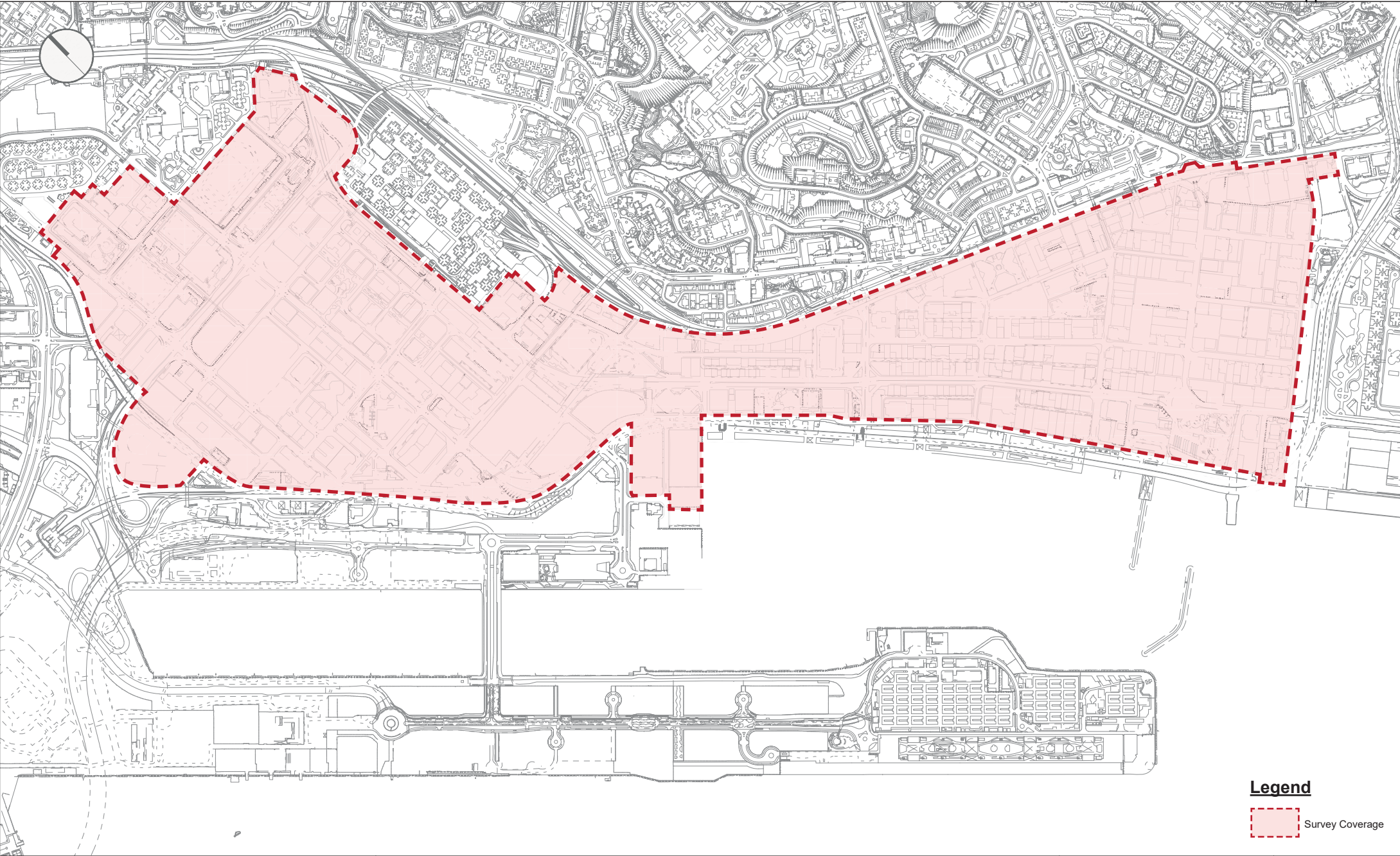
Other Observations:

The vacancy rate of Grade A office buildings in Kowloon East has all along been higher than that in traditional CBD in Central. Owing to the slowdown in global economic growth and various uncertainties in the external and local economy, the office demand in Hong Kong has declined over the territory in the past few years. According to a research report²⁰ published in Jan 2025, the vacancy rate of Grade A office buildings in Kowloon East and Central as of end-Dec 2024 are approximately 18.6% and 11.6% respectively. Yet, it is worth to note that according to same statistics as of end-Dec 2020, the vacancy rates of Grade A office buildings in Kowloon East and Central were approximately 13.1% and 3.6% respectively. It is observed that when compared with the situation before the pandemic, the vacancy rate of office buildings in Central has increased over three times while the increase in vacancy rate of office buildings in Kowloon East is relatively moderate. The diversity of provision of office premises in Kowloon East, as compared with the traditional CBD, could be a reason making it more resilient to the impacts of this round’s economic cycle. As a matter of fact, there are cases that some sizable business operations have been relocating from traditional CBD to other districts (including Kowloon East CBD2) recently corresponding to the market situation and for the reason of the supply of more cost effective new Grade A office premises in Kowloon East.

¹⁹ Since 2019, the Government has introduced concessionary measures, through exemption of waiver application, permitting the individual units of industrial buildings to be used for the following uses, including (a) Art Studio; (b) Office (Audio-visual Recording Studio); (c) Office (Design and Media Production); (d) Office (used by "specified creative industries" only); and (e) Research, Design and Development Centre.

²⁰ Research report published by Jones Lang LaSalle in Jan 2025.

APPENDIX



Legend

 Survey Coverage

Date : 19/04/2023	<div>APPENDIX I - SURVEY ON BUSINESS ESTABLISHMENTS IN KOWLOON EAST 2023 - SURVEY COVERAGE</div> <div>METRES 85 0 86 170 255 340 425 METRES</div> <div>Scale 1:8500 @ A3</div>	Energizing Kowloon East Office	
		Development Bureau	

 發展局 起動九龍東辦事處 Energizing Kowloon East Office Development Bureau 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:

2023 年九龍東商業機構的統計調查

Survey on Business Establishments in Kowloon East 2023

發展局起動九龍東辦事處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，目的是收集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 **2024 年 1 月 31** 或之前將完成的問卷以傳真 (3900 1122) 或電郵 (bes2023@mov.com.hk) 交回米奧特。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 1277。

The Energizing Kowloon East Office of the Development Bureau 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 and return it to MOV via fax (3900 1122) or email (bes2023@mov.com.hk) on or before **31 January 2024**. 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. If the person-in-charge prefers face-to-face interview, telephone interview or collection of completed questionnaire by MOV, or if you have any enquiries regarding the questionnaire, please call the hotline of MOV at 3900 1277.

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

A0. 請問貴機構何時成立？

When was your company/establishment set up?

☐₁ 2011 年或以前
2011 or before

☐₂ 2012-2017

☐₃ 2018-2023

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 consultancy 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"/> ₂₀₇ 其他 (請註明)
Others (please specify) : _____ |
| <input type="checkbox"/> ₅ 飲食及住宿
Restaurants & accommodation | <input type="checkbox"/> ₄ 零售
Retail |
| <input type="checkbox"/> ₇ 電訊服務
Telecommunications services | <input type="checkbox"/> ₆ 運輸、倉庫、物流業
Transportation, storage, logistics |
| <input type="checkbox"/> ₉ 銀行業及金融服務
Banking & financial services | <input type="checkbox"/> ₈ 資訊科技服務
Information technology services |
| <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"/> ₁₀ 保險業
Insurance |
| <input type="checkbox"/> ₁₃ 出版、傳播媒介、多媒體
Publishing, media, multi-media | <input type="checkbox"/> ₁₂ 建造業
Construction |
| <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"/> ₁₄ 教育
Education |
| <input type="checkbox"/> ₁₇ 個人服務
Personal services | <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"/> ₁₇₁ 社會工作活動
Social work activities | <input type="checkbox"/> ₉₆ 其他 (請註明)
Others (please specify) : _____ |
| <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-storage)	<input type="checkbox"/> 901	<input type="checkbox"/> 901	<input type="checkbox"/> 901
迷你倉 Mini-storage	<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 西區
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 | <input type="checkbox"/> 25 啟德
Kai Tak |
| <input type="checkbox"/> 26 新蒲崗
San Po Kong | <input type="checkbox"/> 27 荔枝角
Lai Chi Kok | | |

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 大灣區的其他地區 (不包括深圳及廣州)
Other regions in Greater Bay Area (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)

☐₀ 免租 Rent free

☐₁ <HK\$5,000

☐₂ HK\$5,000 – 9,999

☐₃ HK\$10,000 – 29,999

☐₄ HK\$30,000 – 49,999

☐₅ HK\$50,000 – 69,999

☐₆ HK\$70,000 – 99,999

☐₇ HK\$100,000 – 149,999

☐₈ HK\$150,000 – 199,999

☐₉ HK\$200,000+

☐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

Yes go to A10

☐₂ 不是 → 繼續 A9

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

☐₅ 銅鑼灣
Causeway Bay

九龍 Kowloon

☐₉ 尖沙咀
Tsim Sha Tsui

☐₁₃ 九龍城
Kowloon City

☐₂₆ 新蒲崗
San Po Kong

新界 The New Territories

☐₁₆ 荃灣
Tsuen Wan

☐₂₀ 北區
Northern District

☐₂₄ 離島
Islands

☐₉₆ 其他 (請註明)

Others (please specify) : _____

☐₂ 上環
Sheung Wan

☐₆ 北角 / 鰂魚涌
North Point / Quarry Bay

☐₁₀ 油麻地 / 旺角 (不包括西九龍)
Yau Ma Tei / Mong Kok
(excl. West Kowloon)

☐₁₄ 觀塘 / 九龍灣
Kwun Tong / Kowloon Bay

☐₂₇ 荔枝角
Lai Chi Kok

☐₁₇ 葵青
Kwai Tsing

☐₂₁ 大埔
Tai Po

☐₃ 金鐘
Admiralty

☐₇ 西區
Western District

☐₁₁ 深水埗
Sham Shui Po

☐₁₅ 黃大仙
Wong Tai Sin

☐₁₈ 屯門
Tuen Mun

☐₂₂ 沙田
Sha Tin

☐₄ 灣仔
Wan Chai

☐₈ 南區
Southern District

☐₁₂ 西九龍 (即港鐵九龍站)
West Kowloon (i.e.
Kowloon Station of MTR)

☐₂₅ 啟德
Kai Tak

☐₁₉ 元朗
Yuen Long

☐₂₃ 西貢
Sai Kung

香港以外 Outside Hong Kong

☐₅₁ 深圳
Shenzhen

☐₅₄ 上海
Shanghai

☐₅₈ 日本
Japan

☐₆₂ 越南
Vietnam

☐₉₆ 其他 (請註明)

Others (please specify) : _____

☐₅₂ 廣州
Guangzhou

☐₅₅ 北京
Beijing

☐₅₉ 新加坡
Singapore

☐₆₃ 澳洲 / 紐西蘭
Australia / New Zealand

☐₅₃ 大灣區的其他地區 (不包括深圳及廣州)
Other regions in Greater Bay Area
(excl. Shenzhen & Guangzhou)

☐₅₆ 澳門
Macau

☐₆₀ 南韓
South Korea

☐₆₄ 歐洲
Europe

☐₅₇ 台灣
Taiwan

☐₆₁ 馬來西亞
Malaysia

☐₆₅ 北美洲 (美國, 加拿大)
North America
(USA, Canada)

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

大灣區的其他地區 (不包括深圳及廣州)

Other regions in Greater Bay Area (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

☐₃ 財務 / 資產管理

Financial / asset management

☐₅ 人力資源管理

Human resources management

☐₇ 運輸

Transportation

☐₉ 倉庫 / 儲存

Warehouse / storage

☐₁₁ 工廠 / 生產工場 / 包裝 (包括食品加工)

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

☐₁₃ 數據 / 電腦中心

Data / computer centre

☐₁₅ 培訓 / 教育中心

Training centre / educational institution

☐₂ 業務發展、銷售、推廣及公共關係

Business development, sales, marketing & public relations

☐₄ 客戶服務 / 電話中心

Customer service / call centre

☐₆ 陳列室

Showroom

☐₈ 採購

Sourcing & procurement

☐₁₀ 研發

Research & development

☐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)

☐₁₄ 技術支援 (不包括數據 / 電腦中心)

Technical support (excl. data / computer centre)

☐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）搬遷/整合到這裡？

Was your establishment located here since setting up the business, or relocated / integrated 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）搬遷/整合到這裡

Relocated / Integrated from other address (within or outside HK)

→ 繼續 B3
continue with B3

B3. 搬遷/整合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 / integrate from? [If more than one location, please choose the major ONE]

港島 Hong Kong Island

☐1 中環

Central

☐4 灣仔

Wan Chai

☐7 西區

Western District

☐2 上環

Sheung Wan

☐5 銅鑼灣

Causeway Bay

☐8 南區

Southern District

☐3 金鐘

Admiralty

☐6 北角 / 鰂魚涌

North Point / Quarry Bay

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

☐25 啟德

Kai Tak

☐26 新蒲崗

San Po Kong

☐27 荔枝角

Lai Chi Kok

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 大灣區的其他地區

(不包括深圳及廣州)
Other regions in Greater Bay Area (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) :

→ 繼續 B4
continue with B4

→ 去 B6
go to B6

B4. 搬遷/整合前在何種類型的樓宇辦公？

What type of building was this establishment previously located in / integrated 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/不在原址整合？

Why did your establishment leave the previous work location or not integrate 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 / 整合後不同需要 Lack of suitable premises / Unable to meet floor space requirements / Changed needs after integration	<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) 及零售店鋪 / 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	現時的地點差少少 The present location is a little worse	兩者差不多 More or less the same	現時的地點好少少 The present location is a little better	現時的地點好很多 The present location is much better
<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5

B7. 當時貴機構為何選擇現址 / 在現址整合？

Why did your establishment choose the current work location or integrate 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
對九龍東發展前景有信心 Confidence in development prospects of Kowloon East	<input type="checkbox"/> 11	<input type="checkbox"/> 11
其他 (請註明) Others (please specify) : _____	<input type="checkbox"/> 96	<input type="checkbox"/> 96

B8. 貴機構選擇現址與九龍東已發展的製造業有否關係？例如：

Is there any relationship for your establishment's choice of the current work location with the manufacturing industries established within Kowloon East? For example,

	是 Yes	否 No
<input type="checkbox"/> 1 有關係 With relationship		
i) 貴機構為九龍東製造業的產業升級轉型提供支援 Provides support for industrial upgrading and transformation of the manufacturing industries in Kowloon East	<input type="checkbox"/> 1	<input type="checkbox"/> 2
ii) 貴機構是九龍東製造業母公司的附屬子公司 Subsidiary to parent manufacturing industries in Kowloon East	<input type="checkbox"/> 1	<input type="checkbox"/> 2
iii) 貴機構正在與九龍東製造業合作進行創科項目 Collaboration with manufacturing industries in Kowloon East undertaking I&T projects	<input type="checkbox"/> 1	<input type="checkbox"/> 2
iii) 其他與九龍東製造業有關的原因 (請註明) Others reasons related to the manufacturing industries in Kowloon East (please specify) : _____		
<input type="checkbox"/> 2 沒有關係 No relationship		

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) 零售店鋪及食肆的選擇 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					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
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	

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 | } | → 去 D 部份
go to Part D |
| <input type="checkbox"/> 9 結業 Wind up the business | | |

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) 及零售店鋪/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?

☐ 香港 → 繼續 C7
Hong Kong continue with C7

☐ 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]
港島 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
西區 Western District	<input type="checkbox"/> 7	<input type="checkbox"/> 7
南區 Southern District	<input type="checkbox"/> 8	<input type="checkbox"/> 8
九龍 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
啟德 Kai Tak	<input type="checkbox"/> 25	<input type="checkbox"/> 25
新蒲崗 San Po Kong	<input type="checkbox"/> 26	<input type="checkbox"/> 26
荔枝角 Lai Chi Kok	<input type="checkbox"/> 27	<input type="checkbox"/> 27
新界 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?

<input type="checkbox"/> ₁ 辦公室樓宇 Office building	→ 去 D 部份 go to Part D → 繼續 C10 continue with C10 → 去 D 部份 go to Part D
<input type="checkbox"/> ₂ 工業樓宇 Industrial building	
<input type="checkbox"/> ₃ 工業 - 辦公室樓宇 Industrial-office building	
<input type="checkbox"/> ₉₆ 其他 (請註明) Others (please specify) : _____	
<input type="checkbox"/> 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]

<input type="checkbox"/> ₁ 租金平 / 樓價平 / 營運成本低 Low occupancy / operational cost	→ 去 D 部份 go to Part D
<input type="checkbox"/> ₂ 地方足夠應用 Capable to meet floor space requirements	
<input type="checkbox"/> ₃ 樓底夠高 Capable to meet floor height requirements	
<input type="checkbox"/> ₄ 工業安全設施足夠 Capable to meet industrial safety requirements	
<input type="checkbox"/> ₅ 上 / 落貨設施足夠 Capable to meet loading / unloading requirement	
<input type="checkbox"/> 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)	
<input type="checkbox"/> ₉₆ 其他 (請註明) Others (please specify) : _____	

C11. 你會考慮搬到何處？[可選多項]

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

- | | | |
|---|---|--|
| <input type="checkbox"/> 1 深圳
Shenzhen | <input type="checkbox"/> 2 廣州
Guangzhou | <input type="checkbox"/> 3 大灣區的其他地區 (不包括深圳及廣州)
Other regions in Greater Bay Area (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

D. 疫情帶來的工作模式 / 工作空間安排的轉變對工作空間需求的影響

Impact on office space demand generated by work mode / work space arrangement arisen from the pandemic

D1. 在 2019 冠狀病毒病疫情期間(即 2020-2022 年)·貴機構有否採納以下工作模式/工作空間安排的轉變？[可選多項]

Did your establishment adopt the following change(s) in the work mode / work space arrangement during the COVID-19 pandemic (i.e. 2020-2022)? [Can choose more than one answer]

- | | |
|--|-----------------------------|
| <input type="checkbox"/> 1 推行 / 增加在家工作模式或遙距工作
Implement / increase working from home or remotework | → 繼續 D2
continue with D2 |
| <input type="checkbox"/> 2 推行 / 增加視訊/線上會議
Implement / increase video conference/online meeting | |
| <input type="checkbox"/> 3 推行彈性工作時間 (包括調整上班時間、不同分段上班時間等)
Implement flexible working hours (including adjustment of working hours, different working hour sections etc.) | |
| <input type="checkbox"/> 4 推行較短工作周
Implement shorter working days per week | |
| <input type="checkbox"/> 5 推行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)
Implement the practice of hot desking (e.g. 10 employees sharing 6 common work stations & associated facilities) | |
| <input type="checkbox"/> 6 推行共用工作空間 (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)
Implement 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"/> 7 其他 (請註明)
Others (please specify) : | |
| <input type="checkbox"/> 9 以上皆沒有
None of the above | → 去 D3
go to D3 |

D2. 以上工作模式 / 工作空間安排的轉變有否導致貴機構在此地點的工作空間需求增加或減少？

Did the above change(s) in the work mode / work space arrangement induce any increase or decrease in office space demand of your establishment in this work location?

- ☐ 1 增加 Increase + % (請說明原因) _____
(Please state reasons) _____
- ☐ 2 維持不變 Remain the same
- ☐ 3 減少 Decrease - % (請說明原因) _____
(Please state reasons) _____

D3. 在 2019 冠狀病毒病疫情後(即由 2023 年至今)·貴機構有否採納以下工作模式 / 工作空間安排？

Does your establishment adopt the following work mode / work space arrangement after the COVID-19 pandemic (i.e. since 2023)?

- ☐ 1 推行 / 增加在家工作模式或遙距工作
Implement / increase working from home or remotework
- ☐ 2 推行 / 增加視訊/線上會議
Implement / increase video conference/online meeting
- ☐ 3 推行彈性工作時間 (包括調整上班時間、不同分段上班時間等)
Implement flexible working hours (including adjustment of working hours, different working hour sections etc.)
- ☐ 4 推行較短工作周
Implement shorter working days per week
- ☐ 5 推行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)
Implement the practice of hot desking (e.g. 10 employees sharing 6 common work stations & associated facilities)
- ☐ 6 推行共用工作空間 (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)
Implement co-working space (i.e. the operator provides tenantable rooms or work stations for establishment to share an office with other tenants)
- ☐ 7 其他 (請註明)
Others (please specify) : _____
- ☐ 9 以上皆沒有
None of the above

→ 繼續 D4
continue with D4→ 去 E 部份
go to Part E

D4. 你預計以上工作模式 / 工作空間安排會否導致貴機構在此地點的工作空間需求增加或減少？

Would the above work mode / work space arrangement induce any increase or decrease in office space demand of your establishment in this work location?

- ☐ 1 增加 Increase + % (請說明原因) _____
(Please state reasons) _____
- ☐ 2 維持不變 Remain the same
- ☐ 3 減少 Decrease - % (請說明原因) _____
(Please state reasons) _____

E. 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 *