

GROSS FLOOR AREA (GFA) CALCULATIONS IN HONG KONG

FEATURE	BUILDING (PLANNING) REGULATION	REMARKS
General floor area	Accountable	Area within outer surface of external walls.
Basement	Accountable	
Balcony *	Accountable	Non-accountable subject to following major conditions: 1. Only applicable to residential buildings; 2. Location of the balcony is restricted to the living room, dining room or bedroom; 3. Not more than 50% of the area of the balcony is to be exempted from GFA and SC calculations; 4. Other conditions specified in Joint Practice Note No. 1.
Utility platform *	Accountable	Non-accountable subject to following major conditions: 1. Only applicable to residential buildings; 2. Not more than 50% of the area of the utility platform is to be exempted from GFA and SC calculations; 3. The maximum area to be exempted for such platform including portion of such platform per residential unit is 0.75m ² ; 4. Other conditions specified in Joint Practice Note No. 2.
Curtain wall / cladding	Non-accountable	non-accountable subject to conditions: 1. The curtain wall system itself does not form part of the structural system of the parent building; 2. The system does not result in any additional floor area at a floor level by providing a reinforced concrete dwarf perimeter wall not less than 300mm high measured from the floor level; 3. The projection of the system from the outer face of the structural elements does not exceed 200mm for a domestic building and 250mm for non-domestic building; 4. The external reflectance of the glass used in the system does not exceed 20%.
External wall *	Non-accountable	Non-structural precast facades may, subject to conditions, be excluded from GFA calculation.
Plant rooms (Non-mandatory or non-essential plantroom *)	Non-accountable	Subject to justification with reasonable plant layouts.
Staircases and lift shafts	Accountable	Except staircases and lift shafts solely serving non-accountable areas.
Covered public carparking space*	Accountable	Underground public car space can be exempted. OR Aboveground - required to be provided under lease for and as part of the GA. OR Aboveground - required to be provided under lease for subsidised sale/rental flats as accepted by the Government, to be provided by HKHS or URA.

Covered private carparking space*	Non-accountable	Underground public car space can be exempted. Only 50% area can be exempted if above ground. Area above ground can only be 100% exempted under for the following circumstances: Not more than one aboveground floor - on the condition that a minimum of two underground carparking floors which fully utilise the site are provided; OR Aboveground - under circumstances that site constraints is making underground car parks technically infeasible, or posing no adverse environmental or visual impact. OR Aboveground - required to be provided under lease for and as part of the GA. OR Aboveground - required to be provided under lease for subsidised sale/rental flats as accepted by the Government, to be provided by HKHS or URA.
Wider common corridor or lift lobby *	Accountable	Concession may be granted for lift lobbies subject to conditions.
Refuge floor	Non-accountable	
Loading and unloading bay	Non-accountable	Applicable if required under local standard/lease and built on ground floor or below ground. Only 50% area can be exempted for Not more than one aboveground floor - on the condition that a minimum of two underground carparking floors which fully utilise the site are provided. Area above ground can only be 100% exempted under for the following circumstances: Aboveground - under circumstances that site constraints is making underground car parks technically infeasible, or posing no adverse environmental or visual impact. OR Aboveground - required to be provided under lease for and as part of the GA. OR Aboveground - required to be provided under lease for subsidised sale/rental flats as accepted by the Government, to be provided by HKHS or URA.
Refuse storage chambers, refuse storage, refuse chutes, refuse hopper rooms	Non-accountable	
Covered area on roof-tops	Accountable	Non-accountable for plant rooms and staircases serving non-accountable area only.
Recreational facilities *	Accountable	Non-accountable subject to conditions.
Spaces for watchmen and management staff *	Accountable	Non-accountable subject to conditions.
Modular Integrated Construction	Accountable	Concession may be granted to 10% of the MIC floor area upon submission of an application.

* Total concessions of these areas are subject to a cap of 10% of the total GFA and prerequisites with sustainability designs.

Provided that the car parking spaces are EV charging-enabling.

Disclaimer : GFA calculations are subject to various legislation and practice notes. All cases of accountable or non-accountable GFA are subject to individual conditions. The above presents a brief summary only and users are advised to seek professional advice from authorized persons. Arcadis herewith disclaims any liability that may arise from unsolicited use of the information given above.

GROSS FLOOR AREA (GFA) CALCULATIONS IN MAINLAND CHINA

FEATURE	NATIONAL STANDARD - STANDARD MEASUREMENT FOR CONSTRUCTION AREA OF BUILDING (GB/T 50353-2013)	REMARKS FOR BEIJING, SHANGHAI AND GUANGZHOU
General floor area	Accountable	Area within outer surface of external insulation. Shanghai : External insulation is exempted from calculation of plot ratio.
Basement	Accountable	1. Beijing: Non-accountable 2. Shanghai : Non-accountable. 3. Guangzhou : Accountable for GFA except where the floor space is solely for plant rooms or carpark.
Balcony / utility platform	Accountable	
Curtain wall / cladding	Accountable	Except decorative type of curtain wall.
External wall finishes (including bay windows)	Non-accountable	
Plant rooms	Accountable	
Staircases and lift shafts	Accountable	
Covered public carparking space	Accountable	
Covered private carparking space	Accountable	
Lobby	Accountable	

Canopy	Accountable	Non-accountable subject to width of the canopy not exceeding 2.1m.
Refuge floor	Accountable	1. Shanghai : Non-accountable. 2. Guangzhou : Only refuge areas on refuge floor are non-accountable.
Space below elevated ground floor	Accountable	Non-accountable for GFA if for the usage of walkway, green, public amenities or similar public function.
Covered walkways	Accountable	
Loading and unloading bay	Accountable	Non-accountable if not roofed over.
Refuse storage chambers, refuse storage, refuse chutes, refuse hopper rooms	Accountable	Non-accountable if not roofed over.
Floor space inside sloping roof	Accountable	Non-accountable if clear height does not exceed 1.2m.
Covered area on roof-tops	Accountable	1. Shanghai : Non-accountable if the area of the construction on roof-top does not exceed 1/8 of the area of the typical floor. 2. Guangzhou: Staircase, lift lobby and water tank room on roof-tops are exempted from GFA
Recreational facilities	Accountable	
Spaces for watchmen and management staff	Accountable	
External staircases	Accountable	Non-accountable if not roofed over.

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CONSTRUCTION FLOOR AREA (CFA) DEFINITION

The construction floor area measured from drawings is defined as covered floor areas fulfilling the functional requirements of the building measured to the outside face of the external walls or external perimeter.

It includes floor areas occupied by:

- partitions
- columns
- stairwells
- lift shafts
- plant rooms
- water tanks
- balconies
- utilities platforms
- vertical ducts
- service floors higher than 2.2m and the like

But excludes floor areas occupied by:

- bay windows
- planters projecting from the building, and
- the areas covered by canopies, roof eaves and awnings

Sloping surfaces such as staircases, escalators and carpark ramps are to be measured flat on plan.

The measurement of construction floor area is as defined by Arcadis.