

L.N. 52 of 2026

Building (Planning) (Amendment) Regulation 2026

(Made by the Secretary for Development under section 38 of the
Buildings Ordinance (Cap. 123))

1. Commencement

This Regulation comes into operation on 1 August 2026.

2. Building (Planning) Regulations amended

The Building (Planning) Regulations (Cap. 123 sub. leg. F) are amended as set out in sections 3 to 6.

3. Regulation 2 amended (interpretation)

Regulation 2(1)—

Add in alphabetical order

“*residential unit* (住宅單位)—

- (a) means a separate unit in a building that would have been a residential building had the unit been a whole building; but
- (b) does not include a unit that is under a specified public housing scheme;

***single-household building* (單一住戶建築物)—**

- (a) means a building that is intended to be used for habitation by a single household; but
- (b) does not include a building that is intended to be used as a hotel, guest-house, boarding-house, hostel, dormitory or similar accommodation;

specified building (指明建築物) means any building that is not any of the following—

- (a) a single-household building;
- (b) a building the whole of which is under a specified public housing scheme;
- (c) a temporary building or contractor's shed referred to in Part VII;

specified public housing scheme (指明公營房屋計劃) means—

- (a) the public housing scheme known as Transitional Housing; or
- (b) the public housing scheme known as Light Public Housing;”.

4. Regulation 72 amended (buildings to be planned for use by persons with a disability)

- (1) Regulation 72(1), after “regulation”—

Add

“and regulation 73”.

- (2) Regulation 72(4)—

Repeal paragraph (a)

Substitute

- “(a) a single-household building of 13 m or less in height above ground level; or”.

5. Regulation 73 added

After regulation 72—

Add

“73. Building design requirements to facilitate elderly persons

- (1) This regulation applies to—
 - (a) a specified building—
 - (i) that is a residential building;
 - (ii) that is a commercial building; or
 - (iii) that is neither a residential building nor a commercial building but in which there is a residential unit or commercial unit; or
 - (b) a single-household building of over 13 m in height above ground level.
- (2) Despite any other provisions (other than regulation 72) in these regulations, a building to which this regulation applies or a residential unit in a building that falls within paragraph (1)(a) must be designed to the satisfaction of the Building Authority in a manner that will facilitate the access to, and use of, the building or unit and its facilities by elderly persons.
- (3) A building that falls within paragraph (1)(a) is taken to have been designed in accordance with paragraph (2) if its design complies with the requirements set out in Part 2 of the Fourth Schedule.
- (4) A building that falls within paragraph (1)(b) is taken to have been designed in accordance with paragraph (2) if its design complies with the requirements set out in Parts 2 and 3 of the Fourth Schedule.
- (5) A residential unit in a building that falls within paragraph (1)(a) is taken to have been designed in accordance with paragraph (2) if its design complies with the requirements set out in Part 3 of the Fourth Schedule.

(6) In this section—

commercial unit (商業單位) means a separate unit in a building that would have been a commercial building had the unit been a whole building.”.

6. Fourth Schedule added

After the Third Schedule—

Add

“Fourth Schedule

[reg. 73]

Building Design Requirements to Facilitate Elderly Persons

Part 1

Preliminary

1. Interpretation

In this Schedule—

accessible lift (暢通易達升降機) has the meaning given by section 1 of the Third Schedule;

door (門) has the meaning given by section 1 of the Third Schedule;

exempted route (獲豁免路徑) means—

- (a) a required staircase; or
- (b) a route that provides access only to a required staircase;

public (公眾人士) includes a section of the public;

regulated route (受規管路徑)—

- (a) in relation to a building that falls within regulation 73(1)(a), means a route (other than an exempted route) of any of the following descriptions—
 - (i) a route provided for the building in compliance with section 2(1) of this Schedule;
 - (ii) a route in the building—
 - (A) that provides access to a residential unit in the building; and
 - (B) that the specified residents may or are permitted to use;
 - (iii) a route in the building—
 - (A) that is in, or provides access to, an area (other than a residential unit) in the building to which the specified residents or the public may or are permitted to have access, whether by payment or otherwise; and
 - (B) that the specified residents or the public may or are permitted to use; or
- (b) in relation to a building that falls within regulation 73(1)(b), means a route (other than an exempted route) provided for the building in compliance with section 2(1) of this Schedule;

required staircase (規定的樓梯) has the meaning given by section 1 of the Third Schedule;

residents (居民) includes the guests of a hotel, guest-house, boarding-house, hostel, dormitory or similar accommodation;

route (路徑) means—

- (a) any path, staircase, ramp, lobby, corridor or similar space; or
- (b) any lift, escalator or passenger conveyor;

specified residents (指明居民), in relation to a building, means the residents of the residential units in the building;

wheelchair users (坐輪椅人士) has the meaning given by section 1 of the Third Schedule.

Part 2

Design Requirements for Buildings that Falls within Regulation 73(1)(a) or (b)

2. Provision of routes from lot boundary to building entrances

- (1) Subject to subsection (2), a route must be provided for a building—
 - (a) from a prominent point that is on the boundary of the lot on which the building is erected and that provides access to a public street or a pedestrian way;
 - (b) directly to—
 - (i) an entrance that is commonly used by the public to enter the building; or
 - (ii) a point adjacent to the entrance.

- (2) Subsection (1) does not apply if it is impracticable to comply with that subsection because of difficult terrain or unusual characteristics of the site.

3. General requirements for regulated routes

- (1) This section applies to a regulated route of a building that is not a lift, escalator or passenger conveyor.
- (2) The floor surface of the regulated route of the building must be firm and slip-resistant.
- (3) The regulated route in an indoor area of the building must have a clear width of not less than 1 200 mm.
- (4) Subject to subsection (5), there must be no appliances, fixtures or fittings projecting beyond 90 mm from the surface of any wall adjacent to the regulated route in an indoor area of the building below a level of 2 000 mm above the finished floor level of the regulated route.
- (5) Subsection (4) does not apply if—
 - (a) the appliances, fixtures or fittings are unavoidable on reasonable ground; and
 - (b) the appliances, fixtures or fittings—
 - (i) extend downwards to the finished floor level of the regulated route; or
 - (ii) are guided by tactile flooring materials.
- (6) The regulated route in an indoor area of the building must have an illumination level of not less than 120 lux measured at the finished floor level at the centre line of the regulated route—
 - (a) when it is reasonably expected to be used by the specified residents or the public during the period of normal use or occupation; or

- (b) when it is otherwise required by the specified residents or the public.

4. Dimension of main circulation staircases

- (1) A tread of a step in a main circulation staircase that is a regulated route of a building must be not less than 300 mm in width measured from the face of one riser to the face of the next riser.
- (2) A riser of a step in the staircase must be not more than 150 mm in height.

5. Dual-level handrails of main circulation staircases

- (1) A main circulation staircase that is a regulated route of a building must be provided on both sides with properly fitted dual-level handrails.
- (2) The top of the upper handrail of the staircase must be at a height of not less than 850 mm and not more than 950 mm above any nosing, floor or landing of the staircase.
- (3) The top of the lower handrail of the staircase must be at a height of not less than 700 mm and not more than 800 mm above any nosing, floor or landing of the staircase.
- (4) The vertical distance from the top of the upper handrail of the staircase to the top of the lower handrail of the staircase must be not less than 150 mm.

6. Width of doors

A door on a regulated route of a building must conform to the following requirement—

- (a) if the door is one leaf of a pair of double doors—when the door is completely opened, there must be a clear width of not less than 850 mm between the door and the other leaf; or
- (b) in any other case—when the door is completely opened, there must be a clear width of not less than 850 mm between the door and the opposite jamb.

7. Door thresholds

The threshold of a door on a regulated route of a building must—

- (a) be not more than 15 mm in height; and
- (b) have a bevelled and round edge on each side at a gradient not steeper than 1 in 2.

8. Illumination for lifts

A lift that is a regulated route of a building must have an illumination level of not less than 120 lux measured at the finished floor level at the centre point of the lift—

- (a) when it is reasonably expected to be used by the specified residents or the public during the period of normal use or occupation; or
- (b) when it is otherwise required by the specified residents or the public.

9. Accessible lifts

- (1) This section applies to an accessible lift that is a regulated route of a building.

- (2) The lift must have internal car dimensions of not less than 1 200 mm in width and not less than 1 400 mm in depth.
- (3) The following must be provided with mirror-like finishes in a manner that will assist wheelchair users—
 - (a) in relation to an entrance of the lift that faces an internal surface of its lift car—the internal surface; and
 - (b) in relation to an entrance of the lift that faces another entrance of the lift—the internal surface of the lift car door of each of those entrances.

10. Automatic main entrance doors

- (1) This section applies to a specified building—
 - (a) that is a residential building; or
 - (b) that is not a residential building but in which there is a residential unit.
- (2) An automatic door must be installed at the main entrance of the building that is commonly used by the specified residents.
- (3) If the building has more than one main entrance that is commonly used by the specified residents, subsection (2) is only required to be complied with for one of those main entrances.

Part 3

Design Requirements for Certain Single-household Buildings or Certain Residential Units

11. Width of main entrance doors

- (1) The door of the main entrance of a building or a residential unit must conform to the following requirement—
 - (a) if the door is one leaf of a pair of double doors—when the door is completely opened, there must be a clear width of not less than 850 mm between the door and the other leaf; or
 - (b) in any other case—when the door is completely opened, there must be a clear width of not less than 850 mm between the door and the opposite jamb.
- (2) If the building or unit has more than one main entrance, subsection (1) is only required to be complied with for one of those main entrances.

12. Thresholds of main entrance doors

- (1) The threshold of the door of the main entrance of a building or a residential unit must—
 - (a) be not more than 15 mm in height; and
 - (b) have a bevelled and round edge on each side at a gradient not steeper than 1 in 2.

- (2) If the building or unit has more than one main entrance, subsection (1) is only required to be complied with for one of those main entrances for which section 11(1) of this Schedule is complied with.

13. Floor surfaces of wet areas

The floor surface of the following areas of a building or a residential unit must be slip-resistant—

- (a) a bathroom;
- (b) a kitchen; and
- (c) a toilet.”.

Bernadette LINN Hon-ho
Secretary for Development

19 May 2026

Explanatory Note

This Regulation amends the Building (Planning) Regulations (Cap. 123 sub. leg. F) to provide for the design requirements for certain buildings and certain residential units to facilitate the access to, and use of, the buildings and units by elderly persons.