

**Extract of Town Planning Board Guidelines
for Application for Commercial Bathhouse and Massage Establishment
under Section 16 of the Town Planning Ordinance (TPB PG-No. 14B)**

Scope

1. Commercial bathhouse and massage establishment are commonly found in commercial and composite commercial/residential (C/R) buildings. Planning control is considered necessary to ensure that such uses should not cause nuisance to nor be incompatible with other uses within the same building or the surrounding developments. The main concern of the Town Planning Board on commercial bathhouse and massage establishment is whether the application premises is suitable for these uses from the planning point of view.
2. Commercial bathhouse and massage establishment are also subject to licensing or other requirements stipulated under other Ordinances and Regulations. The granting of planning approval does not imply that licensing or other statutory requirements which may be needed in connection with these uses are necessarily met. The applicants are advised to enlist professional advice on whether licensing and other government approval is required before contemplating any works.

Relevant Planning Criteria

3. Commercial bathhouse and massage establishment will normally not be permitted within a residential neighbourhood.
4. The proposed commercial bathhouse and massage establishment should be located within a commercial building or the non-domestic portion of a composite C/R building such as the commercial podium of a composite C/R building.
5. The proposed commercial bathhouse and massage establishment should not be incompatible with other uses within the same building. In assessing the compatibility with other uses within the same building, consideration will normally be given only to the uses permitted in the occupation permit issued by the Building Authority.
6. Where the proposed commercial bathhouse and massage establishment are located within the non-domestic portion of a composite C/R building, access (entrance) to the application premises must be separated from that of the domestic portion of the building by way of separate stairways and/or lifts/escalators exclusively serving the non-domestic portion of the building so as to avoid causing nuisance to the occupants in the same building.
7. The views of local residents on the proposed commercial bathhouse and massage establishment will be taken into account in the consideration of the application.
8. The Fire Services Department and the Buildings Department should be satisfied with the proposals to comply with the fire safety requirements for the proposed commercial bathhouse and massage establishment in respect of the provision of fire service installations and means of escape, etc.
9. All other statutory or non-statutory requirements of relevant Government departments must be met.

Previous Application

Approved Application (1 case)

Application No.	Proposed Use(s)	Location	Nature of Building	Date of Consideration (MPC)	Approval Condition(s)
A/K3/410	Commercial Bathhouse and Massage Establishment	Room 818, 8/F, Sun Hing Building, 607 Nathan Road	Commercial/ Residential (C/R)	13.6.2003	-

Similar Applications

Approved Applications (9 cases)

Application No.	Proposed Use(s)	Location	Nature of Building	Date of Consideration (MPC)	Approval Condition(s)
A/K3/305	Commercial Bathhouse and Massage Establishment	G/F(P), 1/F & 2/F, 777-781 Nathan Road	C/R	15.12.1995	-
A/K3/312	Massage Establishment	Units 5 to 7, Basement, Summit Insurance Building, 789-793 Nathan Road	Commercial (C)	4.10.1996	-
A/K3/317	Commercial Bathhouse and Massage Establishment	2/F, Far East Bank Mongkok Building, 240-244 Portland Street & 11 Nelson Street	C/R	24.1.1997	-
A/K3/323	Commercial Bathhouse and Massage Establishment	G/F to 3/F, Portland House, 194-196 Portland Street	C	3.10.1997	-
A/K3/404	Commercial Bathhouse and Massage Establishment	Basement, Wu Sang House, 655 Nathan Road	C	22.11.2002	-
A/K3/408	Commercial Bathhouse and Massage Establishment	1/F, Wu Sang House, 665 Nathan Road	C	21.2.2003	-

A/K3/417	Commercial Bathhouse and Massage Establishment	2/F & 3/F, Commerce & Business Building, 761 Nathan Road	C	19.9.2003	-
A/K3/479*	Commercial Bathhouse	10/F, Sun Hing Building , 607 Nathan Road	C/R	17.2.2006	(1), (2)
A/K3/532*	Commercial Bathhouse and Massage Establishment	Units 901-910, 9/F, Sun Hing Building , 603-609 Nathan Road	C/R	12.11.2010	(2)

* Located within the same building (i.e. **Sun Hing Building**) as the current application

Approval Conditions:

- (1) the submission of a sewerage assessment and the implementation of mitigation measures
- (2) the provision of fire services installations and/or water supplies for fire fighting

Rejected Application (1 case)

Application No.	Proposed Use(s)	Location	Nature of Building	Date of Consideration (MPC)	Rejection Reasons
A/K3/347	Massage Establishment	Flat B, 12/F Edward Mansion, 141 Prince Edward Road West	C/R	14.5.1999	(1) to (4)

Rejection Reasons:

- (1) the application premises was located in the residential portion of a composite C/R building and was not compatible with the adjoining residential uses
- (2) no separate access was provided to the application premises and the proposed development would cause nuisance to the residents in the same building
- (3) no information to support that the structural design, including loading and fire-resisting aspects, of the application premises was suitable for the proposed development
- (4) approval of the application would set an undesirable precedent for other similar applications for massage establishments which were not in line with the relevant Town Planning Board Guidelines

Recommended Advisory Clauses

- (a) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) that:
 - (i) prior to the commencement of any new building works, approval and consent from the Building Authority (BA) under the Buildings Ordinance (BO) should be obtained, unless such works fall within the scope of designated minor works that may be carried out under the simplified requirements stipulated in the Building (Minor Works) Regulation, or are otherwise exempted works;
 - (ii) in respect of unauthorised building works (UBW) erected on private land/buildings, the BA may take enforcement action to effect their removal in accordance with BD's prevailing policy against UBW, as and when necessary. The granting of any planning approval should not be construed as acceptance of any UBW on the application site (the Site) under the BO;
 - (iii) if the proposed use under the application is subject to the issue of a licence, any existing structures on the Site intended to be used for such purpose are required to comply with building safety requirements and any other relevant requirements that may be imposed by the licensing authority; and
 - (iv) detailed comments under the BO will be given at the building plans submission stage;
- (b) to note the comments of the Commissioner of Police that Section 4(1) of the Massage Establishments Ordinance (Cap. 266) should be duly observed, i.e. any persons who on any occasion operates, keeps, manages, assists in any capacity in the operation of, or assists in the management of, a massage establishment for the operation of which a licence is not in force commits an offence;
- (c) to note the comments of the Commissioner for Transport that she reserves the rights to impose, alter or cancel any car parking, loading/unloading facilities and/or any no-stopping restrictions, on all local roads to cope with changing traffic conditions and needs. The frontage road space shall not be reserved for any exclusive uses of the subject premises; and
- (d) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of application via relevant licensing authority. Furthermore, the emergency vehicular access provision of the applied uses shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/K3/605

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

據本人知悉，該店經營超過 20 年有牌按摩院及商營浴室，絕
無意見。

「提意見人」姓名/名稱 Name of person/company making this comment



(代行)

簽署 Signature

日期 Date 15.9.2026