

Proposed Amendments to Definitions of Terms used in Statutory Plans

| Use | Definition | Remarks |
|-------------------|---|---|
| Hotel | Means any premises whose owner, occupier or proprietor holds out that, to the extent of his available accommodation, he will provide <i>which are held out as providing</i> sleeping accommodation for to any person presenting himself <i>themselves</i> who appears able and are willing to pay a reasonable sum fee for the services and facilities provided and is in a fit state to be received <i>sleeping accommodation.</i> | <p>Adapted from the Hotel and Guesthouse Accommodation Ordinance (Cap. 349).</p> <p>It includes a boarding house (but not one which falls within the definition of ‘Social Welfare Facility’*), common lodging house, guesthouse, holiday house, and hotel-like service apartment.</p> <p><i>It also includes student hostels supported by Government’s policy but excludes those student hostels provided in the form of ‘Residential Institution’.</i></p> <p><i>* See Remarks for ‘Social Welfare Facility’ regarding social welfare facilities with residential care.</i></p> <p><i>[‘Holiday House’ subsumed under this term]</i></p> |
| Shop and Services | Means any premises where goods are sold or where services are provided to visiting members of the public. | It includes bank, barber shop, beauty parlour, convenient <i>convenience</i> store, supermarket, department store, fast food shop, courier service counter, clinical laboratory, market, health centre, medical consulting room (including medical clinic, dental clinic, physiotherapy clinic and veterinarian clinic), money |

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| | | <p>exchange, money lending office, pawn shop, photographic studio, small-scale printing and xerox service, real estate agency, retail shop, securities brokerage, service trades, showroom, tourist information office, employment agency, and travel/ticket agency, <i>pet shop and indoor pet hotel.</i></p> <p><i>[‘Bank’, ‘Barber Shop’, ‘Beauty Parlour’, ‘Clinical Laboratory’, ‘Market’, ‘Money Exchange’, ‘Fast Food Shop’, ‘Pawn Shop’, ‘Photographic Studio’, ‘Retail Shop’, ‘Service Trades’, ‘Showroom’, ‘Motor-vehicle Showroom’ subsumed under this term unless otherwise specified]</i></p> <p><i>[‘Printing, Publishing and Allied Industries’, ‘Catering Services’ and ‘Services Trades’ subsumed under this term or under ‘Industrial Use’ depending on the scale of operation]</i></p> |
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Agenda Item 5Replacement Page of TPB Paper No. 11010
for Consideration by the TPB on 27.6.2025**Annex B****Proposed Amendments to Broad Use Terms**

| Broad Use Term | Subsumed Use Term(s) | Remarks |
|---------------------------|---|---|
| II. Commercial Use | | |
| Hotel | Holiday House | Also includes boarding house, common lodging house, guesthouse, hotel-like service apartment, <i>student hostels supported by Government's policy</i> |
| Shop and Services | Bank (including Automated Teller Machine); Barber Shop; Beauty Parlour; Clinical Laboratory; Fast Food Shop; Market; Money Exchange; Pawn Shop; Photographic Studio; Retail Shop; Service Trades; Showroom (including Motor-vehicle Showroom) | Also includes supermarket, department store, convenience store, courier service counter, health centre, medical consulting room (including medical clinic, dental clinic, physiotherapy clinic and veterinarian clinic), money lending office, securities brokerage, tourist information office, real estate agency, employment agency, travel/ticket agency, <i>pet shop, indoor pet hotel</i> |

**Proposed Technical Amendments to the
Definitions of Terms used in Statutory Plans and the Broad Use Terms**

(a) Definitions of Terms used in Statutory Plans

| Use 用途 | Definition 定義 | Remarks 備註 |
|--|--|--|
| Research, Design and Development Centre | Means any premises used for research, design, prototyping and pilot production of new or modified products or research and development of industrial processes, materials, energy, machinery and digital technology. | It includes advanced manufacturing, which involves the use of innovative technology to improve products, industrial processes, materials, energy, machinery and digital technology. <i>[‘Laboratory, Inspection and Testing Centre’,—‘Laboratory,—Research, Design and Development Centre’ and ‘Workshop of High Technology Products’ subsumed under this term]</i> |
| 研究 所 、設計 及發展中心 | 指用於進行新產品和經修改產品研究、設計、原型開發及試產，或工業程序、材料、能源、機械和數碼科技研究和發展的處所。 | 包括先進製造業，當中涉及利用創新科技以改善產品、工業程序、材料、能源、機械及數碼科技。 <i>[「實驗室、檢查及測試中心」、「實驗室、研究所、設計及發展中心」和「高科技產品工場」歸屬這詞的涵蓋範圍]</i> |

| 用途 | 定義 | 備註 |
|----------|---|--|
| 公用事業設施裝置 | 指建於地面、地面以上或地底，為當地提供食水、排水、污水處理、 煤氣 氣體 、電力、廣播、電視和電訊服務的貯存缸、構築物或處所。 | <p>除另有指明外，包括電訊無線電發射站、公用事業設施管道、泵房、電塔(包括架空電纜)、電力支站、電話機樓、抽水站、防洪抽水站、污水泵房及由政府提供及其處理量少於每日 5,000 立方米的污水處理/隔篩廠。</p> <p>不包括電線杆、電燈柱和電話亭等小型設施(屬於《註釋》說明頁所經常准許者)，以及位於「鄉村式發展」地帶內小於 12 平方米(面積) x 3 米(高度)的小型電力裝置。該些裝置獲經常准許，用以支援小型屋宇／新界豁免管制屋宇的發展。</p> <p>不包括在同一或附近地點重置／重建規模相若、作相同用途並由政府統籌或落實的公用事業設施裝置。有關公用事業設施裝置會視作《註釋》說明頁另予准許的由政府統籌或落實的公共工程。</p> <p>亦不包括食水處理廠、污水處理廠(另有指明者除外)、電力站、氣體廠、雷達、電訊微波轉發站，以及電視及／或廣播電台發射塔裝置等服務較闊地域的大型裝置。</p> <p>也不包括全幢或主要用作公用事業公司的行政大樓或營業處所的建築物。</p> <p>[「污水泵房」、「防洪抽水站」、「電訊無線電發射站」和「公用事業設施管道」歸屬這詞的涵蓋範圍，但另有指明者或《註釋》說明頁另予准許者除外]</p> |

| 用途 | 定義 | 備註 |
|---------------|--|--|
| 公用事業設施 管道 | 指用作排水、排污、供水、輸送燃氣 氣體 、供電、設置電話線、提供廣播、電視服務或電訊通訊線路的管道裝置和相關的小型構築物。 | [歸屬「公用事業設施裝置」，但《註釋》說明頁另行准許的除外] |
| 私人發展計劃的公用設施裝置 | 指建於地面、地面以上或地底，為某項私人發展計劃提供食水、污水處理、 煤氣氣體 、電力，以及廣播、電視和電訊服務的貯存缸、構築物或處所。 | 位於某項私人發展內供該項發展使用的公用設施裝置，視作附屬用途。這些設施不包括位於「鄉村式發展」地帶內小於 12 平方米(面積) x 3 米(高度)的小型電力裝置。該些裝置獲經常准許，用以支援小型屋宇／新界豁免管制屋宇的發展。 |

(b) Broad Use Terms

| Broad Use Term 概括用途名稱 | Subsumed Use Term(s) 其下所包含的用途 | Remarks 備註 |
|--|--|---------------|
| III. Industrial Use III. 工業用途 | | |
| Research, Design and Development Centre | Laboratory, Inspection and Testing Centre; Laboratory, Research, Design and Development Centre ; Workshop of High Technology Products | |
| 研究所、設計及發展中心 | 實驗室、檢查及測試中心； 實驗室、研究所、設計及發展中心 ；高科技產品工場 | |