

Appendix 4 – Guidelines for the Provision of Private Outdoor Spaces

GFA Treatment	Computed as GFA under the Balcony Bonus GFA scheme
GFA Quantum (new)	Bonus GFA capped at 7% above the Master Plan GPR Control
Balcony Openness	Balconies should have a continuous perimeter opening of at least 40%
Balcony Size (new)	Total balcony size for each dwelling unit capped at 15% of the internal nett unit size
Balcony Width (new)	Minimum width of 1.5m as measured from the external building wall
Balcony Access	Balcony should not take exclusive access from the kitchen or service area. Service balconies, which are commonly provided at the utility areas for the purpose of drying clothes, will not qualify for Balcony Bonus GFA.
Balcony Screen	Designed upfront and submitted with the development application for URA's approval.
	Screening for private outdoor spaces is allowed if it (a) can be drawn open or retracted fully and (b) allows for natural ventilation/air flow within the private outdoor space at all times, even when the screening is fully drawn
Information for Home-buyers on Balcony Screens (new)	Install a full-sized approved screening in the show unit of the development, if a sales gallery and/or show unit are erected for the development
	Explicitly state in the unit floor plan in Form 3 that "Balconies are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines"
	Provide purchasers of units the option to have the approved screening pre-installed at their private outdoor spaces. This option is to be offered via a side letter at the point of issuance of the Option to Purchase.

PES / PRT Covering	To provide a minimum covering of 2m in depth along the external wall of the unit abutting the PES / PRT. Alternatively, provide a design solution that protect users of the PES / PRT without compromising the open and outdoor character of the PES / PRT. Full covers over the entire PES can be allowed provided they comply with development control parameters such as building setback and site coverage. Full covers over the entire PRT can be allowed provided the development complies with the storey height controls applicable. The design of the covering provided should facilitate easy maintenance and avoid accumulation of litter which could cause nuisance to other units.
PES Enclosure or Fencing	Any PES enclosure or fencing that defines the extent of the PES is not to exceed 1m in height