

SALEABLE AREA



THE ROYAL INSTITUTION OF CHARTERED SURVEYORS
HONG KONG BRANCH



THE HONG KONG INSTITUTE OF SURVEYORS

JOINTLY WITH



THE CONSUMER COUNCIL



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November, 1985

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The Royal Institution of Chartered Surveyors (Hong Kong Branch) and the Hong Kong Institute of Surveyors jointly with The Consumer Council advise the adoption of the following method of measurement of Saleable Area of premises when dealing with property matters in Hong Kong.

SALEABLE AREA

This shall mean the floor area exclusively allocated to the unit including balconies and verandahs but excluding common areas such as stairs, lift shafts, lobbies and communal toilets.

METHOD OF MEASUREMENT

The Saleable Area shall be measured from:—

- i) The exterior of the enclosing walls of the unit;
- ii) The middle of the party walls between two units.

It shall include the internal partitions and columns within the unit, but shall exclude the common parts outside the enclosing walls of the units. If the enclosing wall abuts a common area, then the whole

enclosing wall shall be included. If the unit abuts a light well or lift shaft, measurement shall be taken from the exterior of the enclosing walls facing the light well and/or lift.

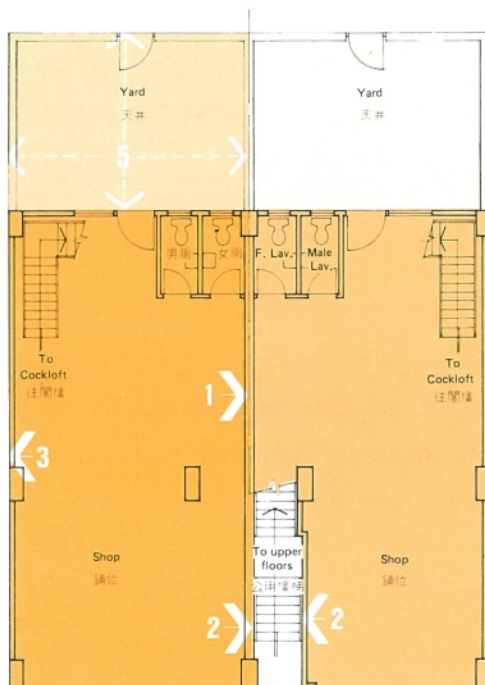
NOTE

Cocklofts, bay windows, yards, terraces, gardens, flat roofs, carports and the like should be measured as attachments/additions and quoted separately with their respective areas.

For any queries, please write to

The Royal Institution of Chartered
Surveyors (Hong Kong Branch)
The Hong Kong Institute of Surveyors
Room 1936, Swire House
9 Connaught Road Central
Hong Kong

The Consumer Council
1 Hennessy Road
3rd Floor, Asian House
Hong Kong



Ground floor Plan 地下

SAMPLE PLAN FOR A SHOP

NOTES

附註

- 1** Saleable Area of the Unit is measured up to the centre line
量度「實用面積」時，由分隔毗連單位之牆壁中線起計。
- 2** The full thickness of the walls separating the units from
分隔該單位與公用地方（如樓梯等）牆壁之整幅厚度，
- 3** The full thickness of external walls are included.
- 4** Cocklofts are measured and noted separately.
- 5** Yards are measured and noted separately.



Cockloft Plan 閣樓

鋪位圖則實例

of the wall separating adjoining units.

Common Areas, Staircases, etc. are included.

應計算在內。

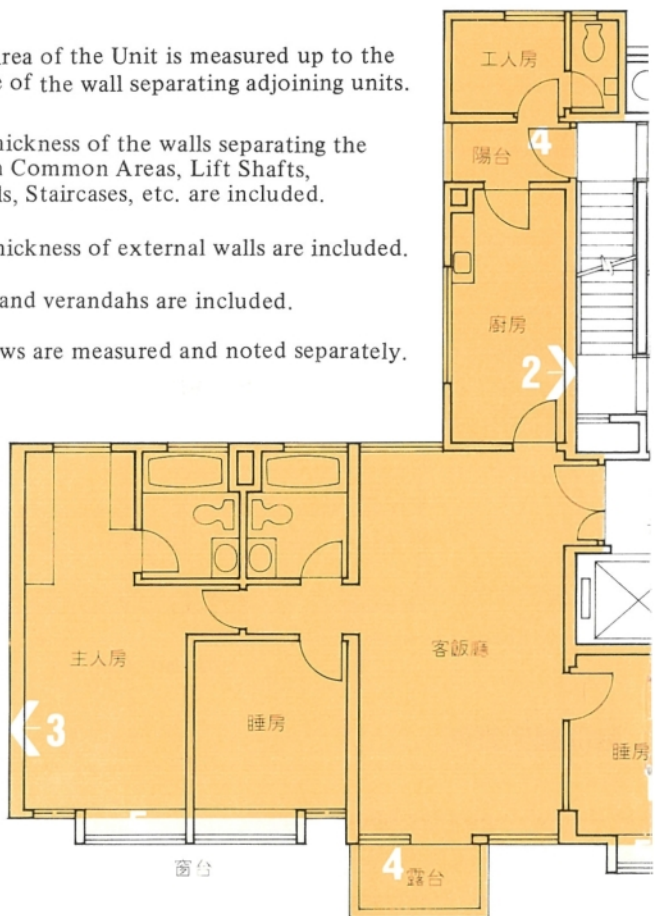
整幅外牆厚度應計算在內。

閣樓面積須另外註明。

天井面積須另外註明。

NOTES

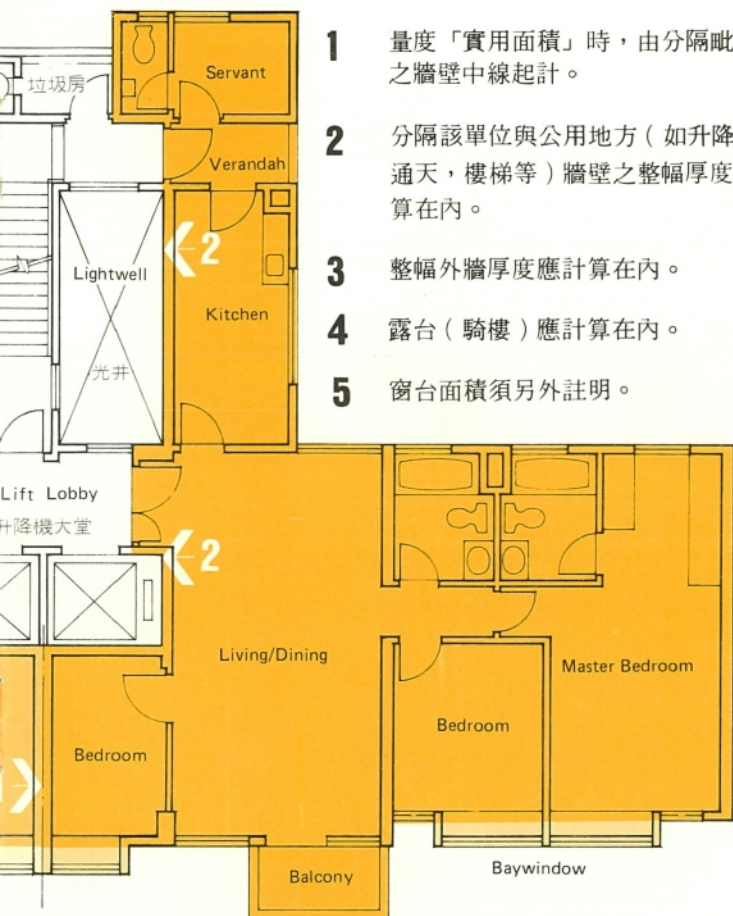
- 1** Saleable Area of the Unit is measured up to the centre line of the wall separating adjoining units.
- 2** The full thickness of the walls separating the units from Common Areas, Lift Shafts, Light Wells, Staircases, etc. are included.
- 3** The full thickness of external walls are included.
- 4** Balconies and verandahs are included.
- 5** Baywindows are measured and noted separately.



SAMPLE PLAN FOR A DOM

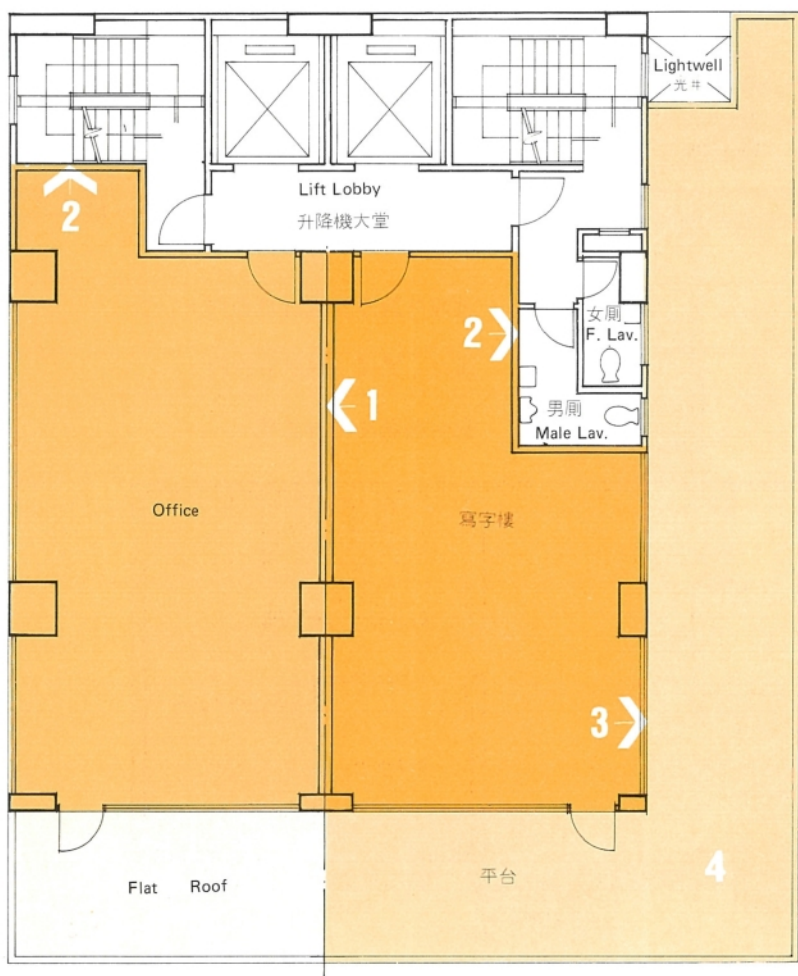
附 註

- 1** 量度「實用面積」時，由分隔毗連單位之牆壁中線起計。
- 2** 分隔該單位與公用地方（如升降機槽，通天，樓梯等）牆壁之整幅厚度，應計算在內。
- 3** 整幅外牆厚度應計算在內。
- 4** 露台（騎樓）應計算在內。
- 5** 窗台面積須另外註明。



ESTIC UNIT

住宅單位圖則實例



SAMPLE PLAN FOR AN OFFICE BUILDING

寫字樓圖則實例

NOTES 附註

- 1** Saleable Area of the Unit is measured up to the centre line of the wall separating adjoining units.
量度「實用面積」時，由分隔毗連單位之牆壁中線起計。

- 2** The full thickness of the walls separating the units from Common Areas, Communal toilets, Staircases, etc. are included.
分隔該單位與公用地方（如公用廁所，樓梯等）牆壁之整幅厚度，應計算在內。

- 3** The full thickness of external walls are included.
整幅外牆厚度應計算在內。

- 4** Flat roofs are measured and noted separately.
平台面積須另外註明。

位外之任何公用地方。如該單位毗連公用地方，則整幅分隔該單位及公用地方之牆壁厚度，全部應包括在「實用面積」內。如該單位毗連通天或升降機，則整幅分隔該單位及通天或升降機之牆壁厚度，亦應計算在內。

附 註

如該單位附有閣樓、窗台、庭院、花園、平台、天井、車房等，其面積必須分別量度及註明。

如有諮詢，歡迎來函

香港測量師學會及英國皇家特許測量師學會（香港分會）

中環干諾道中太古大廈一九三六室

消費者委員會

灣仔軒尼詩道一號熙信樓三樓

香港測量師學會，英國皇家特許測量師學會（香港分會）及消費者委員會建議各界人士，於處理有關香港物業事宜時，採用如下「實用面積」之量度方法。

實用面積

此乃指個別單位內之樓面面積，包括露台（即騎樓），但不包括樓宇之公用地方如樓梯，升降機槽，大堂及公用廁所等。

量度方法

在量度「實用面積」時，

- 一、應由圍繞該單位之牆壁向外之一面度起；
- 二、如該單位與另一單位相連，則由分隔此兩單位之牆壁中線起計。

「實用面積」應包括該單位內部間牆及支柱，但不包括在該單



香港測量師學會

英國皇家特許測量師學會（香港分會）

暨



消費者委員會

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此冊子內容歡迎引錄，惟必須註明『錄自香港測量師學會，英國皇家特許測量師學會（香港分會）及消費者委員會編製之「實用面積」。』

實用面積



香港測量師學會



英國皇家特許測量師學會
(香港分會)

暨



消費者委員會