### Roof Eaves and Building Projections

Roof Eaves located below the 6th Storey

For areas covered by roof eaves located below the 6th storey, up to 2.0m of the area is excluded from GFA subject to the following requirements:

* The roof eaves and sun shading devices shall be column-free and shall not be accessible except for maintenance purpose only;
* The roof eaves and sun shading devices shall comply with the setback requirements from the common boundaries of the development;
* Roof eaves and sun shading devices facing public roads may be allowed within the physical buffer and not within green buffer.



*Roof Eaves and Sun Shading Devices below 6th Storey*



*Sun Shading Devices and Building Projection below and above 6th Storey*

Roof Eaves located at and above the 6th Storey

For area covered by the roof eaves located at the 6th storey and above, the entire area is excluded from GFA subject to the following requirements:

* The roof eaves and sun shading devices shall be column-free and shall not be accessible except for maintenance purpose only;
* The roof eaves and sun shading devices shall comply with the setback requirements from the common boundaries of the development;
* Roof eaves and sun shading devices facing public roads may be allowed within the physical buffer and not within green buffer.



*Roof Eaves above 6th Storey*



*Sun Shading Devices above 6th Storey*



*Sun Shading Devices above 6th Storey*

Building Projections located below the 6th Storey

For areas covered by building projections (e.g. ledges, planter boxes, bay window, balconies and design features) located below the 6th storey, up to 2.0m of the shadowed area is excluded from GFA subject to the following requirements:

* The covered area must not fall within a walled-up enclosed space and balcony area;
* The covered area must be column free and shall not be enclosed on the sides.

*Building Projections below 6th Storey*

*Building Projection below and above 6th Storey*

Building Projections located at and above the 6th Storey

For areas covered by building projections (e.g. ledges, planter boxes, bay window, balconies and design features) located at the 6th storey and above, the entire shadowed area is excluded from GFA subject to the following requirements:

* The covered area must not fall within a walled-up enclosed space and balcony area;
* The covered area must be column free and shall not be enclosed on the sides;



*Building Projections above 6th Storey*

*Building Projections above 6th Storey*



*Building Projection below and above 6th Storey*

Elevated Linkways

Area shadowed by link bridges or elevated linkways (regardless of height) is excluded from GFA.



*Area shadowed by Elevated Linkways*

*Last updated on 26 Jul 2023*