

Circular No : URA/PB/94/07- DCD
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CIRCULARS TO PROFESSIONAL INSTITUTES

REVISED GROSS FLOOR AREA (GFA) DEFINITION - CLARIFICATION ON CABLE CHAMBER

1. Please refer to our Circular No. [URA/PB/93/18-DCD](#) of 15 Jul 1993.
2. Para 4.8 of the above circular states that a cable chamber would not be counted as GFA if the height of the ESS and the cable chamber exceeding the 1st storey height control is a PUB requirement.
3. We have since received clarification from the PUB that cable chamber, where incorporated within the PUB substation, is required to be 2.0 m high. This is to allow sufficient clear height to terminate the power cables onto the switch-gear equipment. The 2.0 m height takes into account structural beams and the need for a clear height of 1.5 m to the underside of the beams. In view of this, cable chambers in PUB substation of 2.0 m high can be excluded from GFA calculation. A matrix showing the treatment of cable chamber is attached for your reference.
4. The above is to be applied with immediate effect and retrospectively to cases approved after 1 Sept 1989 (ie cases that were affected by the 1989 GFA definition).
5. I would appreciate it if you could convey the contents of this circular to relevant members of your organisation.
6. If you or your members have any queries about this circular, please do not hesitate to call our DCD Customer Service Hotline: 1800-223 4811. We would be pleased to answer queries on this and indeed any other development control matter.
7. Thank you for your assistance in conveying this information to your members.

LAM KWOK WENG
DIRECTOR
DEVELOPMENT CONTROL DIVISION
for CHIEF PLANNER
URBAN REDEVELOPMENT AUTHORITY

Treatment of cable chamber

Height of cable chamber	Combined height of cable chamber + ESS	Treatment of Cable chamber
Less than or equal to 2.0m	Does not exceed 1st storey height control	Not included as GFA
	Exceeds 1st storey height control	Not included as GFA
Exceeding 2.0 m	Does not exceed 1st storey height control	Not included as GFA
	Exceeds 1st storey height control	GFA unless the cable chamber height exceeding 2.0 m is a PUB requirement