

Appendix 1

Guidelines for Private Enclosed Spaces and Private Roof Terraces

All PES and private roof terraces within flat and condominium developments, including executive condominiums, will now be computed as GFA. To qualify under the bonus GFA, capped at 10% beyond the Master Plan allowable GPR, they will need to comply with the following guidelines.

Private Enclosed Spaces (PES)

S/N	Item	Guideline
1	Covers	a. Full covers over the entire PES can be allowed. To avoid ad-hoc coverings of PES by individual owners downstream that could mar the appearance of the development, PES covers are to be designed upfront to be well integrated with the overall design of the development and approved as part of the development application process. Developers can propose a single cover design, or a few designs for the buyers to choose from. b. However, developers will not need to install the entire cover. They will only need to install a covering of 2m in width from the external wall before selling the units, to ensure that basic protection from killer litter is provided. Homeowners will be given the flexibility and choice over the remaining cover for the rest of the PES, as long as it is one of the pre-approved designs. MCSTs can also use these pre-approved designs to guide homeowners who wish to extend their cover beyond the 2m.
2	Setback	The PES must be setback at least 3m from the common boundary and cannot encroach into the green buffer fronting the road, as the covers will add to the bulk and massing of the building.
3	Site Coverage	The entire PES will count towards the site coverage of the development.
4	PES enclosure or fencing	Any PES enclosure or fencing that defines the extent of the PES shall not exceed 1m in height. This is to ensure an open and semi-outdoor nature.

Private Roof Terraces

S/N	Item	Guideline	
1	Location	Private roof terraces are only allowed on the flat roof of a building. Private roof terraces will not be allowed on top of the attic level.	
2	Covers	a. Coverings can be allowed on private RTs. To avoid ad-hoc coverings of private RTs by individual owners downstream, covers are to be designed upfront to be well integrated with the overall design of the development and approved as part of the development application process. Developers can propose a single cover design, or a few designs for the buyers to choose from. b. However, installation of the covers will be optional. Homeowners can choose from one of the pre-approved designs, should they wish to cover the private RT subsequently. MCSTs can also use these pre-approved designs to guide homeowners who wish to install covers.	
2	Height Control	<u>If the storey height control has been maxed out</u> Any covers on roof terrace floor must be setback according to the 45 degree envelop taken from the springing line (see Illustration 1). The structures also must not exceed 5m in height at any point, subject to the technical height controls, where applicable.	<u>If the storey height control has not been maxed out</u> The roof terrace will be taken to be an additional storey. Covers will be allowed over the entire roof terrace floor. The overall height of the development must also comply with the technical height controls, where applicable.
3	Structures within private roof terraces	To retain the open and semi-outdoor nature of the RT, any structures must remain open-sided as viewed from the external façade.	

Illustration 1

If the storey height control has been maxed out

Any covers on roof terrace floor must be setback according to the 45 degree envelop taken from the springing line. The structures also must not exceed 5m in height at any point.

Example:

Storey Height Control – Max 5 storeys

