

Elderly-friendly Building Design Regulation 73 and Fourth Schedule of the Building (Planning) Regulations

Application

With the coming into operation of the Building (Planning) (Amendment) Regulation 2026 on 1 August 2026, regulation 73 and Fourth Schedule of the Building (Planning) Regulations (B(P)R) require a building or a residential unit in a building that falls within the scope of application¹ to be designed to the satisfaction of the Building Authority (BA) in a manner that will facilitate the access to, and use of, the building or unit and its facilities by elderly persons.

2. By virtue of section 39(2) of the Buildings Ordinance (BO), the mandatory requirements for elderly-friendly building design do not apply to building works which are being carried out or consent to the commencement of which has been given as at 1 August 2026. In general, building works may refer to foundation works of the proposed development.

3. As regards alteration and addition works to an existing building or part of an existing building falling under the scope of application, the mandatory requirements for elderly-friendly building design do not apply to building works which are being carried out or consent to the commencement of works has been given, or minor works commenced under the Minor Works Control System² as at 1 August 2026.

4. If there are special circumstances rendering undue difficulties in complying with the requirements in existing buildings, exemption from or modification of the provisions under regulation 73 and Fourth Schedule of the B(P)R may be considered by the BA based on individual case merits under section 42 of the BO.

Elderly-friendly Building Design Requirements

5. The mandatory elderly-friendly design requirements are stipulated in Parts 2 and 3 of the Fourth Schedule of the B(P)R as follows:

/(a) ...

¹ Scope of application refers to residential buildings, commercial buildings, buildings with residential units or commercial units. Single-household buildings of 13 m or less in height above ground level, Transitional Housing, Light Public Housing, and temporary buildings or contractor's sheds referred to in Part VII of the B(P)R will be excluded.

² The commencement date for minor works refers to the "Date of Commencement of the Works" stated on the specified form.

- (a) 13 building design requirements, which are applicable to areas (excluding residential units) accessible to residents or guests of residential units or the public of residential buildings, commercial buildings, and buildings with residential units or commercial units –
 - (i) automatic door at one of the main entrances of a residential building or a building with residential unit;
 - (ii) higher illumination level at regulated route³ (such as path, staircase, ramp, lobby and corridor) in an indoor area;
 - (iii) wider regulated route in an indoor area;
 - (iv) slip-resistant floor surfaces at regulated route in an indoor area;
 - (v) wider door on a regulated route (applicable to indoor and outdoor areas);
 - (vi) lower door threshold on a regulated route (applicable to indoor and outdoor areas);
 - (vii) larger accessible lift car;
 - (viii) mirror-like finishes for internal surface of accessible lift car;
 - (ix) lower risers and wider treads of indoor main circulation staircase;
 - (x) dual-level handrails of indoor main circulation staircase;
 - (xi) slip-resistant floor surfaces at regulated route in an outdoor area;
 - (xii) lower risers and wider treads of outdoor main circulation staircase; and
 - (xiii) dual-level handrails of outdoor main circulation staircase; and
- (b) three building design requirements, which are applicable to residential units in buildings –
 - (i) wider main entrance door;
 - (ii) lower threshold of main entrance door; and
 - (iii) slip-resistant floor surfaces in bathroom, kitchen and toilet.

/Performance ...

³ It covers the route leading from lot boundary (i.e. access to a public street or a pedestrian way) to building entrance and common passageways in the building where residents or guests of residential units or the public may or are permitted to have access.

Performance Standards

6. Regulations 72 and 73 of the B(P)R should be read in parallel. While the Fourth Schedule of the B(P)R stipulates the specific provisions for elderly-friendly design requirements, the design requirements specified in the Third Schedule of the B(P)R for persons with a disability shall also apply. For example, section 5 of the Fourth Schedule of the B(P)R requires provision of dual-level handrails for the main circulation staircase, other design requirements for handrails, such as dimension, shape and loading, under Division 8 of the Third Schedule of the B(P)R shall also be complied with.

7. Performance standards on slip-resistant floor surface and mirror-like finishes of accessible lift car, as accepted by the BA for compliance with regulation 73 and Fourth Schedule of the B(P)R, are detailed in **Appendices A and B** respectively.

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Slip-resistant Floor Surface

Floor surfaces required to be slip-resistant shall be tested and classified in accordance with the following standards, or other equivalent standards:

- (a) Australian Standard AS 4586:2013, *Slip resistance classification of new pedestrian surface materials*; or
- (b) German Standard DIN 51130:2014-02, *Testing of floor coverings – Determination of the anti-slip property – Workrooms and fields of activities with slip danger – Walking method – Ramp test*.

2. Under sections 3(2) and 13 of the Fourth Schedule of the B(P)R, floor surfaces of the regulated routes and wet areas shall attain the respective slip resistance ratings under the wet pendulum slip test or the oil-wet ramp slip test specified in the table below¹.

Area		Wet Pendulum Slip Rating ²	Oil-Wet Ramp Slip Rating ³
Indoor area	regulated route	P3	R10
	bathroom, kitchen and toilet of a residential unit	P3	R10
Outdoor area	regulated route	P4	R11

3. The classifications generally refer to the minimum standards required for slip-resistant floor surfaces in different areas. Higher standards may be adopted depending on the actual site conditions and operational needs, provided that the risk of stumbling or tripping resulting from such higher standards has been taken into account.

4. To maintain optimal slip resistance and enhance safety, it is crucial to implement effective drainage systems and other preventive measures. These efforts ensure that dry areas remain free from standing or casual water, minimising slip hazards and promoting a secure environment.

5. Authorized Persons (AP) are reminded to consider the durability as well as the ease of routine cleaning, maintenance and repair of the selected flooring materials to ensure that the floor surfaces will remain slip-resistant throughout its use.

(8/2026)

¹ The results from the wet pendulum slip test and the oil-wet ramp slip test, as detailed in the classification tables, are distinct and not interchangeable.

² The wet pendulum slip test, which can be conducted in laboratory or on site, classifies slip resistance from P1 to P5, where P5 represents the highest slip resistance rating. For details, please refer to AS 4586:2013.

³ The oil-wet ramp slip test, which is conducted in laboratory, classifies slip resistance from R9 to R13, where R13 represents the highest slip resistance rating. For details, please refer to AS 4586:2013 or DIN 51130:2014-02.

Mirror-like Finishes of Accessible Lift Car

According to section 9(3) of the Fourth Schedule of the B(P)R, the internal surface facing the entrance of the lift car of an accessible lift shall be provided with mirror-like finishes in a manner that will assist wheelchair users. Such provision can be in form of non-breakable mirror or finishes such as mirror-finished stainless steel and laminating films with a reflective surface, and shall have a clear width not less than 850 mm and its bottom and top edges shall be not more than 300 mm and not less than 1 800 mm above the floor of the lift car respectively.

2. Decorative designs with non-reflective surfaces within the required area of the mirror-like finishes are generally acceptable, provided that they do not compromise its performance on allowing visual feedback for wheelchair users when reversing backwards into the lift lobby.

3. Alternative means such as visual display and audio signal achieving the equivalent performance requirement may also be accepted. The AP shall submit an application for exemption from or modification of this provision under section 42 of the BO with justifications to the BA for consideration.