

Guidelines at a Glance: Gross Floor Area

The table below is intended to provide an overview of the key guidelines applicable for the development type. The full details of the guidelines are stated in the relevant tabs of this handbook.

Items	Excluded from GFA*	Partially Excluded as GFA*	Included as GFA	GFA Over and Above Master Plan Control*
<u>Automated Teller Machine and Vending Machine Kiosk</u>			✓	
<u>Balconies</u>			✓	✓
<u>Basement Diaphragm Wall</u>	✓			
<u>Bay Windows</u>			✓	
<u>Bicycle Parking Space</u>	✓			
<u>Cable Chamber</u>	✓			
<u>Car Parking Lot</u>	✓			
<u>Catwalk</u>	✓			
<u>Communal Roof Terrace</u>	✓			
<u>Covered Communal Ground Gardens</u>		✓		
<u>Covered Enclosed Space</u>			✓	
<u>Covered Greenhouses / Farms</u>			✓	
<u>Covered Swimming Pool</u>			✓	
<u>Covered Water Feature</u>	✓			
<u>Covered Walkway</u>	✓			
<u>Curtain Wall</u>			✓	
<u>Driveways</u>	✓			
<u>End of Trip Facilities</u>	✓			
<u>Entrance Canopy</u>	✓			
<u>Floors – Under a Pitch Roof</u>			✓	
<u>Floors – Under a Platform</u>			✓	
<u>Floors – Intermediate</u>			✓	
<u>Floors – Perforated</u>			✓	
<u>Guardhouse and Sentry Post</u>			✓	
<u>Household Shelter</u>			✓	
<u>Indoor Recreation Space</u>			✓	✓
<u>Ledge – Air-Conditioner (common property)</u>	✓			

Items	Excluded from GFA*	Partially Excluded as GFA*	Included as GFA	GFA Over and Above Master Plan Control*
<u>Ledge – Air-Conditioner (private)</u>			✓	
<u>Ledge – Firemen’s</u>	✓			
<u>Ledge – Sun Shading Purpose</u>	✓			
<u>Letter Boxes</u>	✓			
<u>Lift Lobbies within Car Park Floor</u>		✓		
<u>Lift Motor Room</u>			✓	
<u>Lift Shaft (lowest floor)</u>			✓	
<u>Linkages</u>	✓			
<u>Loading and Unloading Bay</u>	✓			
<u>Loading and Unloading Platforms</u>			✓	
<u>Metal Ceiling Grid</u>	✓			
<u>Meter Compartment</u>	✓			
<u>M&E Space – With Limited Headroom</u>	✓			
<u>M&E Space – Within Basement Car Park Floor</u>	✓			
<u>M&E Space – Enclosed by Chain Link Fence on Car Park Floor</u>	✓			
<u>Motorcycle Parking Lot</u>	✓			
<u>Open Courtyards and Air Wells (Pre-1960)</u>			✓	
<u>Outdoor Refreshment Area</u>			✓	✓
<u>Outdoor Refreshment Kiosk</u>			✓	✓
<u>Pavilions</u>	✓			
<u>Pick-up/ Drop-off Point</u>	✓			
<u>Planter Boxes - Communal</u>	✓			
<u>Planter Boxes - Private</u>			✓	
<u>Private Enclosed Space</u>			✓	✓
<u>Private Roof Terrace</u>			✓	✓
<u>Privately Owned Public Space</u>	✓			
<u>Racking System for Storage Purpose</u>	✓			
<u>Recessed Window</u>			✓	
<u>Refuse Chamber</u>	✓			
<u>Refuse Chute</u>	✓			
<u>Reinforced Concrete Slabs Within Voids</u>			✓	

Items	Excluded from GFA*	Partially Excluded as GFA*	Included as GFA	GFA Over and Above Master Plan Control*
<u>Roof Cover</u>	✓			
<u>Roof Eaves and Building Projections – Below 6th Storey</u>		✓		
<u>Roof Eaves and Building Projections – At and Above 6th Storey</u>	✓			
<u>Shadow Area – Elevated Linkway</u>	✓			
<u>Shadow Area – Solar Panel</u>	✓			
<u>Service Duct</u>			✓	
<u>Sky Terrace</u>		✓		
<u>Staircase</u>			✓	
<u>Staircase – Intermediate</u>	✓			
<u>Staircase - Scissors</u>			✓	
<u>Staircase – Connecting Virtual Floors</u>			✓	
<u>Staircase – Uncovered External Perforated Staircase</u>			✓	
<u>Staircase – Uncovered Staircase to ESS</u>	✓			
<u>Unenclosed Façade Articulation</u>			✓	✓
<u>Void Deck</u>			✓	
<u>Walls and Columns</u>			✓	
<u>Water Tanks</u>	✓			

*Subject to compliance with requirements and conditions.