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THE HONG KONG INSTITUTE OF SURVEYORS

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Dear Ir Wong

Saleable Area
HKIS Code of Measuring Practice – 1999

The Hong Kong Institute of Surveyors has commenced a revision exercise on the above Code of Measuring Practice published in March 1999, firstly focusing on the definition of Saleable Area.

We have since come up with a draft which is undergoing a consultation stage with various major stakeholders; views so solicited will be incorporated as appropriate.

We have pleasure in enclosing a copy for your information and comments which will undoubtedly be extremely valuable to the final compilation of the definition.

Yours sincerely
The Hong Kong Institute of Surveyors

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Raymond Chan
President

Encl – version 0

(A) Background

HKIS has decided to review the existing "Code of Measuring Practice" (the "Code"). A Working Group with representatives from divisions was formed. The Working Group has decided to review the Code by stages. The first stage is related to Saleable Area. The Working Group also wish to review the Gross Floor Area in the next stage.

A revised "Code" will be published to supersede the existing "Code".

(B) Saleable Area

1. The Saleable Area of a unit comprises the floor area exclusively allocated to that unit including balconies and other similar features 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.

Saleable Area describes the ownership and occupation of the premises in relation to the building structure. As such it also reflects to a certain extent the rights and liabilities appurtenant to the premises.

2. Saleable Area is an area which comprises "Core Saleable Area" and "Ancillary Saleable Area".

Core Saleable Area is the Saleable Area which is roofed, of full head-room and capable for full normal occupation.

Saleable Area not classified as Core Saleable Area is Ancillary Saleable Area.

3. Saleable Area comprises (but not limited to) the following components and their respective special measurement criteria are mentioned below:

<u>Components</u>	<u>Special Measurement Criteria (if any)</u>
(a) Core Saleable Area	It shall be the roofed area contained within the enclosing walls: i) Except for area at doorways, any area with the Core Area should have a clear headroom of not less than 2m. ii) Plant Room and Pipe Duct whether they are accessible from the Core Area or not, should be excluded from the Core Saleable Area calculation.
(b) Ancillary Saleable Area	
(b1) Cockloft (of clear headroom less than 2m)	It shall be the cockloft floor area excluding voids at Cockloft floor level.
(b2) Bay Window	It shall be the area that projects beyond the exterior face of an external wall. The measurement should be taken at sill level and excluding any peripheral mouldings.
(b3) Yard/Terrace/Garden/Flat Roof/Carpark	
(b4) Car Parking Space	It shall be the area that is within and including the designating markings on the floor. If the designating markings is a common designating marking with another carparking space, the measurement should be up to the center of this line.
(b5) Plant Room	

Pipe Duct, A/C Platform, mouldings and architectural fins are not saleable area.

Members are recommended to separately state the measurement results of Core Saleable Area and Ancillary Saleable Area. For Ancillary Saleable Area, it is further recommended that respective Ancillary Saleable Areas of the components should be separately stated as classified above.

(C) Commentaries from the Working Group

1. In respect of the use of terminologies: "Saleable Area" and "Saleable Floor Area", it is noted that the "Saleable Area" and "Saleable Floor Area" are both used in the property market. To ensure consistency, only "Saleable Area" is proposed to be used in the revised "Code".
2. In the existing "Code" the Chinese name of "Saleable Area" is "實用面積 / 銷售面積". With reference to the Glossaries of Terms commonly used in Government Department, "實用面積" is not only the Chinese name of "Saleable Area" but also "Usable Floor Area". Other Chinese names such as "出售面積" and "可銷售面積" are used. To avoid confusion and ensure consistency, one Chinese name "銷售面積" is proposed to be used in the revised "Code".
3. Working Group considered the need to maintain in principal the existing measurement criteria of Saleable Area. Working Group also believed that the best way to protect public interests is to ensure that area data can be readily available and accessible to the public.