### Unenclosed Façade Articulation

Unenclosed façade articulation (previously known as Urban Verandahs) are included as GFA.

Façade Articulation – Bonus GFA

Under prevailing guidelines, unenclosed façade articulation within Orchard Planning Area may be included as bonus GFA if they adhere to the guidelines and submission requirements stated in the Orchard Planning Area Urban Design Guidelines and Plan. Refer to the link below for more information on the guidelines.

|  |  |
| --- | --- |
| **Urban Design Guidelines** | [Facade Articulation Guidelines (Orchard Planning Area)](/-/media/Corporate/Guidelines/Development-control/Circulars/2019/Nov/dc19-18/OR/Annex-B.pdf) |