



Submission by The Hong Kong Institute of Surveyors

**Panel meeting on
“Disclosure of saleable area in sales description for residential properties”
17 July 2007**

Saleable Area – Proposal Version 5 (5 July 2007)

(A) Background

In order to cope with the changing market condition and to address the diversified market views, the Hong Kong Institute of Surveyors (“HKIS”) has formed a Working Group to review the existing “Code of Measuring Practice”. A revised “Code” will be published to supersede the existing “Code”.

HKIS intends to replace the sections covering the “Saleable Area” and “Ancillary Accommodation” with the following:-

(B) Core Area (主體面積)

“Core Area” of a unit comprises the floor area exclusively allocated to that unit but excluding common areas such as staircases, lift shafts, lobbies and communal toilets. It shall be the area contained within the enclosing walls of the unit measured up to the exterior face of an external wall or the center line of a separating wall between adjoining units, as the case may be. Enclosing walls separating a unit from a lightwell, a lift shaft or any similar vertical shaft, or a common area, shall be deemed an external wall and its full thickness shall be included. All internal partitions and columns within the unit shall be included.

Core Area of a unit should be roofed, of full head-room and should be capable for full normal occupation.



(C) Ancillary Area (附屬面積)

“Ancillary Area” of a unit comprises the floor area exclusively allocated to that unit not qualified as “Core Area”.

Ancillary Area comprises the following components and their respective measurement criteria are mentioned below:

<u>Components</u>	<u>Measurement Criteria (if any)</u>
(1) Cockloft (of clear headroom less than 2.0m)	To be measured from the interior of the enclosing walls of such cockloft.
(2) Bay Window	To be measured from the exterior of the enclosing walls or glass windows of such bay window and from the point where the bay window meets the wall dropping to the floor level of a unit but excluding the thickness of such wall.
(3) Yard/Terrace/Garden/Flat Roof/Roof/Unroofed Balcony	To be measured from the interior of their boundary lines, and where the boundary consists of a wall, then it shall be measured from the interior of such wall.
(4) Garage	To be measured from the interior of its enclosing walls.
(5) Carparking Space	Carparking Spaces are not included for area calculation. They shall be counted by number of spaces.
(6) Plant Room, Meter Room	To be measured from the interior of its enclosing walls.
(7) Others	To be further advised by HKIS.



(D) Notes

1. Pipe Duct, A/C Platform, mouldings, flower boxes and architectural fins are not Core Area or Ancillary Area.
2. Voids in duplex flats and houses are not counted as Core Area or Ancillary Area.
3. Area occupied by internal staircases connecting different levels of areas which are qualified to be counted as Core Areas (or Ancillary Area, as the case to be) shall counted as Core Area (or Ancillary Area), irrespective of its headroom.
4. Enclosing walls includes external walls, party walls, boundary walls (in the form of fences, parapet and etc.) and (in the absence of physical walls) boundary lines.
5. Members shall separately state the measurement results of Core Area and Ancillary Area. For Ancillary Area, members shall separately state the respective Ancillary Areas of the components as classified above.
6. Full headroom is defined as having clear headroom of not less than 2 meters.
7. Full normal occupation is defined as the use of the premises for its primary function (e.g. habitation, office use, factory, shop, etc.).

Prepared by The Hong Kong Institute of Surveyors
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