



量度作業守則



Code of Measuring Practice



香港測量師學會
THE HONG KONG INSTITUTE OF SURVEYORS

一九九九年三月第一版

1ST EDITION
MARCH 1999

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PREFACE

前言

For property transactions including sale and purchase, leasing, acquisition, conveyance, or for related purposes such as planning, valuation, taxation, property maintenance and management, etc., different measurement terms are used to describe premises. This has caused confusion to clients and consumers as these terms were hitherto not well defined and there were variations in applications.

To remedy the situation, the Hong Kong Institute of Surveyors publishes this Code as a guide to professional practice. Professional surveyors are reminded that they owe a duty of care to their clients to use terms that are well defined and unambiguous. For the description of property and premises, professional surveyors are strongly advised to follow this Code for the definition and application of the measurement terms to achieve consistency and to promote understanding.

It is emphasized that "Saleable Area" remains the most appropriate measurement for property transaction. Where other measurements are also adopted, they must be so used to add clarity or for specific purposes which must be clearly stated.

It is also emphasized that the terms used in this Code must be distinguished from any other similar terms used under a different context.

It must be noted that this Code deals only with the measurement of premises for property transaction and related purposes and the relevant surveyor's expertise must be sought in respect of other matters such as planning and valuation. After all professional surveyors are to use their expertise in the best endeavour to serve clients and consumers both professionally and ethically.

March 1999

在 進行物業交易，包括買賣、租賃、收購、轉讓，或其他相關業務時，例如
規劃、估值、稅務、物業保養和管理等，往往採用了多項不同的量詞來描
述樓宇。由於該等量詞至今仍未有清晰界定，並且在使用時有不同的方式，以致
客戶和消費者感到混淆。

為糾正這種混亂的現象，香港測量師學會現製訂本「守則」作為指引。為承擔對
客戶的關顧責任，專業測量師應該使用妥為界定的明確術語。為了統一作業和促
進理解，在描述物業和樓宇時，專業測量師應遵照本「守則」所釐定的量詞定義
和使用指引。

在此要強調，「實用面積」（或稱「銷售面積」，下同）仍是物業交易中最適用的
量度準則。如果同時使用其他量詞的話，必須是為了增加交易的明確性，如果是
為了其他特定目的，更必須清楚說明。

在此重申，本「守則」中所用的量詞，必須與在不同情況下使用的其他任何類似
的量詞有所區別。

請注意，本「守則」只處理物業交易和相關業務中的樓宇量度辦法，至於規劃、估
值等其他事項，必須按照有關的測量師專業準則處理。總而言之，專業測量師應盡
量發揮他們的專門知識和技能，為客戶和消費者提供符合職業操守的專業服務。

一九九九年三月

INTRODUCTION

引言

This Code is to provide standardised interpretations of the various measurement terms commonly used to describe floor areas for property transactions and related purposes.

This Code may be cited as the Code of Measuring Practice.

本「守則」目的在對物業交易和相關業務中通常用來說明樓面面積的各種量詞釐定標準釋義。

本「守則」可被引述為「量度作業守則」。

MEASUREMENT OF PREMISES

量度樓宇

A building or a unit in a building may be described in various ways for different purposes. When describing a premises in terms of floor area, it is important that measurements are taken accurately and described consistently.

"Saleable Area" has been the most widely used and accepted description of a premises for property transaction. "Gross Floor Area", "Lettable Area" and "Internal Floor Area" are used for specific purposes but sometimes they are also used to provide additional information for property transaction. Care must be taken in the use of these terms as they have different meanings and carry different implications.

Where measurements are taken from building plans, they should, as far as practicable, be based on the latest available version approved by the Building Authority. Where areas to be included for measurement are not readily discernible from plans, they should be stated separately.

為了不同的目的，一幢樓宇或樓宇中的一個單位可用不同的方式描述。當以樓面面積來描述樓宇時，其量度的方法和所用的量詞必須準確和一致。

「實用面積」（或稱「銷售面積」，下同）是在物業交易中最常用和被廣泛接受用來描述樓宇的量詞。「總樓面面積」、「租用面積」和「內部樓面面積」等量詞有它們特別的用途，但有時也可以作為物業交易中的附加資料；因為它們具有不同的意義和涵義，故此使用這些量詞時必須謹慎。

如果要從建築圖則取得量度數據，必須在實際可行的情況下，參照經由建築事務監督批准的建築圖則的最新版本。如果要量度的面積不易從圖則上識別，便應把它們分別列出，並清楚說明。

GROSS FLOOR AREA

總樓面面積

The Gross Floor Area of *a building*, as defined in Building (Planning) Regulation 23(3)(a), shall be "the area contained within the external walls of the building measured at each floor level (including any floor below the level of the ground), together with the area of each balcony in the building, which shall be calculated from the overall dimensions of the balcony (including the thickness of the sides thereof), and the thickness of the external walls of the building".

This includes the areas of all floors, staircases and lift shafts but generally, the area of car parking spaces, mechanical rooms, transformer rooms, refuse chambers and similar provisions may be disregarded by the Building Authority by virtue of Building (Planning) Regulation 23(3)(b). In certain cases, subject to the Building Authority's discretion, areas for amenity and recreational facilities may be discounted, or concessionary plot ratio - which amounts to additional gross floor area - may be allowed.

The Gross Floor Area of *a building* as defined above is used principally to compute the plot ratio of a building development for building control purposes under the Buildings Ordinance. There may be variations of interpretation when the same term is used for development control under the town plans or land leases.

Where Gross Floor Area of *a building* is to be used to describe a premises for property transaction and related purposes, the Building (Planning) Regulation definition shall generally be followed. Where any area is to be specifically excluded or included, such specific exclusion or inclusion shall be stated to facilitate mutual understanding.

The Gross Floor Area of *a unit* comprises the Saleable Area of that unit plus a proportionate share of all common areas within the building. The Gross Floor Area of *a unit* shall be measured in a similar manner as for the Gross Floor Area of *the building* as defined above.

根 據《建築物(規劃)規例》第23(3)(a)條的定義，一幢建築物的「總樓面面積」是指『在每層樓面水平(包括地面水平以下任何樓面)量度所得的建築物外牆以內面積，連同建築物內每個露台的面積(以露台整體尺寸計算，包括其圍邊的厚度)，以及建築物外牆的厚度』。

這包括所有樓層、樓梯和升降機槽的面積，但在一般情況下，停車位、機械房、電力變壓房、垃圾房和其他類似設施的面積，建築事務監督可以根據《建築物(規劃)規例》第23(3)(b)條的規定不予計算。在某些情況下，建築事務監督可行使酌情權，豁免計算用以美化環境和康樂設施所佔的面積，或者批准優惠地積比率，這相當於增加了「總樓面面積」的數值。

上述一幢建築物的「總樓面面積」的定義，主要是為了按照《建築物條例》中的建築管制，用來計算建築物發展的地積比率。當根據城市規劃或土地契約進行發展管制事宜而引用同一量詞時，對它可能有不同的解釋。

在物業交易和相關業務中使用一幢建築物的「總樓面面積」來描述樓宇時，一般應遵照《建築物(規劃)規例》的定義。如果要特別包括或不包括任何面積，便應明確說明，以方便理解。

一個單位的「總樓面面積」包括該單位的「實用面積」，加上按比例攤分，它在該建築物內所有公用地方的面積總和中所佔的積份。量度一個單位的「總樓面面積」的方法，與上述一幢建築物的「總樓面面積」的量度方法相似。

SALEABLE AREA

實用面積 / 銷售面積

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 centre 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.

一個單位的「實用面積」是指單獨分配給該單位的樓面面積，其中包括露台和其他類似設施的面積，但不包括公用地方的面積，例如樓梯、升降機槽、大堂和公共廁所等。這「實用面積」是單位圍牆內所包含的面積，按實際情況量度至外牆的外表面或與相鄰單位共有的分隔牆的中線。該單位與光井、升降機槽或任何類似直槽、或公用地方的分隔牆，應視作外牆處理，它的整個厚度應包括在內。單位內所有的間牆和支柱都應包括在內。

「實用面積」是描述以建築物結構為依據，某樓宇的所有權和佔用狀況。因此，它在一定程度上亦反映了與該樓宇有關的權利和責任。

LETTABLE AREA

租用面積

The Lettable Area of a unit occupying an entire floor shall be the floor area exclusively allocated to that unit including toilets and lift lobbies but excluding common areas such as staircases and smoke lobbies, lift shafts and plant rooms.

The Lettable Area of a unit which is one of several units making up an entire floor shall be the floor area exclusively allocated to that unit plus a proportionate share of the communal toilets, lift lobbies and passageways among the units on that floor such that the aggregate Lettable Areas of all subdivided units on the floor shall equal the Lettable Area of the floor if occupied as one single unit.

Lettable Area shall be measured in a similar manner as for Saleable Area but is mainly used for rental purposes.

如果一個單位佔用整個樓層時，它的「租用面積」是指單獨分配給該單位的樓面面積，包括廁所和升降機門廊的面積，但不包括公用地方的面積，例如樓梯、防煙門廊、升降機槽和機房。

如果一個樓層劃分成多個單位時，其中一個單位的「租用面積」是指單獨分配給該單位的樓面面積，加上按比例攤分，它在該樓層的公共廁所、升降機大堂和走廊面積總和中所佔的積份，而該樓層所有單位的「租用面積」的總和，應該相等於由一個單位佔用整個樓層時的「租用面積」。

量度「租用面積」的方法與量度「實用面積」的方法相似，但「租用面積」主要在涉及租賃交易時使用。

INTERNAL FLOOR AREA

內部樓面面積

The Internal Floor Area of a unit comprises the enclosed internal space of the unit for the exclusive use of the occupier including balconies, toilets and lift lobbies forming part of that unit. It shall be the area contained within the enclosing walls of that unit measured to the interior face of the external wall or separating wall. All internal partitions and columns within the unit shall be included.

Internal Floor Area only denotes the enjoyable internal space of the premises and has no correlation with the building structure.

一個單位的「內部樓面面積」是指可供該單位佔用人獨自使用的內部面積，包括該單位所屬的露台、廁所和升降機大堂。這「內部樓面面積」是單位圍牆內所包含的面積，量度至外牆或分隔牆的內表面。單位內所有的間牆和支柱都應包括在內。

「內部樓面面積」只是表示樓宇內可運用的內部面積，與建築物結構無關。

ANCILLARY ACCOMMODATION

附屬地方

Ancillary accommodation such as cocklofts, bay windows, yards, terraces, gardens, flat roofs, car parking spaces and the like shall be measured as attachments or additions and stated separately with their respective areas. Where more than one measurement may be applicable, the one adopted for the description shall be clearly stated.

Cocklofts may be measured on the basis of Internal Floor Area or Gross Floor Area as the case may require. The minimum headroom of the cockloft shall be specified.

Bay windows shall be measured on the basis of Gross Floor Area as attachments to the exterior face of the external wall.

Yards, terraces, gardens or flat roofs shall be measured on the basis of Internal Floor Area or Saleable Area as the case may require.

Car parking spaces shall be measured to the centre of their demarcating lines or the interior face of their enclosing walls, as the case may be. The minimum headroom of the space shall also be specified.

附屬地方，例如閣樓、窗台、庭院、陽台、花園、平台、停車位和類似的地方，應當作附屬或附加部份分別量度，並應將它們的面積分別列出。如果有多個適用的量度方法，所選用的量詞便應清楚說明。

閣樓可按實際需要，以「內部樓面面積」或「總樓面面積」量度。而閣樓的最低樓層淨高也應加以說明。

窗台應視作外牆外表面的附屬部份，以「總樓面面積」量度。

庭院、陽台、花園或平台都可按實際需要，以「內部樓面面積」或「實用面積」量度。

停車位應按實際情況，量度至劃線的中央或其圍牆的內表面。而最低樓層淨高也應加以說明。

APPLICATIONS

應用

GENERAL

一般原則

1. Where any part of a unit or ancillary accommodation has headroom significantly different from the rest of the premises, such space shall be separately measured and stated. For premises with sloping ceilings, any area having headroom less than 2m shall be separately measured, described and stated.
 2. Where annexes or additions are of significantly different construction from the main accommodation, they shall be separately measured and described.
 3. Space occupied by air-conditioning, heating or cooling apparatus, pipes or ducting shall be separately measured and stated if such space is not otherwise usable.
 4. Where the premises contain walls, columns or plinths and similar features which are of significant dimension relative to the main accommodation, these shall be separately noted.
 5. All measurements shall be based on structural dimensions and expressed in metric units.
1. 如果單位或附屬地方的任何部份的樓層淨高與樓宇的其他部份相差很大，該部份應分別量度和列出。如果樓宇的天花板是傾斜的話，任何樓層淨高少於 2 米的部份都應分別量度、說明和列出。
 2. 如果任何附屬或附加部份的結構與主體部份的結構有很大的差異的話，便應分別量度和說明。
 3. 空調、暖氣或冷卻裝置、喉管或管道所佔的面積如果不能用作其他用途，便應分別量度和列出。
 4. 如果樓宇包含任何尺寸與主體部份相比較為龐大的間牆、支柱、柱基或類似結構的話，便應分別說明。
 5. 所有量度數據均應根據結構尺寸並以公制單位量度。
-

OFFICES

寫字樓

1. Flat roofs or top roofs included in office premises shall be separately measured and stated.
2. Toilets, pantries, storerooms or similar provisions not forming an integral part of the main office accommodation shall be separately measured and stated.

1. 寫字樓單位附屬的平台或天台應分別量度和列出。
2. 廁所、茶水間、儲物室或類似的設施如果不構成寫字樓單位的主體部份，便應分別量度和列出。

RESIDENTIAL PREMISES

住宅

Bay windows, flat roofs, terraces, gardens, top roofs, garages or car parking spaces included in residential premises shall be separately measured and stated.

住宅單位附屬的窗台、平台、陽台、花園、天台、車房或停車位，應分別量度和列出。

SHOPS

商舖

1. Cocklofts, flat roofs, yards or open wells included in shop premises shall be separately measured and stated.
 2. Toilets, storerooms, showcases or similar provisions not forming an integral part of the main shop accommodation shall be separately measured and stated.
1. 商舖單位所屬的閣樓、平台、庭院或天井，應分別量度和列出。
 2. 廁所、儲物室、櫥窗或類似的設施如果不構成商舖單位的主體部份，便應分別量度和列出。

INDUSTRIAL PREMISES

工業樓宇

1. Flat roofs or top roofs included in industrial premises shall be separately measured and stated.
 2. Toilets, storerooms or similar provisions not forming an integral part of the main industrial accommodation shall be separately measured and stated.
1. 工業樓宇單位所屬的平台或天台應分別量度和列出。
 2. 廁所、儲物室或類似的設施如果不構成工業樓宇單位的主體部份，便應分別量度和列出。
-

APPENDICES

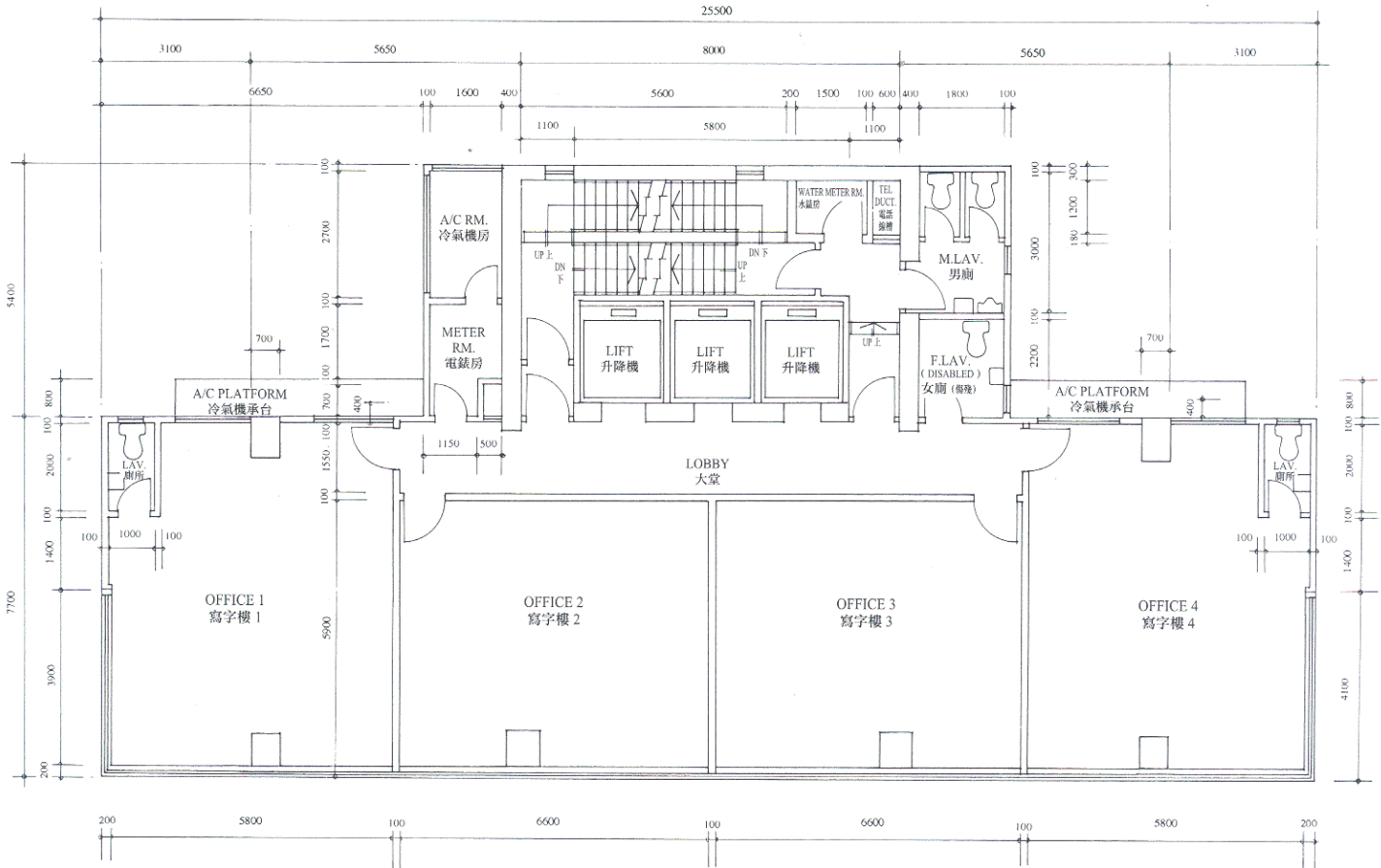
附錄

The attached diagrams are illustrations to demonstrate how different premises could be measured in different ways based on the various measurement terms. However, it must be noted that not all the measurement terms are suitable in all circumstances.

附載圖解乃作為示範以各量詞分別量度不同類別的樓宇的計算方法，但請注意，並非所有量詞都適用於各種情況的。

OFFICES *(Used as an example to demonstrate calculations)*

寫字樓 (只作示範計算之用)



LEGEND:

說明:

SALEABLE AREA - PURPLE
實用面積 - 紫色

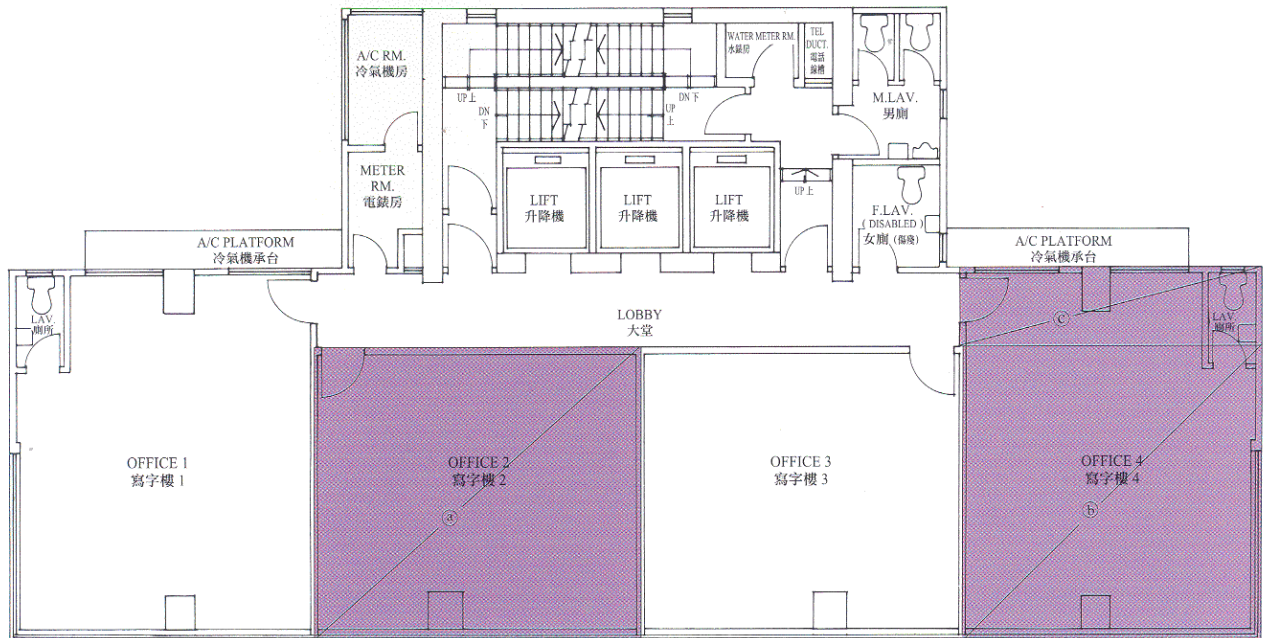
LETTABLE AREA - ORANGE
租用面積 - 橙色

INTERNAL FLOOR AREA - PINK
內部樓面面積 - 粉紅色

GROSS FLOOR AREA - AREA WITHIN RED LINE BUT EXCLUDING AREA COLOURED BLUE
總樓面面積 - 紅線內面積但不包括藍色的面積

SALEABLE AREA CALCULATIONS

實用面積之計算方法



Calculations

計算方法

Saleable Area of Office 2

(寫字樓 2 之實用面積)

$$a = (6.60 + 0.10/2 \times 2) \times (5.90 + 0.10)$$

$$= 40.20 \text{ m}^2$$

$$\rightarrow \text{Saleable Area} = a$$

$$\text{實用面積} = 40.20 \text{ m}^2$$

Saleable Area of Office 4

寫字樓 4 之實用面積

$$b = (5.80 + 0.20 + 0.10/2) \times (5.90 + 0.10)$$

$$= 36.30 \text{ m}^2$$

$$c = (5.80 + 0.20 + 0.10) \times (7.70 - 5.90 - 0.10)$$

$$= 10.37 \text{ m}^2$$

$$\rightarrow \text{Saleable Area} = b + c$$

$$\text{實用面積} = 46.67 \text{ m}^2$$

=> Saleable Area of Office 1 + 2 + 3 + 4

寫字樓 1 + 2 + 3 + 4 之實用面積

$$= (40.20 + 46.67) \times 2$$

$$= 173.74 \text{ m}^2$$

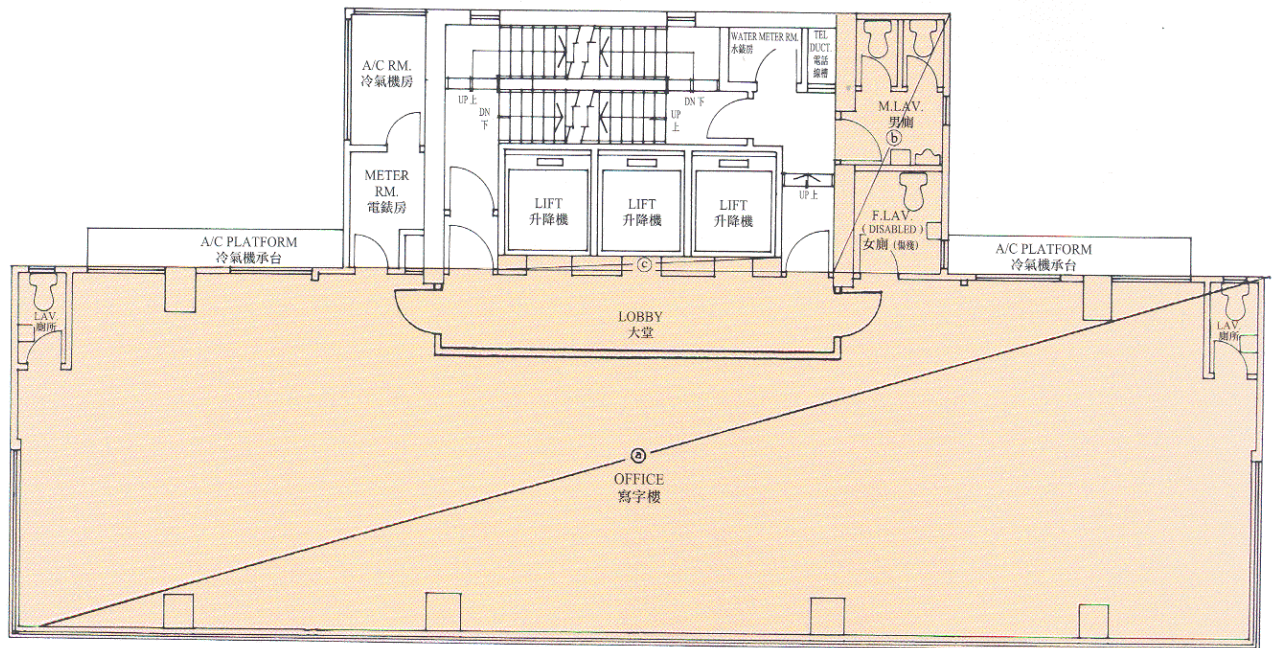
Notes:

註：

1. Saleable Area of the Unit is measured up to the centre line of the wall separating adjoining units.
單位的實用面積量度至相鄰單位分隔牆的中線。
2. The full thickness of the walls separating the units from common areas, lift shafts, light wells, staircases, etc. are included.
分隔公用地方、升降機槽、光井、樓梯等的牆體的厚度應包括在內。
3. The full thickness of the external walls are included.
外牆的厚度應包括在內。
4. Common areas such as stairs, lift shafts, lobbies and communal toilets are excluded.
樓梯、升降機槽、大堂和公用廁所的公用地方面積不包括在內。

LETTABLE AREA CALCULATIONS

租用面積之計算方法



Calculations:

計算方法

Lettable Area of whole floor

全層樓之租用面積

$$a = 25.50 \times 7.70$$

$$= 196.35 \text{ m}^2$$

$$b = (1.80 + 0.40 + 0.10) \times (2.20 + 0.10 + 3.00 + 0.10)$$

$$= 12.42 \text{ m}^2$$

$$c = 5.80 \times (0.40 - 0.10)$$

$$= 1.74 \text{ m}^2$$

=> Lettable Area of whole floor

全層樓之租用面積

$$= a + b + c$$

$$= 196.35 + 12.42 + 1.74$$

$$= 210.51 \text{ m}^2$$

Lettable Area of Office 4

寫字樓4之租用面積

= Saleable Area of Office 4 + Proportionate Share of Communal Areas

寫字樓4之實用面積 + 按比例攤分的公用地方面積

$$= 46.67 \text{ m}^2 + [(210.51 \text{ m}^2 - 173.74 \text{ m}^2) \times 46.67 \text{ m}^2 / 173.74 \text{ m}^2]$$

$$= 56.55 \text{ m}^2$$

Notes:

註：

1. Lettable Area of whole floor shall include toilets and lift lobbies but exclude common areas such as lift shafts, stairs, plant rooms and smoke lobbies.

全層樓之租用面積包括廁所和升降機大堂，但不包括公用地方面積，如升降機槽、樓梯、機房和防煙門廊。

2. Lettable Area for sub-divided units shall be the Saleable Area of that unit plus a proportionate share of the communal toilets, lift lobbies and passageways among sub-divided units on that floor.

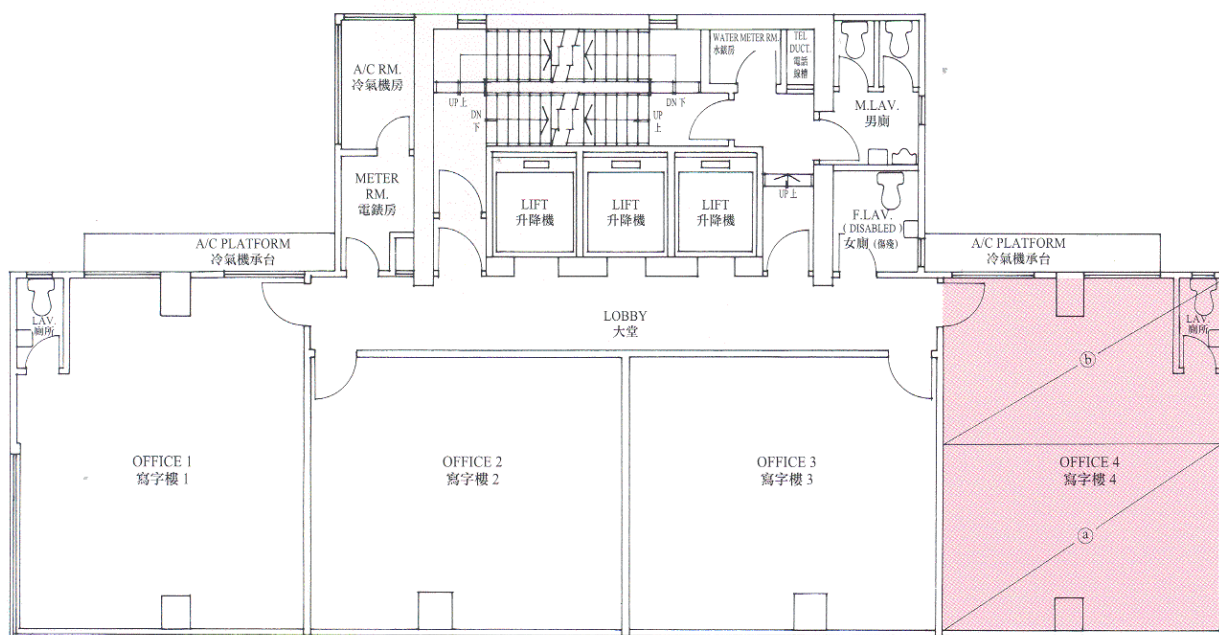
分隔單位之租用面積包括該單位的實用面積，加上按比例攤分位於分隔單位所處樓層的公用地方面積，如廁所、升降機和通廊。

3. The sum of total Lettable Areas of all sub-divided units on the floor shall be equivalent to the Lettable Area of the whole floor if occupied as one single unit.

所有該樓層的分隔單位之租用面積的總和應相等於該樓層由單一租戶所佔用的租用面積。

Internal Floor Area Calculations

內部樓面面積之計算方法



Calculations:

計算方法

Internal Floor Area of Office 4

寫字樓 4 之內部樓面面積

$$\begin{aligned} a &= 5.80 \times (4.10 - 0.20) \\ &= 22.62 \text{ m}^2 \end{aligned}$$

$$\begin{aligned} b &= (5.80 + 0.10) \times (1.40 + 0.10 + 2.00) \\ &= 20.65 \text{ m}^2 \end{aligned}$$

=> Internal Floor Area of Office 4

寫字樓 4 之內部樓面面積

$$\begin{aligned} &= a + b \\ &= 43.27 \text{ m}^2 \end{aligned}$$

* Caution: IFA of toilet = $1.00 \times 2.00 = 2.00 \text{ m}^2$

* 注意：廁所的內部樓面面積為 $1.00 \times 2.00 = 2.00 \text{ m}^2$

Notes:

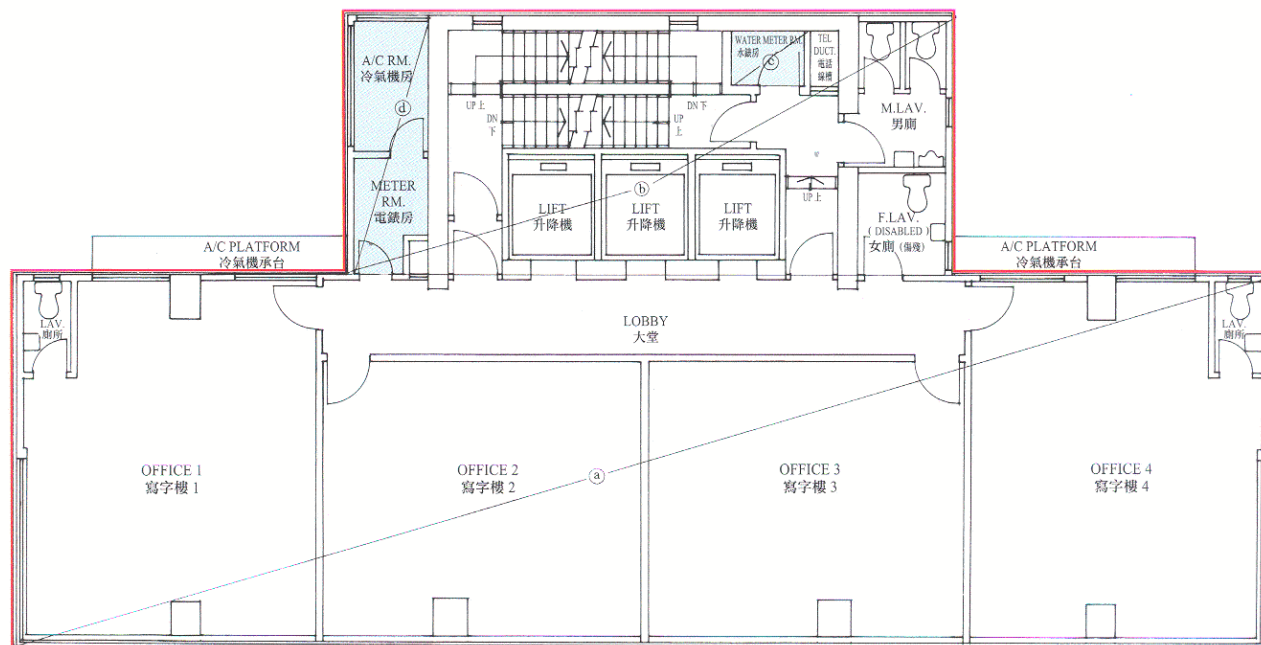
註：

Internal Floor Area shall be measured to the internal face of the enclosing external and / or party walls. All common areas are excluded.

內部樓面面積應量度至外牆和/或分隔牆的內表面，不包括公用地方面積。

GROSS FLOOR AREA CALCULATIONS

總樓面面積之計算方法



Calculations:

計算方法

Gross Floor Area of whole floor

全層樓之總樓面面積

$$a = 25.50 \times 7.70$$

$$= 196.35 \text{ m}^2$$

$$b = (0.10 + 1.60 + 0.40 + 8.00 + 0.40 + 1.80 + 0.10) \times 5.40$$

$$= 66.96 \text{ m}^2$$

$$c = 1.50 \times 1.20$$

$$= 1.80 \text{ m}^2$$

$$d = 1.60 \times (5.4 - 0.10) - 0.50 \times (0.70 + 0.10)$$

$$= 8.08 \text{ m}^2$$

=> Gross Floor Area of whole floor

全層樓之總樓面面積

$$= a + b - c - d$$

$$= 253.43 \text{ m}^2$$

Gross Floor Area of Office 4

寫字樓 4 之總樓面面積

Saleable Area + Proportionate Share of Common Area on that floor + Proportionate Share of Common Areas in other parts of Building or Estate

實用面積 + 按比例攤分該樓層的公用地方面積 + 按比例攤分該建築物或屋邨內的公用地方面積

$$= 46.67 \text{ m}^2 + [(253.43 \text{ m}^2 - 173.74 \text{ m}^2) \times 46.67 \text{ m}^2 / 173.74 \text{ m}^2] + \text{Proportionate Share of Common Area in other parts of Building or Estate (按比例攤分該建築物或屋邨內的公用地方面積)}$$

$$= 68.08 \text{ m}^2 + \text{Proportionate Share of Common Areas in other parts of Building or Estate (按比例攤分該建築物或屋邨內的公用地方面積)}$$

Notes:

註：

1. Gross Floor Area shall include all areas contained within the external walls at each floor level and the whole thickness of the external walls.

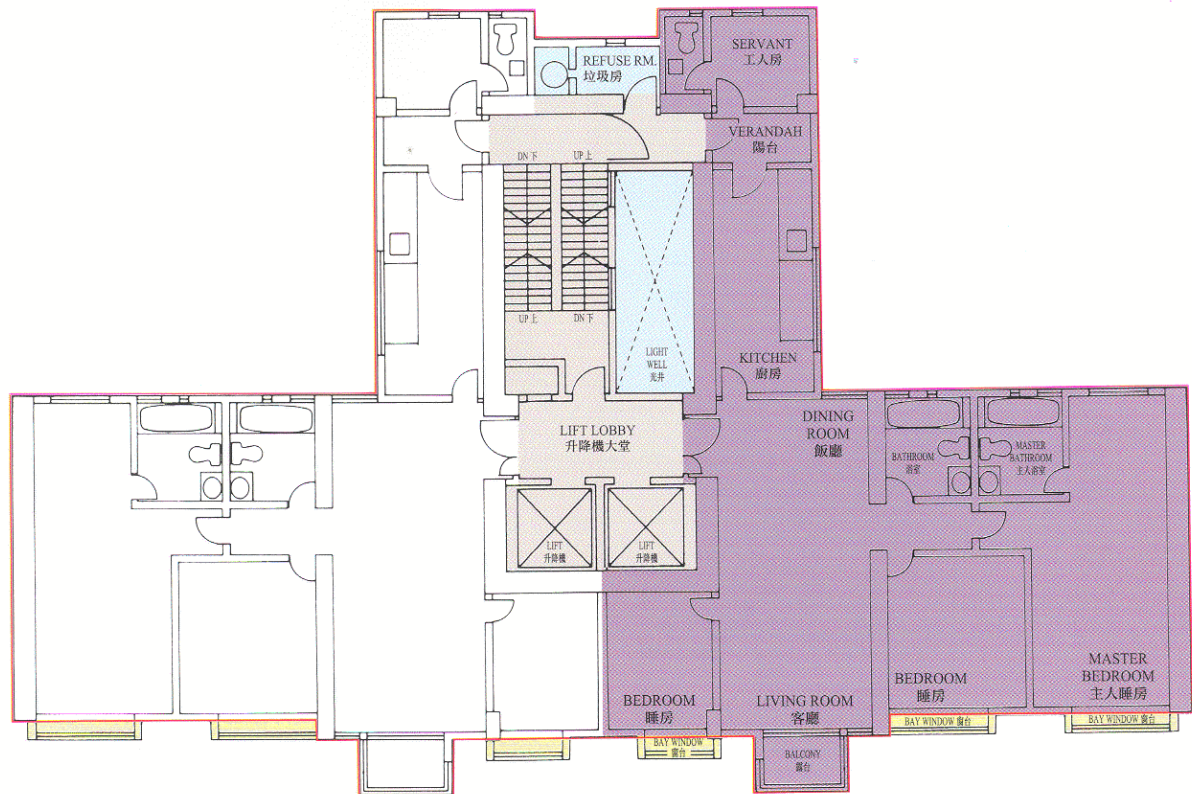
總樓面面積應包括每層樓面水平外牆以內面積，以及外牆的厚度。

2. In general, mechanical and electrical services rooms, refuse chambers and rooms, water tanks, carparking floors and all lifts and staircases passing through these floors shall be excluded from the Gross Floor Area calculation.

一般而言，機械房和電機房、垃圾房、水箱、停車層和所有通過該層的升降機和樓梯應不包括於總樓面面積計算內。

RESIDENTIAL

住宅



NOTES:

註：

Saleable Area

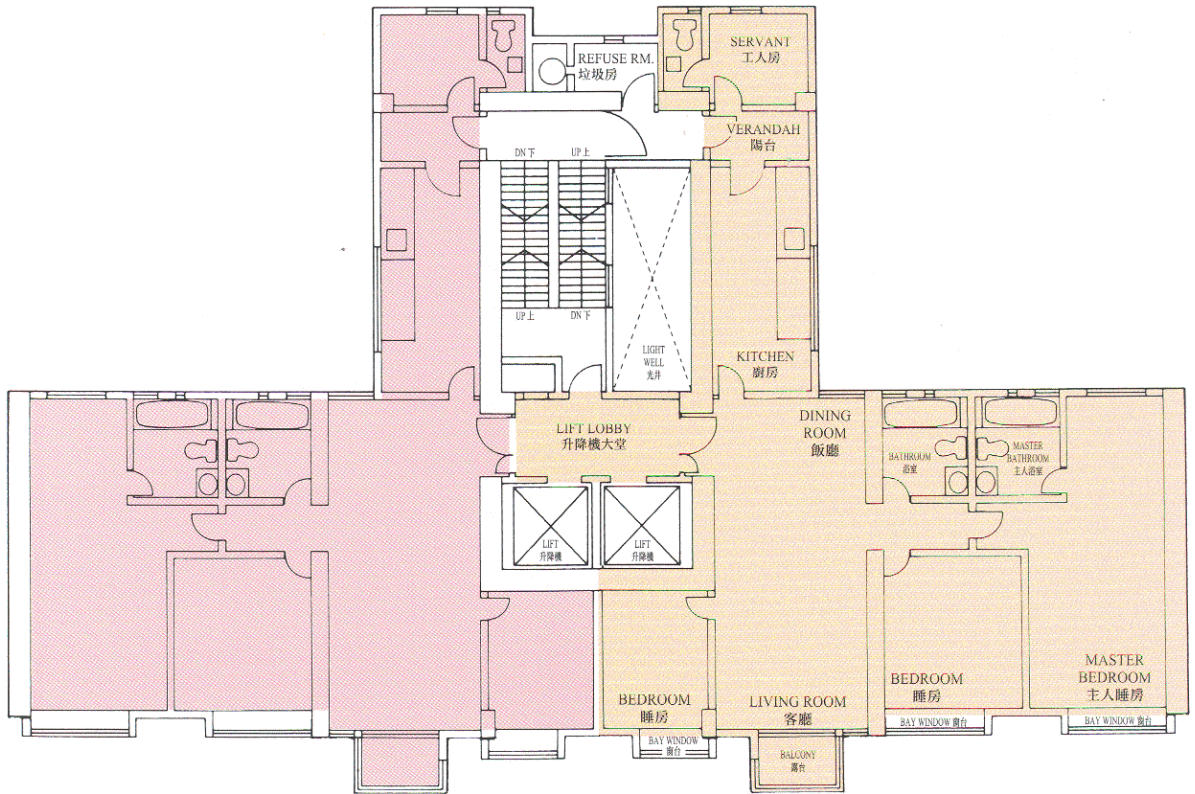
實用面積

1. Saleable Area (coloured PURPLE) of the unit is measured up to the centre line of the wall separating adjoining units.
單位的實用面積（紫色）應量度至相鄰單位分隔牆的中線。
2. The full-thickness of the walls separating adjoining units from Common Areas, Lift Shafts, Light Wells, Staircases, etc. are included.
分隔公用地方，升降機槽和光井的牆的厚度應包括在內。
3. The full thickness of external walls are included.
外牆的厚度應包括在內。
4. Balconies and other similar features are included.
露台和其他類似特徵應包括在內。
5. Bay windows (coloured GREEN) are measured and stated separately.
窗台（綠色）應分別量度和列出。

Gross Floor Area

總樓面面積

1. Gross Floor Area of this floor level is measured by deducting the refuse room and light well (coloured BLUE), from the whole floor area (area within RED line).
這層樓的總樓面面積為全層樓面的面積（紅線內面積）扣除垃圾房和光井（藍色）。
2. Gross Floor Area of the Unit at this level is measured by adding the proportionate share of the common area (coloured GREY) to the Saleable Area of the Unit.
這層個別單位的總樓面面積乃單位的實用面積加上按比例攤分的公用地方面積（灰色）。



NOTES:

註：

Internal Floor Area

內部樓面面積

Internal Floor Area (Coloured PINK) shall be measured to the internal face of the enclosing external and/ or party walls. All common areas are excluded.

內部樓面面積應量度至外牆和/或分隔牆的內表面，不包括公用地方面積。

Lettable Area

租用面積

1. Lettable Area (coloured ORANGE) of whole floor shall include lift lobbies but exclude common areas such as lift shafts, light wells, staircases and refuse room.

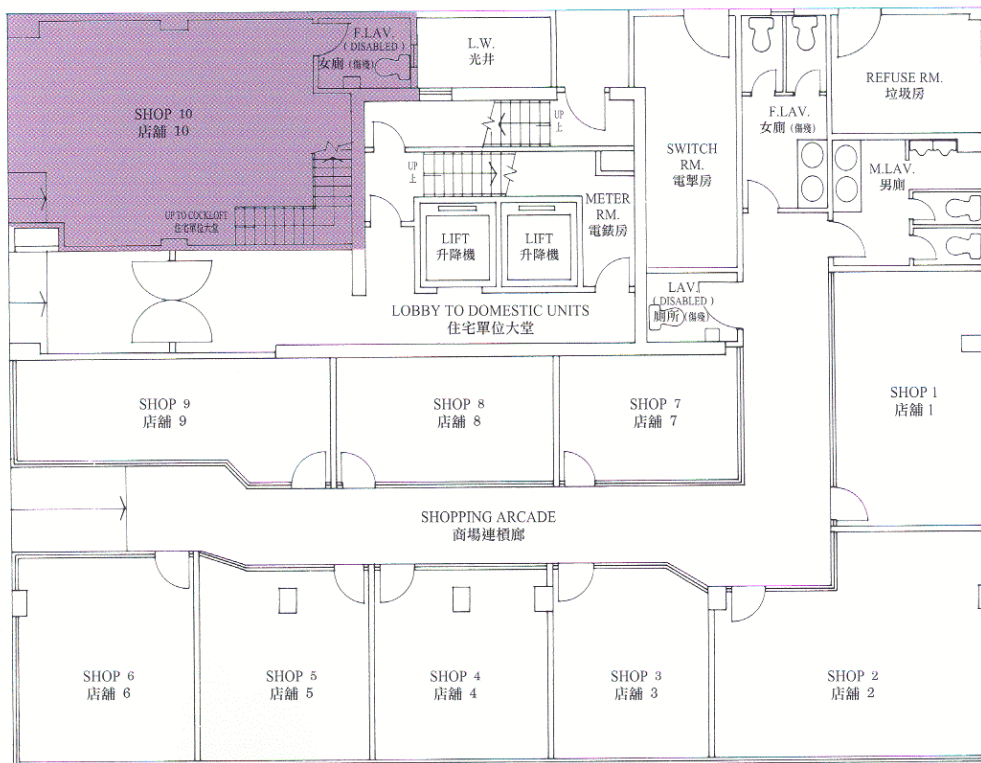
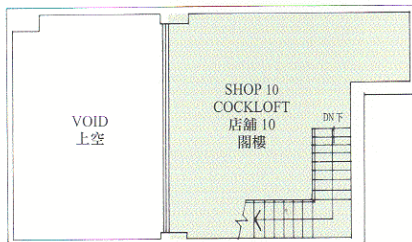
全層樓之租用面積包括升降機大堂，但不包括公用地方面積，如升降機槽、光井樓梯。

2. Lettable Area for sub-divided units shall be the Saleable Area of that unit plus a proportionate share of the, lift lobbies and passageways among sub-divided units on that floor.

分隔單位之租用面積包括該單位的實用面積，加上按比例攤分位於分隔單位所處樓層的公用地方面積，如升降機和通廊。

SHOPS

店舖



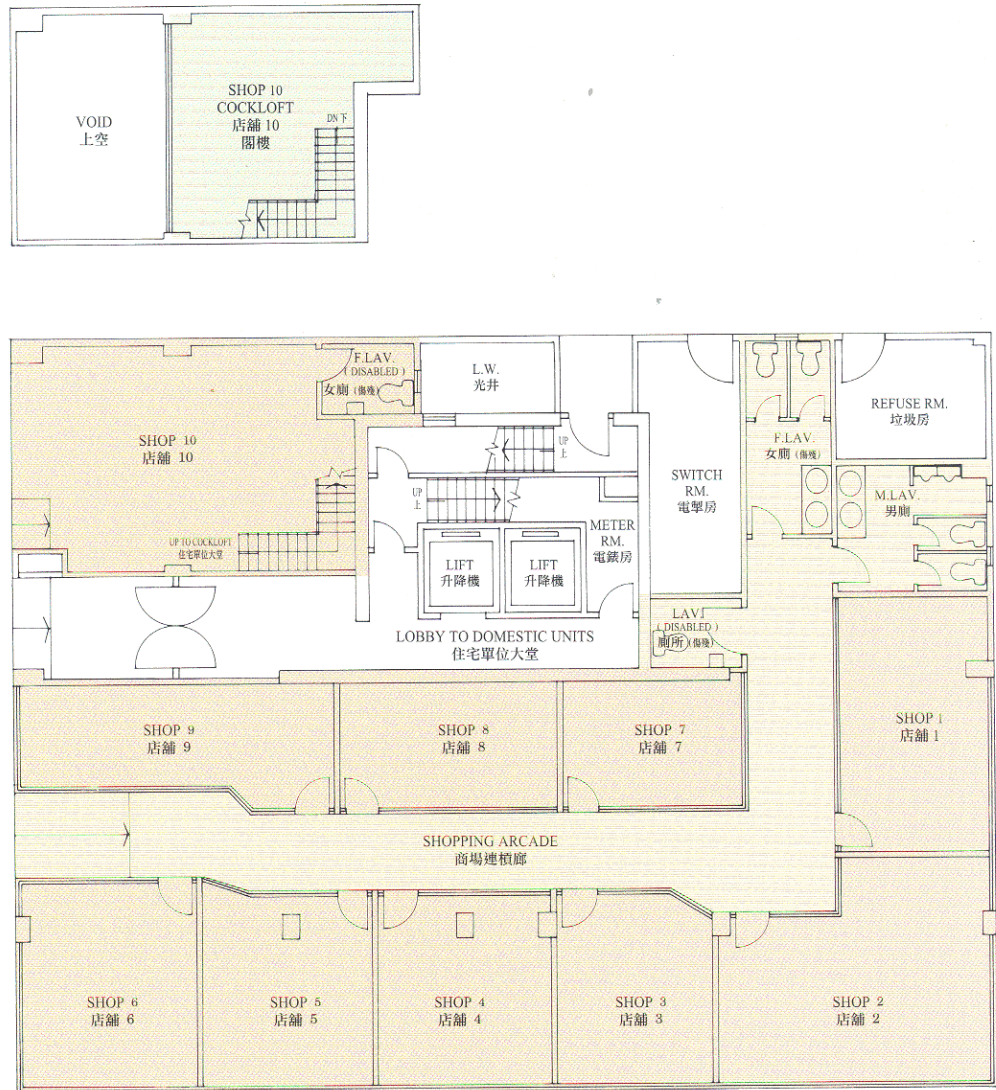
NOTES:

註：

Saleable Area

實用面積

1. Saleable area (coloured PURPLE) of the Unit is measured up to centre line of the wall separating adjoining units.
單位實用面積 (紫色) 量度至相鄰單位分隔牆的中線。
2. The full thickness of the external walls and walls separating the units from Common Areas, Staircases, etc. are included.
外牆和分隔公用地方、樓梯等牆體的厚度應包括在內。
3. Cocklofts are measured on INTERNAL FLOOR AREA basis (coloured GREEN) and stated separately.
閣樓應以內部樓面面積方法量度 (綠色) 並分別列出。



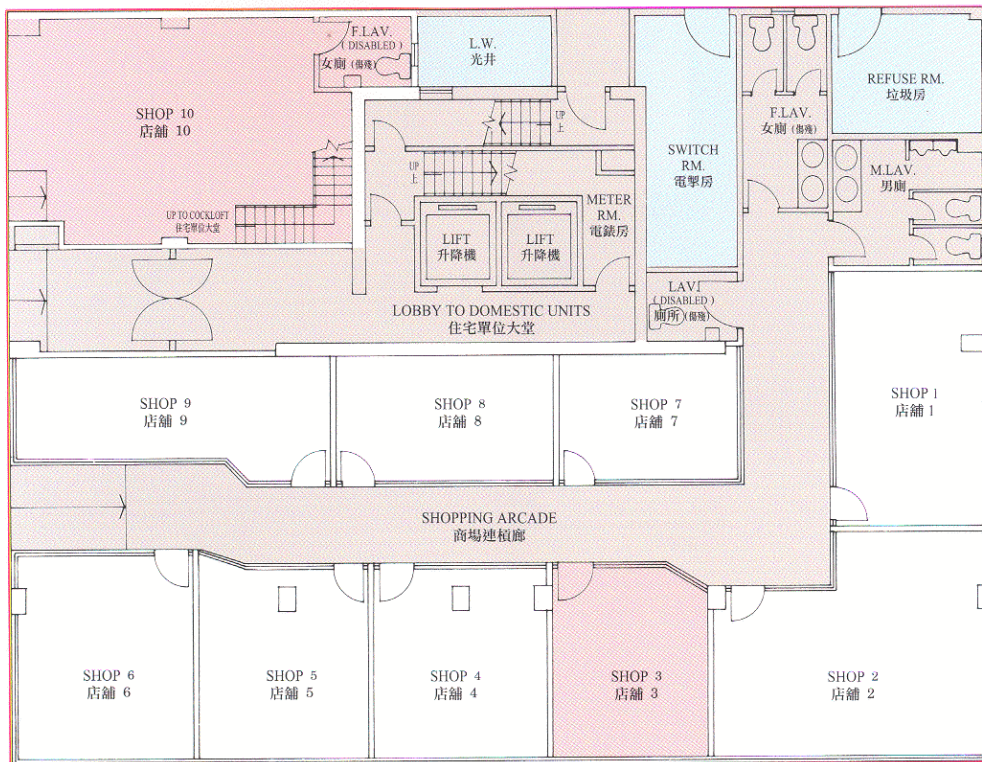
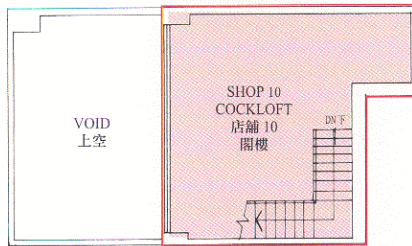
NOTES:

註：

Lettable Area

租用面積

- Lettable Area of whole floor (coloured ORANGE plus coloured YELLOW) shall be the space available for the exclusive use of the occupier as if the whole floor is taken up as a single unit i.e. including toilets and passageways but excluding common areas such as lift shafts, stairs, plant rooms and smoke lobbies. Lift lobby for access to domestics units shall be excluded.
全層樓之租用面積(橙色加上黃色)應可供用戶完全佔用的空間,即全層樓面由單一用戶使用。包括廁所和通廊,但不包括公用地方面積,如升降機槽、樓梯、機房和防煙廊,亦不包括通往住宅單位的升降機大堂的面積。
- Lettable Area for sub-divided units shall be the saleable area of that unit (coloured PURPLE) plus a proportionate share of the communal toilets and passageways (coloured YELLOW) among sub-divided units on that floor.
分隔單位的租用面積包括該單位的實用面積(紫色)加上按該層分隔單位面積按比例攤分的公用廁所和通廊(黃色)。
- The sum of total Lettable Areas of all sub-divided units on the floor shall be equivalent to the Lettable Area of the whole floor if occupied as one single unit.
所有該樓層的分隔單位租用面積的總和應相等於該樓層由單一租戶所佔用的租用面積。



NOTES:

註：

Internal Floor Area

內部樓面面積

- Internal Floor Area (coloured PINK) shall be measured to the internal face of the enclosing external and / or party walls of the units.
內部樓面面積（粉紅色）應量度至外牆和／或分隔牆的內表面。
- A note of caution should be made for toilets included; measured in INTERNAL FLOOR AREA.
注意如包括廁所的話，面積以內部樓面面積量度。
- Cocklofts should be measured in INTERNAL FLOOR AREA as attachments / additions and quoted separately.
閣樓應以內部樓面面積量度，作為附屬／附加的面積分別列出。

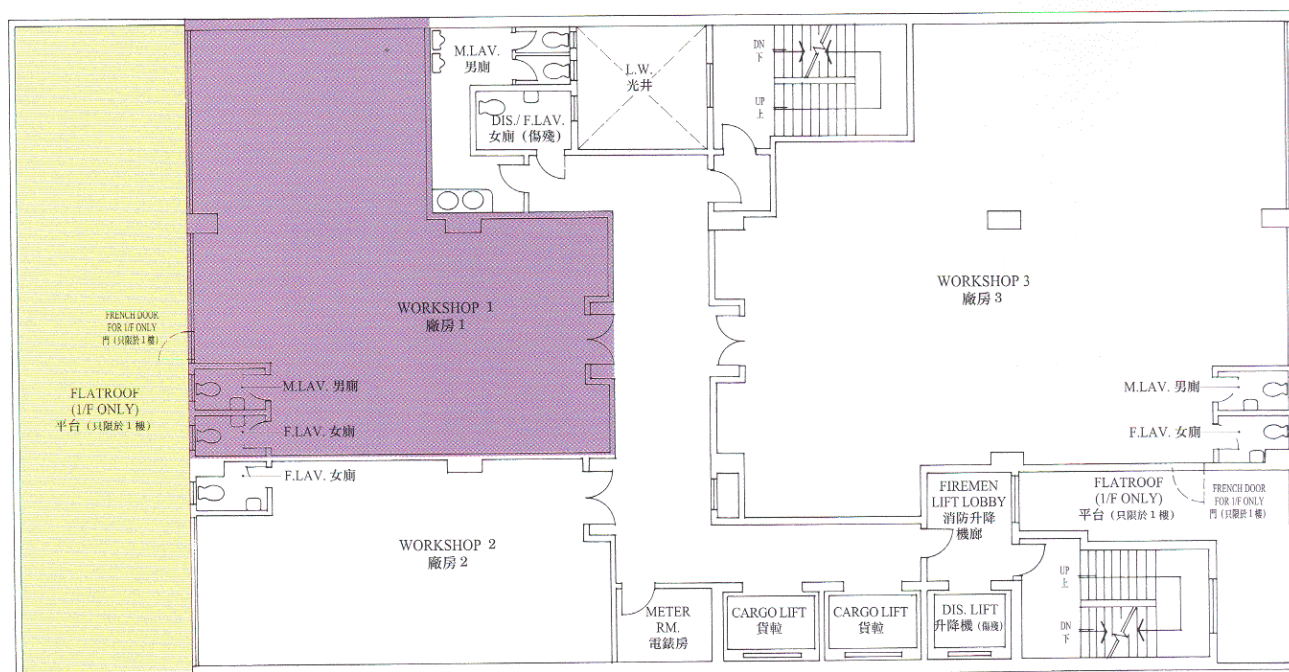
Gross Floor Area

總樓面面積

- Gross Floor Area of this floor level is measured by deducting the refuse room, meter room, switch room and the light well (coloured BLUE), from the whole floor area (area within RED line).
這樓面的總樓面面積應為全層樓之樓面面積（紅線內面積）扣除垃圾房、電錶房、電掣房和光井者。
- Gross Floor Area of the Unit at this level is measured by adding the proportionate share of the common area (coloured GREY) to the Saleable Area of the Unit.
單位的總樓面面積乃單位的實用面積加上按比例攤分的公用地方面積（灰色）。

INDUSTRIAL

工業



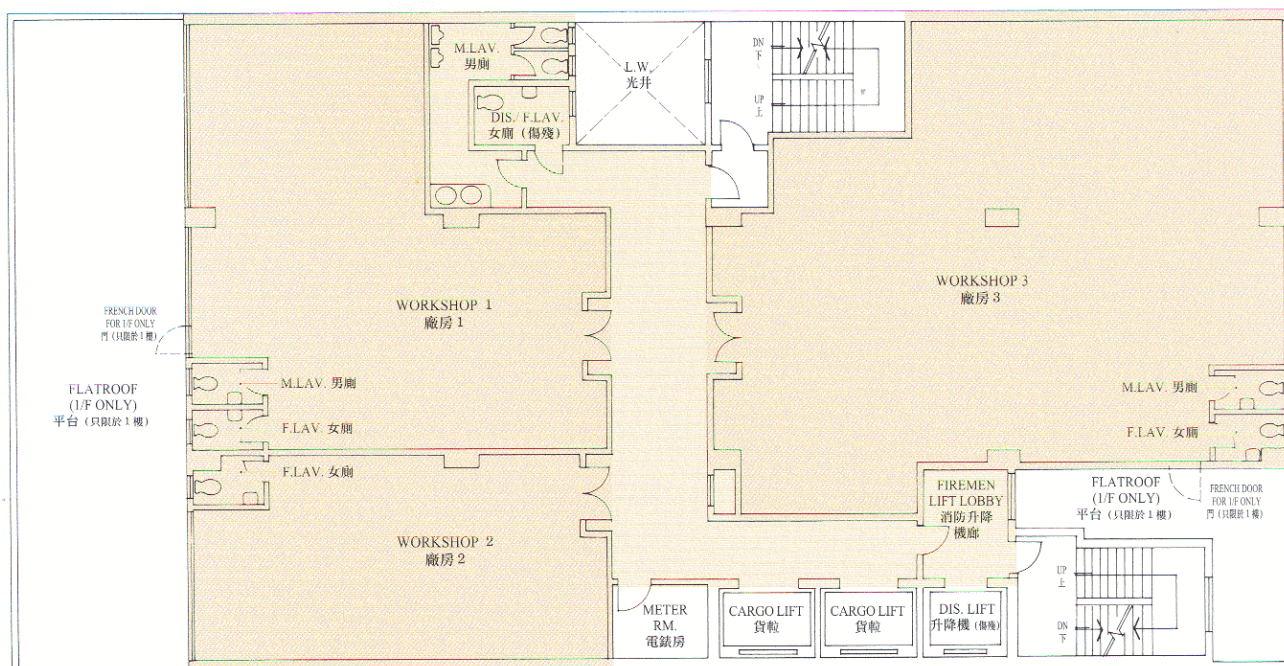
NOTES:

註:

Saleable Area

實用面積

1. Saleable area (coloured PURPLE) of the Unit is measured up to centre line of the wall separating adjoining units.
單位的實用面積 (紫色) 應量度至相鄰單位分隔牆的中線。
2. The full thickness of the external walls and walls separating the units from Common Areas, Staircases, etc. are included.
外牆和分隔公用地方、樓梯等牆體的厚度應包括在內。
3. Flat Roofs (coloured GREEN) are measured on INTERNAL FLOOR AREA basis and stated separately.
平台 (綠色) 應以內部樓面面積方法量度和分別列出。



NOTES:

註：

Lettable Area

租用面積

1. Lettable Area of whole floor (coloured ORANGE plus coloured YELLOW) shall be the space available for the exclusive use of the occupier as if the whole floor is taken up as a single unit, i.e. including toilets and passageways but excluding common areas such as lift shafts, stairs, plant rooms and smoke lobbies.

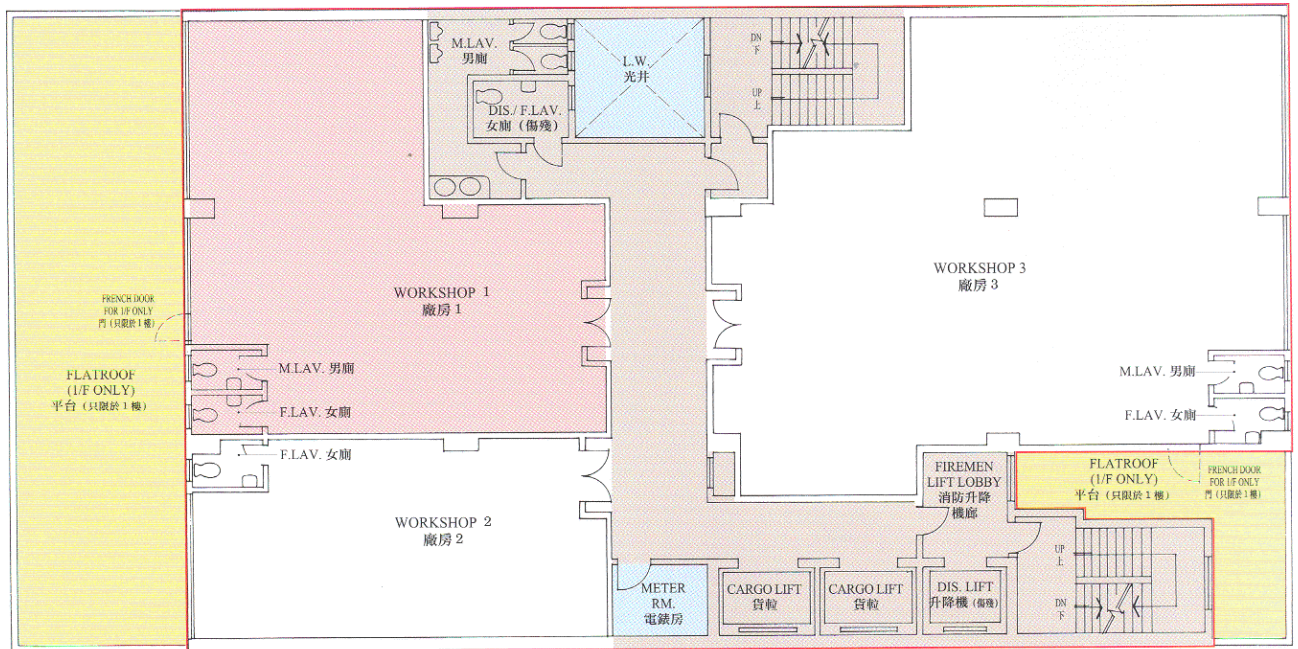
全層樓之租用面積 (橙色加上黃色) 應為可供用戶完全佔用的空間，即全層樓面由單一用戶使用。包括廁所和通廊，但不包括公用地方面積，如升降機槽、樓梯、機房和防煙廊。

2. Lettable Area for sub-divided units shall be the saleable area of that unit (coloured PURPLE) plus a proportionate share of the communal toilets and passageways (coloured YELLOW) among sub-divided units on that floor.

分隔單位之租用面積包括該單位之實用面積 (紫色) 加上按該層分隔單位面積按比例攤分的公用廁所和通廊 (黃色)。

3. The sum of total Lettable Areas of all sub-divided units on the floor shall be equivalent to the Lettable Area of the whole floor if occupied as one single unit.

所有該樓層的分隔單位租用面積的總和應相等於該樓層由單一租戶所佔用的租用面積。

**NOTES:****註：****Internal Floor Area****內部樓面面積**

1. Internal Floor Area (coloured PINK) shall be measured to the internal face of the enclosing external and / or party walls of the units.
內部樓面面積（粉紅色）應量度至外牆和／或分隔牆的內表面。
2. A note of caution should be made for toilets included; measured in INTERNAL FLOOR AREA.
注意如包括廁所的話，面積以內部樓面面積量度。

Gross Floor Area**總樓面面積**

1. Gross Floor Area of this floor level is measured by deducting the meter room and the light well (coloured BLUE), from the whole floor area (area within RED line).
這樓面的總樓面面積應為全層樓之樓面面積（紅線內面積）扣除電錶房和光井者。
2. Gross Floor Area of the Unit at this level is measured by adding the proportionate share of the common area (coloured GREY) to the Saleable Area of the Unit.
單位的總樓面面積乃單位的實用面積加上按比例攤分的公用地方面積（灰色）。
3. Flat Roof (coloured GREEN) should not be included in the Gross Floor Area calculation and should be measured and stated separately.
平台（綠色）不應包括在總樓面面積的計算內，而應分別量度和列出。