### Ledges

Air-Conditioner Ledges

Air-conditioner (A/C) ledges that are included as strata area will be computed as GFA.

Non-strata AC ledges not exceeding 2.0m in width (as measured perpendicularly from the external wall) are not computed as GFA. For non-strata AC ledges exceeding 2.0m in width, the area to be excluded from GFA is only up to 2.0m in width.

<https://www.ura.gov.sg/-/media/Corporate/Guidelines/Development-control/GFA/GFA-35-Aircon-ledges_final.jpg?h=727&w=1000>

*Air-Conditioner Ledges*

Reinforced Concrete Ledge for Sun Shading or Firefighting Purposes

Reinforced Concrete (RC) ledges meant for sun-shading or firefighting purposes (i.e. firemen's ledges) are excluded from GFA if they comply with the following requirements:

* Does not exceed 2.0m in width;
* No railing or parapet wall; and
* Located at the external façade.

For RC ledges exceeding 2.0m in width, the area to be excluded from GFA is only up to 2.0m in width.

*Last updated on 26 Jul 2023*