



Car Parking Requirement in Special Conditions for Residential Developments

To enhance flexibility in provision of car parking spaces in residential development new conditions have been introduced with immediate effect. The number of parking spaces required now relates to the size of residential units provided in the development in accordance with the sliding scale in the Hong Kong Planning Standards and Guidelines (HKPSG) whereby more parking spaces are required for larger units. The new conditions include a table specifying the various rates for different unit sizes although the rates for each lot will be finally determined on a case by case basis.

2. In addition to the different rates specified in the conditions, developers are given further flexibility to adjust the number of parking spaces upward or downward by either up to 10% or 5% plus 50 spaces, whichever is the less.

3. A developer who considers that the parking provisions for the development should be different from those stipulated in the executed land grant documents may put forward to this Department justifications for modification well in advance of his intention to commence construction. This will facilitate our consultation with the Transport Department prior to a final decision being reached. If an application is approved, it would be subject to such terms and conditions including payment of premium and administrative fee as I may determine.

4. To arrive at the number of spaces to be provided, the new clause will require the developer to produce a schedule (the carparking provision schedule) in the building plans showing the amount of gross floor area (GFA) of each residential unit. This will comprise two figures : (i) the GFA of a particular residential unit (in exclusive possession of the resident of the unit), and (ii) the GFA of the common area apportioned for the same residential unit. The following formula serves to illustrate the basis of these two figures :

Aggregate of exclusive GFA of all residential units	+	Aggregate GFA of common area*	=	Total GFA [#] as stated in the "Development Conditions" clause
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* Or the common area attributable to the residential portion of a composite development.

Or total GFA of the residential portion of a composite development.

5. It should be noted that the exemption rules under the "Definition of Gross Floor Area" clause are applicable in arriving at the flat size of individual units as well as the total GFA and that the absence of a car parking provision schedule may lead to the building plans being rejected by me without scrutiny.

6. A sample of the new standard parking clause is attached. This is for reference only and actual provision of parking spaces must be in accordance with the conditions in each individual lease.

(Patrick L. C. LAU)
Director of Lands
25 May 2006

Appendix – Car parking clause