



**Lands Administration Office
Lands Department**

Practice Note

Issue No. 4/2000(B)

Recreational Facilities in Residential Developments

Modern government 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 within the lot for the common use by 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 for the purpose of lease administration, though the Director of Lands 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 and the types of ancillary facilities that may be accepted. It is based on the types of recreational facilities for residential developments which are commonly accepted for exclusion from GFA calculation by the Building Authority. With immediate effect the requirement hitherto regarding the ratios of the areas of active/passive/ancillary facilities (i.e. no less than 50% of the usable area of the clubhouse should be devoted to active facilities) no longer applies. The Building Authority's ruling on these aspects would usually be followed.

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

Note : The above sliding scale is based on that set by the Building Authority. For the purpose of lease administration, the maximum % of total domestic GFA applies to the total domestic GFA for the lot in question.

4. Exemption of recreational facilities from GFA calculation if granted is based on the fact and on condition 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.
5. For government 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.
6. 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.
7. LAO Practice Note No. 4/2000(A) is hereby superseded.



(Ms Bernadette LINN)
 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 ²)
Children play area	First-aid room
Games room	Kitchen (not exceeding 15 m ²) (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