

## **Abstract**

Hong Kong has witnessed massive relocation of manufacturing industries and outflow of investment to the Pearl River Delta in the 1980s. The spatial outcome of this restructuring process is the physical and functional obsolescence of industrial land in Hong Kong. Given a scarcity of land resources, there is an increasing demand for redevelopment of vacant industrial land. Redevelopment requests for changes in uses have skyrocketed to a level that a comprehensive review on industrial land development is urgently needed.

The objective of this paper is to undertake an inter-district analysis by tracing both the Government initiatives and the market responses to the redevelopment of industrial land so as to explore the underlying mechanisms in affecting industrial land redevelopment in different development contexts. An attempt is made for mapping the industrial redevelopment process in three typical industrial areas in Hong Kong namely, Aberdeen & Ap Lei Chau; Kwun Tong South and Sha Tin & Fo Tan. It is found that location-specific factors are crucial in determining the nature and intensity of the redevelopment process.