

Hotel Concessions

The purpose of this Practice Note is to develop the principles contained in the original Circular Letters 45 and 48, and to clarify certain issues which have subsequently arisen.

2. This Practice Note indicates my intention to continue to be prepared to grant concessions where I am satisfied that the development is for a bona-fide hotel. To this end the following may be regarded as some of the prerequisites and criteria for the granting of concessions :-

- (a) the adequacy of the number and width of the streets which are available to serve the hotel and to cope with the additional vehicular and pedestrian traffic generated by the proposed hotel;
- (b) the provision of services ancillary to the function of a hotel, such as dining, entertainment and basic shopping facilities;
- (c) the suitability of the site relative to its neighbourhood for hotel development. In this connection, you are requested to note that as a general rule, sites in Zones 2 and 3 (as defined in the original Lands Department Density Zoning Schedules) will not usually qualify for concessions, nor will hotels on sites where a hotel would be incompatible with the predominant type of development in the area;
- (d) the support to the proposal by the H.K. Tourist Association in a letter signed personally by the Executive Director;
- (e) the provision of a central air conditioning or artificial ventilation system and a centralised hot water supply source for the building as a whole.

3. If your proposal for a hotel fulfills the prerequisites and criteria set out in para. 2, I will consider the grant of the following concessions :-

- (a) a modification of Building (Planning) Regulation 21 to permit any otherwise accountable gross floor areas in basements to be excluded from measurement.

The uses to which the basements are to be put should be compatible with the hotel-use above.

/Where

Where sites are sloping, and/or abut two or more streets at different levels; the question of what constitutes a basement will be determined by me according to the relevant site circumstances. In this respect you may wish to address a preliminary enquiry and sketch plan to EO7.

- (b) any covered space at ground floor level within the building which is reserved for setting down and picking up hotel users; for loading and unloading; or for waiting vehicles (these areas to be collectively referred to as "the concession area") and is used exclusively by the hotel will be regarded, provided it would have been accountable for gross floor area under Building (Planning) Regulation 23(1)(b), as coming within the scope of Building (Planning) Regulation 23(3) and will not therefore count for gross floor area. Furthermore, a modification may be given of Building (Planning) Regulation 21, to permit the area set aside for such purposes, to qualify for an excess in plot ratio for the domestic part of the development. The extent of this concession will be as follows :-

"The plot ratio for the domestic part of the building may exceed the permitted plot ratio under Building (Planning) Regulation 21(2) so, however, that the plot ratio therefore does not exceed 20 per cent or 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, whichever is the less."

(Note : In addition to the concession area, a limited area of parking used for vehicles associated with the actual administration and management of the hotel may be permitted, without bonus, under the provisions of Building (Planning) Regulation 23(3)).

- (c) the site coverage for the hotel may be taken as that permitted for a non-domestic building under Building (Planning) Regulation 23(2).

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Ref. BLD(B) CP/BL/P/22

B.O.O. Feb. 1985

Revised Sept. 1986

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