

Hotel Concessions

The following may be regarded as the prerequisites and criteria for concessions which the Building Authority has powers to grant in respect of a proposed development for a bona-fide hotel:

- (a) the number and width of streets available to serve the hotel and to cope with the additional vehicular and pedestrian traffic generated by the proposed hotel are adequate;
- (b) services ancillary to the function of a hotel, such as dining, entertainment and basic shopping facilities are provided;
- (c) 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 Buildings and Lands Department Density Zoning Schedules) will not usually qualify for concessions, nor will sites where a hotel would be incompatible with the predominant type of development in the area;
- (d) the Hong Kong Tourist Association supports the proposal in writing signed personally by the Executive Director; and
- (e) a central air-conditioning or mechanical ventilation system and a centralized hot water supply for the whole building are provided.

2. If a proposal for a hotel fulfills the prerequisites and criteria set out above, the Building Authority will consider the grant of the following concessions:

- (a) a modification of Building (Planning) Regulation 21 to permit any accountable gross floor areas in basements to be excluded from measurement, provided that the uses to which the basements are to be put are compatible with the hotel use. Where a site is sloping or abuts two or more streets at different levels, the question of what may be accepted as a basement will be determined by the Building Authority;
- (b) covered space at ground floor level 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') to be used exclusively by the hotel will be regarded as coming within the scope of Building (Planning) Regulation 23(3)(b) 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

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the domestic part of the development. To facilitate computation of the extent of such concession, the following statement is given:

"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)(b)), and

- (c) the site coverage for the hotel may be taken as that permitted for a non-domestic building under Building (Planning) Regulation 20(2).



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Building Authority

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