



THE HONG KONG INSTITUTE OF  
**SURVEYORS**

Your ref.: CB1/PL/HG

**BY FAX & POST**  
**#2869 6794**

22 February 2008

Clerk to Panel  
Legislative Council Secretariat  
3<sup>rd</sup> Floor, Citibank Tower  
3 Garden Road  
Central  
Hong Kong

Attn: Miss Michelle Nien

Dear Sir

**Panel on Housing**  
**Meeting on 3 March 2008**

I refer to your letter dated 5 February 2008 and would like to thank you for inviting the Institute to present its views on the "Disclosure of saleable area in sales description for residential properties" at the Panel meeting on 3 March 2008.

I have pleasure in enclosing a written submission (in English only) for the captioned meeting.

Yours faithfully

Margaret Yung  
Manager

Encl.



**Legislative Council Panel on Housing  
Meeting on 3 March 2008  
Review on Code of Measuring Practice Relating to Saleable Area  
The Hong Kong Institute of Surveyors**

Purpose

The purpose of this paper is to update members of the Panel on the latest development on the review undertaken by The Hong Kong Institute of Surveyors (HKIS) on its published Code of Measuring Practice relating to "saleable area".

Meeting with Concerned Parties

Chairman of the HKIS Saleable Area Working Group, Dr. Lawrence Poon, has held a series of meetings in January 2008 with representatives of Lands Department, Housing Department, Rating and Valuation Department, Government Property Agency, The Hong Kong Housing Society (HKHS), Urban Renewal Authority (URA), Real Estate Developers Association of Hong Kong (REDA) and surveying firms to understand how saleable area is measured and presented in their practices and the likely impacts or implications on such practices if the Code of Measuring Practice relating to saleable area is to be revised.

Findings

At the meetings, representatives from all the four Government departments, HKHS, URA and surveying firms confirmed that they basically follow the published Code of Measuring Practice of the HKIS in their practices, including the key elements of land premium assessment, mortgage valuation, acquisition of properties under urban renewal schemes, sales and letting of properties, statutory valuations, assessment for resumed properties, and disclosure of property information to the general public.



### Conclusion

The Executive Committee of the HKIS having carefully considered the report from the Chairman of the Saleable Area Working Group, has reached the conclusion that since all relevant Government departments, the two related organizations and surveying firms basically follow the current Code of Measuring Practice of the HKIS in their practice, it would not be necessary to amend the Code for the time being provided sufficient clarification could be given to it. As such, the Executive Committee has endorsed the issue on 5 February 2008 of a supplement entitled "Supplement to the Code of Measuring Practice" as attached in the Annex.

Submitted by The Hong Kong Institute of Surveyors  
22 February 2008

**Supplement to the Code of Measuring Practice**

Preamble

This supplement is entitled “Supplement to the Code of Measuring Practice” (“this Supplement”). This Supplement should be read in conjunction with the Code of Measuring Practice published by The Hong Kong Institute of Surveyors in March 1999 (“the Code”) and shall form part of the Code.

Saleable Area

Saleable Area shall not include the items specified under Ancillary Accommodation. These items shall be separately measured and stated.

Ancillary Accommodation

Unless otherwise specified by members in their reports, the following items of Ancillary Accommodation shall be measured as follows and stated separately under Ancillary Accommodation:

Cockloft: the area of a cockloft shall be measured from the interior of the enclosing walls and shall include the internal partitions and columns within such cockloft.

Bay Window: the area of a bay window shall 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 excluding the thickness of such wall.

Carparking Space: the area of a carparking space shall be measured from the interior of its demarcating lines or enclosing walls, as the case may be.

Yard, terrace, garden, flat roof and roof: the area of such items shall be measured from the interior of their boundary lines, and where boundary consists of a wall, then it shall be measured from the interior of such wall.

Superseding

If a new Supplement is issued, this Supplement would be superseded by such a new Supplement automatically.

Clarification

If members of The Hong Kong Institute of Surveyors have any doubt on the interpretation of the Code and this Supplement, they should seek clarification from the President of the Institute in writing.

Issued on 5 February 2008  
The Hong Kong Institute of Surveyors