

Building (Planning) Regulation 23(3)Non-accountable Gross Floor Area

The phrase "..... or any similar service" at the end of the captioned regulation may generally be interpreted to include water tanks, boiler rooms, electrical switch rooms, meter rooms, transformer rooms, generator rooms, pump rooms, and telephone equipment rooms. In each case the size of any such feature, and its location, should be appropriate to the layout and size of the main building. In a similar manner, and provided the facilities are fully acceptable to the Urban Services Department, the area of refuse container chambers, and refuse hopper rooms (including associated chutes) may also be discounted.

2. The horizontal area of staircases, lift shafts, and vertical ducts should normally be measured for gross floor area together with the floor through which they pass, but where these features pass through a floor which is not accountable for gross floor area then they may also be discounted. Where on any floor there is only a very limited proportion of accountable floor area the question of whether lift shafts, staircases and vertical ducts may be discounted, in whole or part, from measurements of gross floor area will depend upon the layout and circumstances.

3. My Practice Note 1975.23 has already dealt with the subject of voids, etc., being permitted not to count as gross floor area by a modification of Building (Planning) Regulation 23(1)(b). You may wish to note that in general terms, and subject to the special circumstances of each case, I am also prepared to consider favourably applications for similar modifications in respect of:-

- (a) chimney shafts forming an integral part of a new building,
- (b) fire refuge areas which satisfy general planning requirements,
- (c) unobstructed covered areas generally intended for and designed as playgrounds.

4. The subject of exclusion from gross floor area of any floor space used solely for the parking, or for the loading, or unloading, of motor vehicles is affected by many factors and I regret that at present it is not possible to issue a comprehensive and up-to-date guide on what provisions would satisfy me. This matter will be dealt with as soon as a number of provisional assumptions and policies have been tested and confirmed but in the interim each case will be considered on its merits.

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