

Concessions for Hotel Development

The Building Authority has powers to grant concessions in respect of a proposed development for a bona fide hotel. This outlines the prerequisites and criteria for consideration of such concessions :

- (a) the Hong Kong Tourist Association supports the proposal and its Executive Director signs such an endorsement personally;
- (b) the site relative to its neighbourhood is suitable for hotel development. As a general rule, sites in Zones 2 and 3 (as defined in the Planning Department Density Zoning Schedules) will not qualify for concessions; nor will sites in an area where a hotel would be incompatible with the predominant type of development;
- (c) an adequate number and width of streets are available to serve the proposed hotel and to cope with the additional vehicular and pedestrian traffic generated;
- (d) services ancillary to the functions of a hotel (eg dining, entertainment and basic shopping facilities) are provided; and
- (e) the whole building is provided with a central air-conditioning or mechanical ventilation system and a centralized hot water supply.

2. If a proposal for a hotel fulfils these prerequisites and criteria, the Building Authority will consider granting the following concessions :

- (a) a modification of Building (Planning) Regulation 21 to exclude any accountable gross floor areas in basements from measurement, provided that the use of the basements is compatible with the functions of a hotel. Where a site is sloping or abuts two or more streets at different levels, it is for the Building Authority to determine what may be accepted as a basement;
- (b) (i) covered space at ground floor level reserved for setting down and picking up hotel users, for loading and unloading or for waiting vehicles (such areas to be collectively referred to as "the concession area") for use exclusively by the hotel to be regarded as coming within the scope of Building (Planning) Regulation 23(3)(b) and will not count for gross floor area.

/(ii) a further

- (ii) a further modification of Building (Planning) Regulation 21 to permit the concession area to qualify for an excess in plot ratio for the domestic part of the development. (The following statement facilitates computation of the extent of such concession --

"The plot ratio for the domestic part of the building may exceed the permitted plot ratio under Building (Planning) Regulation 21(2) to the extent that the increase in plot ratio should not exceed 20 per cent or be greater than the sum of such permitted plot ratio and the figure obtained by dividing the product of five and the concession area by the area of the site on which the building is erected.")

- (iii) in addition to the concession area, a limited area of parking for vehicles associated with the hotel administration and management to be permitted, without bonus, under the provisions of Building (Planning) Regulation 23(3)(b));
- (c) the site coverage for the hotel to be taken as that permitted for a non-domestic building under Building (Planning) Regulation 20(2); and
- (d) a modification of Building (Planning) Regulation 23(3)(a) to exempt the area occupied by any pipe ducts exclusively used by the hotel from gross floor area calculations.



(Helen C P Lai YU)
Building Authority

Ref. : BD GP/BL/P/22

First issued February 1985

This revision August 1994 (AD/D)

Index under : Hotel concessions