



### **Recreational Facilities in Domestic Development**

Modern leases governing residential developments or the residential portion of composite developments usually contain a condition permitting recreational facilities and facilities ancillary thereto to be provided on the lot for the common use by all the residents and their bona fide visitors. Such facilities, usually called clubhouses, if provided indoors at appropriate scale and composition, may be allowed to be exempted from calculation of gross floor area (GFA). The purpose of this practice note is to provide guidelines as to the types of facilities that will be permitted and exempted from GFA calculation though the Director of Lands (the Director) reserves her right and absolute discretion to act differently in individual cases.

2. The appendix attached to this practice note shows the active and passive recreational facilities that are commonly allowed. Generally, no less than 50% of the usable area of the clubhouse should be devoted to active facilities. The usable area of the clubhouse means the total recreational facilities area after deducting the area of ancillary facilities (such as clubhouse management office, reception area, corridor, lobby, first aid room, toilets, etc. provided that the size of these ancillary facilities are provided at a reasonable scale and to the satisfaction of the Director).
3. To facilitate processing of building plans, APs are advised to provide a schedule showing the area of each facility proposed.
4. The GFA of the clubhouse including all voids, plant rooms (including filtration plant room for swimming pool), covered walkways, covered courts, etc. serving solely the clubhouse should not exceed the limitation in a sliding scale as indicated in Table 1 below for consideration of GFA exemption :

Table 1 : Sliding scale of GFA Exemption for clubhouse

Total Domestic GFA	Max. % of Total Domestic GFA/Max. Area for GFA Exemption (whichever is greater)
Up to 25,000 m <sup>2</sup>	5%
> 25,000 m <sup>2</sup> to 50,000 m <sup>2</sup>	4.5% / 1,250 m <sup>2</sup>
> 50,000 m <sup>2</sup> to 75,000 m <sup>2</sup>	4.0% / 2,250 m <sup>2</sup>
> 75,000 m <sup>2</sup> to 100,000 m <sup>2</sup>	3.5% / 3,000 m <sup>2</sup>
> 100,000 m <sup>2</sup> to 125,000 m <sup>2</sup>	3.0% / 3,500 m <sup>2</sup>
> 125,000 m <sup>2</sup>	2.5% / 3,750 m <sup>2</sup>

5. Exemption of recreational facilities from GFA calculation if granted is based on the fact and conditional upon that such facilities, being part of the common areas, are to be enjoyed by all the residents on the lot. Lots intended to be developed into a single residence will not be entitled to such exemption.

6. For leases which do not contain a condition permitting provision of recreational facilities, a modification is required before any such facilities may be exempted from counting for GFA.

7. It must be noted that nothing in this practice note and its appendix shall in any way fetter or affect the rights of the Government, the Director of Lands and their officers under the relevant government lease or their rights as lessor/landlord, who are exercising such rights in the capacity of a lessor/landlord and who hereby reserve all such rights, and that nothing in this practice note and its appendix including any words and expressions used shall in any way affect the interpretation of the terms and conditions of the relevant government lease.

8. LAO Practice Note No. 4/2000 is hereby superseded.

  
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 Director of Lands  
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**RECREATIONAL FACILITIES****FOR RESIDENTS AND THEIR BONA FIDE VISITORS**

<u>Facilities which are commonly accepted</u>	Ancillary Facilities which may be accepted, depending on the size and <u>relationship with main functions</u>
<u>Active facilities :</u>	Clubhouse management office/ Clubhouse reception counter
Swimming pool	Clubhouse staff room
Multi-purpose ball court/Squash court/Basketball court/ Football court/Tennis court/Badminton court	Snack bar/mini-bar/pantry (total area not exceeding 10 m <sup>2</sup> )
Children play area	First-aid room
Games room	Kitchen (not exceeding 15 m <sup>2</sup> ) (for sites without any commercial floor space)
Indoor golf room	Changing room/shower facilities
Table-tennis room	Lavatories/toilets
Fitness room	Store rooms
Gymnasium	
Weight training/Aerobic/Exercise room	
Bowling alley	
Skating rink	
Volleyball court	
Rock climbing room	
Dance room/yoga room	
<u>Passive facilities :</u>	
Sitting area/lounge	
Billiard room	
Sauna/Jacuzzi/Spa facilities	
Reading room/Study room/Library	
Function room	
Computer/video game room	
Music room/Karaoke room	