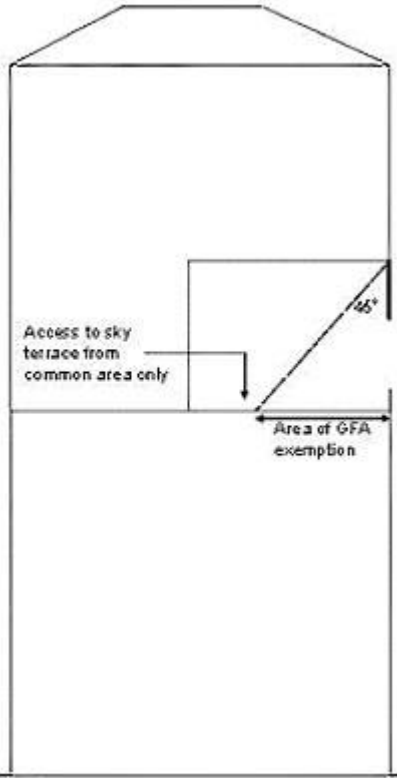


REVISED GUIDELINES FOR SKY TERRACES

Guideline	Details
GFA Exemption	The area of GFA exemption is defined by the 45-degree line taken from the outer edge of the building.  To enjoy this GFA exemption: <u>Landscaping</u> - The sky terrace is to be <u>lushly landscaped</u> with a suitable variety of plants; - The greenery on the sky terrace should be enjoyed by the building users as well as be <u>visible</u> from the surrounding environment; - Planting should be incorporated on <u>permanent</u> and preferably sunken planting beds, planned with sufficient soil depth based on the types of plants proposed. Some space should be set aside for the provision of communal facilities and furniture to enhance the usage of the sky terrace. * A Landscape Plan and relevant sections for the sky terrace is to be submitted as part of the development application. <u>Communal usage</u>

	iv. There should be one set of communal access via a lift or staircase serving the sky terrace. Secondary access to the sky terrace from strata units can be supported. v. The sky terrace should be of a meaningful size and configuration to facilitate communal usage. As a guide, the proposed depth of the sky terrace should be at least 5m. vi. For sky terraces in residential developments that occupy less than 60% of the floor plates, the sky terraces should serve a minimum of 2 strata units to ensure that they remain as communal space.												
To Encourage Larger Sky Terraces	Additional GFA, beyond the area defined by the 45 degree line can be granted subject to the following criteria: a. The sky terrace areas within the 45-degree line must occupy <u>at least 60% of the floor plate</u>. b. The additional area allowed for GFA exemption must form an integral part of the sky terrace. c. At least <u>60% of the perimeter of the sky terrace must not be enclosed</u>. d. The additional GFA exemption granted shall not exceed 20% of the floor plate. Additional GFA can be granted for the barrier-free access and fire-escape corridors located within the 45 degree line subject to the following: a. The sky terrace areas within the 45-degree line must occupy <u>at least 60% of the floor plate</u>. b. At least <u>60% of the perimeter of the sky terrace must not be enclosed</u>.												
Additional Floor to Floor Height for Predominant Sky terrace floor (>60% of floor plate)	<table> <tr> <td><u>Storey height of Dev</u></td><td><u>Additional Height</u></td></tr> <tr> <td>7-20 storeys</td><td>10m</td></tr> <tr> <td>21-30 storeys</td><td>15m</td></tr> <tr> <td>31-40 storeys</td><td>20m</td></tr> <tr> <td>41-50 storeys</td><td>25m</td></tr> <tr> <td>> 50-storeys</td><td>30m</td></tr> </table>	<u>Storey height of Dev</u>	<u>Additional Height</u>	7-20 storeys	10m	21-30 storeys	15m	31-40 storeys	20m	41-50 storeys	25m	> 50-storeys	30m
<u>Storey height of Dev</u>	<u>Additional Height</u>												
7-20 storeys	10m												
21-30 storeys	15m												
31-40 storeys	20m												
41-50 storeys	25m												
> 50-storeys	30m												
Perimeter Opening	• At least 40% of the perimeter of the sky terrace is to remain open and unenclosed. • At least 60% of the perimeter of the sky terrace is to remain open and unenclosed, if the applicant were to apply for additional GFA exemption for areas located outside the 45 degree line or for the barrier-free and fire escape corridors.												