

**Abu Dhabi Administrative Decision No. 233/2015**  
**On the Unified Mechanism for the Calculation of the Real Estate Areas in**  
**the Emirate of Abu Dhabi**

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The Chairman of the Department of Municipal Affairs,

After perusal of

Abu Dhabi Law No. 1/1974 on the Reorganisation of the Government Apparatus in the Emirate of Abu Dhabi and its amendments; and

Abu Dhabi Law No. 4/1983 on the Regulation of Construction Works and its amendments; and

Abu Dhabi Law No. 10/2006 on the Western Area Municipality and Municipal Council in the Emirate of Abu Dhabi; and

Abu Dhabi Law No. 3/2005 on the Regulation of the Real Estate Registration in the Emirate of Abu Dhabi; and

Abu Dhabi Law No. 19/2005 on Real Estate Property and its amendments; and

Abu Dhabi Law No. 9/2007 on the Establishment of the Department of Municipal Affairs; and

Abu Dhabi Law No. 10/2007 on Abu Dhabi City Municipality and Municipal Council in the Emirate of Abu Dhabi; and

Abu Dhabi Law No. 11/2007 on Al Ain Municipality and Municipal Council in the Emirate of Abu Dhabi; and

Abu Dhabi Law No. 16/2009 on the Regulation of Construction Works and its amendments; and

Abu Dhabi Executive Council Decision No. 52/1/2008 on the Issuance of the Implementing Regulations of Abu Dhabi Law No. 3/2005 on the Regulation of the Real Estate Registration in the Emirate of Abu Dhabi; and

Based on the requirements of the public interest,

Has issued the following decision:

### **Article 1 - Definitions**

Emirate: Emirate of Abu Dhabi.

Department: Department of Municipal Affairs.

Municipality: Abu Dhabi Municipality or Al Ain Municipality and Western Region Municipality or any municipality that may be established in the future in the Emirate.

Property: Various types of real estate, including land, buildings, establishments and real estate by destination.

Concerned Municipality: Abu Dhabi Municipality or Al Ain Municipality and Western Region Municipality or any municipality that may be established in the future in the Emirate.

Survey Works: Works and procedures to be carried out and taken in order to determine the shape or size or level or depth or limits or any technical or procedural matter of a land area or to determine the locations on, above or below the surface of the earth on both horizontal and vertical levels, whether on land or at sea or any natural or artificial spaces in the Emirate of Abu Dhabi.

Surveyor: The authorised person who possesses the qualifications, ability, licence and experience necessary for the conduct of survey works.

Competent Department: Spatial Data Department.

Appendix to the Decision: Appendix to the Administrative Decision no. () of 2015 on the unified mechanism for the measurement and calculation of buildings, villas and real estate areas in the Emirate of Abu Dhabi.

### **Article 1 - 1**

**Article 1 was repeated twice in the text published in the Official Gazette; it is more correct to be mentioned one time, followed by Article 2 and the remaining articles according to the correct number order, mention is an order.**

The Unified Mechanism for the Measurement and Calculation of Buildings, Villas and Real Estate Areas in the Emirate of Abu Dhabi, annexed to this Decision shall be adopted and provisions thereof shall be applied as of the date of entry into force of the present Decision.

### **Article 2**

Standards and Mechanism for the Measurement and Calculation of Buildings, Villas and Real Estate Areas in the Emirate of Abu Dhabi aim to 4:

1-Develop and adopt ways and methods for the measurement and calculation of areas in the real estate field.

2-Enhance the effectiveness of the real estate market through the confidence of investors, property owners and financiers in the standards and mechanisms related to the real estate market.

3-Unify and adopt such standards and mechanisms at the level of the Emirate of Abu Dhabi.

4-Ensure the application and use of the unified mechanism in all real estate works, which may include, for example, ownership schemes, architectural plans, contractors' executive schemes, used in credits, financing, offices, residential, industrial and commercial buildings real estate appraisal, and for sale and rent purposes and other.

### **Article 3 - Submission of the Application for the Calculation of a Property Area**

The application for the calculation of a property area shall be submitted to the competent department in the concerned municipality provided that it includes the following data:

- 1-The property type-space or construction - along the construction type.
- 2-Name of the property owner as per his identity card.
- 3-A copy of the identity card.
- 4-The purpose of the calculation of the area. In the event the purpose is a contractual relationship, a copy of the contract shall be attached to the application.

### **Article 4 - Procedures of Calculation of a Property Area**

The real estate surveyor shall review the data of the property, subject of the area, and shall for this purpose observe the following steps:

- 1-Make sure that the applicant for the survey has an authority over the property, under a certified document.
- 2-Obtain the register of the real estate, subject of the survey.
- 3-Review all data contained in the register and compare them with those provided by applicant for the survey in terms of:
  - a-Providing a copy of the identity card.
  - b-Matching the name contained in the family book with the register or the certified document submitted by the survey applicant.
  - c-The real estate number and address, according to the register.
- 4-In the event the property is owned by a juristic person, the property data shall match with the certificate of incorporation or memorandum of association or the commercial register of the entity.
- 5-Prepare a detailed description of the property status according to data and documents collected.

### **Article 5 - Procedures of a Property Inspection**

The real estate inspection shall be deemed a key step in the process of calculating real estate areas since it provides the surveyor with a realistic picture and information to be used in the area's calculation, in accordance with the following controls:

- 1-Obtain the owner's approval on the inspection and the physical inspection of the property, and agree with him on the appropriate time to carry it out.
- 2-Prepare the property file, provided that it contains, for example, official data such as land scheme, certificate of the buildings completion.
- 3-Provide the necessary equipment for the inspection and physical inspection of the property and dimensions measurement (measuring device, a camera).

### **Article 6 - Procedures of Appeal against the Survey Report**

The following controls shall apply in respect of the appeal against the survey report:

- 1-Surveyors shall comply with the cadastral standards and legislation in force in the Emirate.
- 2-Surveyors shall abide with regards to the survey report by the following:
  - a-Use spatial tools in accordance with the practical and legal requirements.
  - b-Explain the name of the tools and the methods and reasons of use.
  - c-Documents relied upon in the calculation of the real estate area.
  - d-Seal and adopt the report in accordance with the legislation in force.
- 3-Any interested party may appeal against the survey report, after depositing an amount of money to be determined by the municipality and equivalent to the costs incurred for the survey.
- 4-Two other surveyors may be assigned by the municipality to carry out the surveying work each individually.
- 5-If the result of the last two reports is different than that of the first, the first surveyor shall bear all surveying costs.
- 6-If the reports of the two surveyors are identical or one of them is identical to the first report in a way acceptable by the municipality, the appellant shall bear the costs of the other two reports.

### **Article 7**

Any text or provision contrary to or inconsistent with the provisions of this Decision shall be abrogated.

### **Article 8**

This Decision shall be published in the Official Gazette and shall come into force 30 days after the date of its publication.

Issued by us in Abu Dhabi

On 31 November 2015 AD

Corresponding to 18 Muharram 1437 AH

**Chairman of the Department of Municipal Affairs**

The present Decision was published in the Official Gazette issue no. 10 dated 31/10/2015 AD, p. 26.

## **Appendix to the Administrative Decision No. (233) of 2015 on the Unified Mechanism for the Measurement and Calculation of Buildings, Villas and Real Estate Areas in Abu Dhabi**

### Section 1 Field and Objectives

#### 1.0-Introduction

Standards and Mechanism for the Measurement and Calculation of Buildings, Villas and Real Estate Areas in the Emirate of Abu Dhabi aims to find and adopt ways and methods for the measurement and calculation of areas in the field of real estate, and to enhance the effectiveness of the real estate market through the confidence of investors, property owners and financiers in standards and mechanisms pertaining to the real estate market. Therefore, the Department of Municipal Affairs (DMA) seeks, out of its regulatory responsibility, to unify and adopt the standards and mechanisms of measurement and calculation of areas at the level of the Emirate of Abu Dhabi, and to ensure their application and use in all real estate activities, which may include, for example, ownership schemes, architectural plans, contractors' executive schemes, which are used in the work of credits, financing, offices, residential, industrial and commercial buildings real estate appraisal, and for purposes of sale and rent and other.

Department of Municipal Affairs and its partners in the Emirate of Abu Dhabi insist on adopting the provisions of the Law on the Regulation of the Practice of Area Work in the Emirate of Abu Dhabi and its implementing regulations in the maps, schemes, and data of real estate and constructions of various kinds, including the provisions of the Law on the reference system and adopted projection, units of measurement, standards and specifications of the space work and control of their quality and accuracy. DMA also took into account to classify the real estate buildings and to develop afterwards the mechanisms for the calculation of areas in multiple methods that are consistent with the purposes of the classification, and the use of the property.

#### 1.1-Floor Area for Buildings

The floor area for a building or buildings is the sum of the gross area of the several floors. It can also be divided into three types, each of them having a Measurement Standard (Abu Dhabi Property Measurement Standard) different from other areas in terms of categories and components. Floor areas are of three types as follows:

1-Abu Dhabi Floor Area Measurement-1 (ADFAMS-1)

2-Abu Dhabi Floor Area Measurement-2 (ADFAMS-2)

3-Abu Dhabi Floor Area Measurement-3 (ADFAMS-3)

Abu Dhabi Floor Area Measurement-3(ADFAMS-3) shall be divided into categories and components in line with International Property Area Measurement Standards, to enable the necessary comparisons with international real estate markets and convert as well one unit of measurement to another.

#### 1.2-Built Area for Villas and Houses

Built area for villas and houses shall be measured and calculated to the external walls of the villa or house without the decorative protrusions. Built area can be divided according to the method of measurement or calculation of the area into:

1- Built Area measurement Standard-Area A.

2-Built Area measurement Standard-Area B.

3-Property Measurement Standard-Plot Area

#### 1.3-Unit Measurement Standard

2-Unit Measurement Standard-Area 1 (PMS-Area 1).

2-Unit Measurement Standard-Area 2 (PMS-Area 2).

2-Unit Measurement Standard-Area 3 (PMS-Area 3).

#### 1.4-Definitions

**Application** : The method adopted by using categories to define the area in the building; such areas, depending on the building type include floor areas for multi-storey buildings, built areas for villas and houses, and areas of apartments, offices, shops and workshops.

**Construction** : Independent building representing all or part of the property and includes villas, houses and any separate building of one floor or two floors.

**Building** : Separate multi-storey building containing multiple independent real estate units and common areas and facilities.

**Unit** : Part of the building used and owned by itself, such as apartments, offices, shops, workshops and showrooms.

**Category** : One of the key elements that can be used to classify the common areas and facilities.

**Standards** : Standards for the measurement and calculation of buildings, villas, houses and units areas.

**Property** : Any real estate asset in the built environment (land and buildings).

**Real Estate Industry** : comprises Users, Service Providers, and Agencies that form Third-Parties.

**Service Provider** : Any entity providing real estate advice to a user including appraisers, surveyors, real estate services, asset and property managers, agents and brokers, space measurement professionals, cost consultants, interior designers, architects and others.

**Space Measurement Professionals** : A service provider qualified by experience and training to measure areas in accordance with approved standards in the Emirate of Abu Dhabi.

**Third party** : Any party other than a user or service provider with an interest areas measurement, such as government agencies, banks, financiers, data analysts and researchers.

**User** : An Owner, occupier, developer, investor, purchaser, vendor, owner of the land, landlord and tenant.

**Appraiser** : A Service Provider with an appropriate professional qualification in appraisal or valuation.

**Category Unit** : Any part of the property that forms part of or belongs to one of the categories.

#### 1.5-Aim of Standards

Standards and mechanisms for the measurement and calculation of buildings and real estate areas in the Emirate of Abu Dhabi aim to meet the requirements of Users of the property for consistency in area measurement and calculations mechanisms and standardize their methods in the real estate field, since without such standards, the floor area or the built area or the unit area in the construction varies between concerned parties and real estate developers, owing to differing measurement and calculation methods.

These standards also aim to increase the reliability of the data to third parties so that they can be able to use the real estate data with confidence in the service management, real estate finance, or any other purposes in the field of real estate.

#### 1.6-Use of the standards

Standards and mechanisms for the measurement and calculation of buildings, villas, houses and property areas in the Emirate of Abu Dhabi can be used in the relevant applications and for any real estate purpose agreed upon between parties such as Users, Service Providers and Third Parties.

In the case of a dispute, disagreement or conflict between these standards and federal legislations, the Federal provisions shall prevail.

#### 1.7-Purpose of Standards and Mechanisms for the Calculation of Areas

Any measurement used in the calculation or estimation of the value of the property shall be consistent with the method used in the analysis of the data resulting from the relevant and documented real estate transactions, in a way that the value is only estimated after taking the documents of proof and principles of calculation into account.

In particular, the principles of measurement shall be used to analyse the real estate in leasing cases or to find the capital value; the procedures of assessment of the property value shall reflect the same real estate measurement basics. These standards shall also be used by Service Providers seeking to link the standards with the general measurement basics used in the real estate market sector. On the other hand, the Service Providers' reports shall include the basics of measurement of floor areas and the reference concerning the application of the standards so that they are clear to Users and Third-Parties; they can be linked as well to schemes comprising the relevant floor, construction or unit.

### Section 2 Principles and Basics of Measurement

#### 2.1-Measurement Principles

Department of Municipal Affairs in Abu Dhabi has adopted the following basic principles which apply to all types of real estate and transactions relating to the basic principles adopted for measurement:

- a-The item shall be measurable capable of being measured.
- b-The approved measurement unit shall be used.
- c-The measurement process of the item shall be subject to repetition.
- d-The measurement shall be comparable with similar types of measurements.
- e-Approved units conversion factors used to convert measurements and areas from one unit to another shall be used.
- f-The measurement shall be objectively verifiable and basic thereof shall be clear.
- i-The extent of the measurement or calculation accuracy shall be known.

#### 2.2-General Principles for Standards and Mechanisms for the Calculation of Buildings, Villas, Houses and Units Areas

- a-Any building or villa or a property unit shall be measured separately.
- b-Buildings shall be measured and scheduled on a floor-by-floor basis, i.e. measurements for each floor shall be taken and included in a special table related to that floor.
- c-Dimensions used to calculate the floor or villa or unit area shall be taken horizontally.

d-Measurements shall be taken by using methods consistent with the real estate market experience in the Emirate of Abu Dhabi.

f-In the case of adjacent units, the midpoint of the joint wall shall be deemed the external limit of the unit.

#### 2.2.1-Measurement Exercise

Measurements of buildings and real estate areas can be taken in various ways, where a specialist or a real estate surveyor is normally assigned in the complex and high-value real estate markets to prepare detailed executive schemes for any floor separately, and who later on provides measurements and estimates of the areas out of schemes. The executive schemes can also be used as a measurement basic so that the dimensions correspond to the schemes drawing measurement. The Service Provider shall show the extent to which he audits the measurements at the site or otherwise.

In any case, in the absence of schemes, the Service Provider shall report how or if the floor area has been established, i.e. by laser or a tape measurement or by adopting areas agreed upon.

#### 2.2.2-Measurement Accuracy and Tolerance Interval

Measurement accuracy depends on the method used and the status of the site at the time of measurement. The need for the highest accuracy in the areas measurement and calculation depends on the purpose for which the measurements are conducted, i.e. the appointment of an expert to determine the financial disputes related directly to the floor area, or if the measurements purpose is to draw a services fees estimate draft based on incomplete information.

The Service Provider shall seek appropriate ways to get the highest possible degree of accuracy in the measurement and calculation of areas; in any case, the tolerance shall be clear and agreed upon. Table (1) can be used as a model for the tolerance allowed at the very least.

**Table 1 Tolerance Interval**

Scale	Accuracy	Percentage of accuracy	Smallest size of the factor showable without enlarging or reducing the scale	Examples of Area Works	Actual Use
1: 100	± 25 mm	1%	50 mm	Measuring constructions areas, the topographic area, low accuracy planning, the network area, the valuation area works	General graphics for voids planning, Rating Agency, Rates, borders area, real estate area, engineering design
1: 200	± 50 mm	2%	100 mm	Measuring low accuracy buildings areas, topographical area, high-accuracy service lines, gross spaces area.	Planning, constructions foundations schemes, and detailed design.

#### 2.2.3-Measurement Report

Service Provider shall choose the appropriate method of measurement, and shall clearly state it in the measurement report, in addition to the date of measurement.

#### 2.2.4-Unit of Measurement

Measurements and calculation of areas shall be based on the unit of measurement adopted in Abu Dhabi, which is the meter. The User and Third-parties may request conversion of measurements using the approved conversion factors. Measurements and areas shall be convertible to other units.

### Section 3 Standards for the Measurement and Calculation of Floor Areas for Buildings

Standards and calculation of buildings and properties areas depend on the construction type as follows:

#### 3.1-Floor Area Measurement Standard for Buildings

The following standards shall be adopted for the measurement and calculation of floor areas for buildings:

a-Floor Area Measurement Standard-1 (ADFAMS-1).

b-Floor Area Measurement Standard-2 (ADFAMS-2).

c-Floor Area Measurement Standard-3 (ADFAMS-3).

##### 3.1.1-Floor Area Measurement Standard-1 (ADFAMS-1)

Floor Area Measurement Standard-1 (ADFAMS-1) is the sum of areas of each floor in the construction measured to the outer edge of the structure, and as documented in the relevant report. This Standard is known as (Gross External Area).

##### 3.1.1.1-Use of Standards

Floor Area Measurement Standard-1 (ADFAMS-1) can be used for planning purposes by Contractors or Consultants to estimate the cost of execution of standard schemes.

##### 3.1.1.2-Details of Floor Area Measurement Standard-1 (ADFAMS-1)

Floor Area Measurement Standard-1 (ADFAMS-1) for the building and real estate is the sum of the external areas of each floor in the property, measured from the outside face of the exterior walls (without the protruding decorative elements), or the sum of external areas when calculating the area of many constructions. In the case of galleries (arcades, balconies, or corridors)

covered with ceilings and located on the ground floor and floors above, the extension of the external facade of the adjacent exterior wall shall be considered as an external façade thereof included in the Floor Area Measurement Standard-1 (ADFAMS-1).

External area of basements levels shall be calculated by extending the exterior plane of the perimeter walls at ground floor level downwards, or by measurement if the extent of the basement differs from the footprint of the building.

Floor Area Measurement Standard-1 (ADFAMS-1) includes the area of:

- The roof space if available.
- Covered Voids.
- Closed corridors between the separate parts of the building.
- Any spaces on the ground floor with open and covered sides, except for those covered with suspended ceilings or decorative protrusions.

**Figure (1) Floor Area Measurement Standard-1 (ADFAMS-1)**

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Diagram (1): Floor Area Measurement Standard-1 (ADFAMS-1) does not include the area of:

- Open light wells
- Open external emergency stairs.
- Roof Terrace.

**Figure (2) Floor Area Measurement Standard-1 (ADFAMS-1) and Floor Area Measurement Standard-2 (ADFAMS-2)**

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Diagram (2): Floor Area Measurement Standard-1 (ADFAMS-1) and Floor Area Measurement Standard-2 (ADFAMS-2):

- Floor Area Measurement Standard-1 (ADFAMS-1) does not include roof terraces that must be measured and stated separately.
- Floor Area Measurement Standard-2 (ADFAMS-2) includes the atrium area on the lowest floor where such atrium is located.

**3.1.2-Floor Area Measurement Standard-2 (ADFAMS-2)**

Floor Area Measurement Standard-2 (ADFAMS-2) is the sum of any floor areas in the construction, measured to the face or from the inner perimeter to the external walls, and stated in the construction report. This standard is known as the Gross Internal Area.

**3.1.2.1-Use of Floor Area Measurement Standard-2 (ADFAMS-2)**

Floor Area Measurement Standard-2 (ADFAMS-2) can be used by Service Managers, for cost estimation and not leasing purposes, however it can be considered as a base for calculation in this regard.

**3.1.2.2-Details of Floor Area Measurement Standard-2 (ADFAMS-2)**

Floor Area Measurement Standard-2 (ADFAMS-2) for constructions and properties, is the sum of the internal spaces of any floor in the real estate, measured from the internal side of the external main walls, without the columns or other support systems that shows to the inside from the wall.

Floor Area Measurement Standard-2 (ADFAMS-2) includes all areas including interior walls, columns, lounges, closed corridors, and covered walkways between the separate buildings and available for direct or indirect use. It also includes the area of covered alcoves in the lower level, but they do not form part of the floor area-(ADFAMS-2) in the upper levels.

**Figure (3) Floor Area Measurement Standard-2 (ADFAMS-2) of the Second Floor.**

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**3.1.3-Floor Area Measurement Standard-3 (ADFAMS-3)**

Floor Area Measurement Standard-3 (ADFAMS-3) includes a range of categories, where the gross sum of the areas of such floor categories is equal to (ADFAMS-2) of that floor.

**3.1.3.1-Use**

Categories of (ADFAMS-3) help users and service providers to do a direct comparison of floor areas between the various other standards by adopting or developing software or computer applications to calculate the floor areas.

**3.1.3.2-Details of Floor Area Measurement Standard-3 (ADFAMS-3)**

Floor Area Measurement Standard-3 (ADFAMS-3) depends on the measurement of categories in the construction and the calculation of its area, each aside sequentially from Categories (a) to (f) separately; the construction wall and columns are measured within the Category without making separate measurement. Categories are divided into Components or Sub-Categories to facilitate the measurement processes and in this case, components of these categories may need separate measurements. When making comparisons across a number of markets, the entire Category shall be adopted by measuring all the Components of the Categories.

**Category Fa-Vertical Penetrations**

Diagram (4) shows the vertical penetrations, which include:

- i-Stairs, lifts, Ducts.

ii-Structural enclosing walls.

iii-Non-Structural enclosing walls.

**Figure (4) Vertical Penetrations**

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Category Fb-Technical Services

Diagram (5) shows the technical services, which include:

i-Plant rooms, lifts rooms, and maintenance rooms.

ii-Structural enclosing walls.

iii-Non-Structural enclosing walls.

iv-Columns.

**Figure (5) Technical Services**

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Category Fc-Common Hygiene Areas

Diagram (6) shows the Common Hygiene Areas, which include:

i-Toilet facilities, cleaners' cupboards, shower rooms and changing rooms.

ii-Structural enclosing walls.

iii-Non-Structural enclosing walls.

iv-Columns.

**Figure (6) Common Hygiene Areas**

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Category Fd-Circulation Area

Diagrams (7 and 8) show the Circulation areas, which include:

i-Emergency exits lanes, technical services, and other circulation areas.

ii-Structural enclosing walls (closed).

iii-Non-Structural enclosing walls.

iv-columns.

**Figure (7) Circulation Area - Upper Floor**

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**Figure (8) Circulation Area-Underground Floor**

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Category Fe-Workspace / Amenities

Diagrams (9, 10) show Workspace / Amenities or Sports that include all areas not comprised in categories (a), (b), (c), and (d):

i-Area of offices, sport and amenities (Cafeterias).

ii-Structural enclosing walls (closed).

iii-Non-Structural enclosing walls.

iv-Columns.

**Figure (9) Workspace/ Sports-Ground Floor**

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**Figure (10) Workspace/ Sports-Upper Floor**

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In the case of joint enclosing walls of two categories, the space occupied by walls, either shall be annexed to one of the categories (a), (b), (c) or (d) sequentially, or divided evenly between the relevant categories. Some real estate markets also necessitate the need to distinguish between the structural and non-structural walls, but in the absence of such distinction, they shall be merged and identified as walls only.

As for the categories (b), (c) and (d), in the case of multi-purpose use, the area shall be attributed to the dominant use.

Common Hygiene Areas are calculated in Category (c), however when providing additional hygiene areas of a lessor in spaces leased for his benefit, they may be part of Category (f).

Floors levels are be recorded in accordance with the practices and experiences of the real estate market by identifying the main entrance and then scheduling the other floors accordingly.

The reception area at the entrance floor shall either be included in the category as part of Category (d (i)), or stated separately in Category (f).



Areas included in Category (f), not available for direct use, can be stated differently, i.e. the parking in the basement, which can be described through the number of spots or through its capacity rather than floor area. In this case, the gross areas described in Area-3, is not equal to the output of Floor Area 2, FA2.

Places of indirect relation with the property can be described as additional or attached places.

Areas of Amenities are included in Category (f) Component (i), in the case of exclusive use of a unit or if they are located within the unit, otherwise, they shall be stated separately in Category (d) Component (i).

Balconies and entrances are not included in Floor Area-1, thus, they are not part of Floor Area-2 and Floor Area-3, and shall be measured and stated separately.

### 3.2-Applications

Department of Municipal Affairs has adopted the following applications to calculate the floor area. To calculate the floor area, Users and Service Providers shall exclude some or all the Categories included in Floor Area-3 when calculating Floor Area-2 as follows:

#### 3.2.1-Floor area 1, FA1

By using ADFAMS-2, to calculate Floor area 1(FA1), which represents the Gross Useable Floor Area.

$FA1 = ADFAMS-2 - \text{Category Fa}$

#### 3.2.2-Floor Area-2, FA2

By using ADFAMS-2, to calculate Floor area 2 (FA2), which represents the Net Work / Sport / Amenities Floor Area.

$FA2 = ADFAMS-2 - (\text{Category Fa} + \text{Category Fb} + \text{Category Fc} + \text{Category Fd})$

#### 3.2.3-Floor Area-3, FA3

By using ADFAMS-2, to calculate Floor Area 3 (FA3) which represents Net Work /Amenities/ Circulation Floor Area without the structural walls and internal columns.

$FA3 = ADFAMS-2 - (\text{Category Fa} + \text{Category Fb} + \text{Category Fc} + \text{sub Categories Fd (ii) and Fd (iv)} + \text{sub category Fe (ii) and Fe (iv)})$

#### 3.2.4-Floor Area 4, FA4

By using ADFAMS-2, to calculate Floor Area 4 (FA4), which represents the Net Work / Sport/ Amenities and Common Hygiene Area Floor Area

$FA4 = ADFAMS-2 - (\text{Category Fa} + \text{Category Fb} + \text{sub Category Fc (ii)} + \text{Category Fd})$

FA2 and FA3 can be calculated directly through Category (f) if other categories and components are measured in the standard used.

### Section 4Standards for the Measurement and Calculation of Land and Construction Areas for Villas and Houses

Areas of lands for villas and houses are measured from the outer side of external walls and matched with the registered and adopted dimensions and area of the land parcel. In the case of adjacent villas and houses in cities, the land area is measured from the centre-line of the common wall.

#### 4.1-Construction Areas for Villas and Houses

To measure and calculate the construction areas for villas and houses in cities, the following standards shall be adopted:

1-Built Area measurement Standard-1 (ADBAMS-1)

2-Built Area measurement Standard-2 (ADBAMS-2)

3-Built Area measurement Standard-3 (ADBAMS-3)

#### **Figure (11) Explanatory section of a villa**

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#### **Figure (12) First Floor Area**

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#### **First Floor (and Area Under Roof)**

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#### **Second Floor**

#### **Figure (13) Second Floor Area-Do not include spaces**

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#### **Third Floor**

#### **Figure (14) Second Floor Area - Do not include unusable spaces**

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#### **Basement Floor**

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#### 4.1.1-Building Area Measurement Standard - 1 (ADBAMS-1)

Building Area Measurement Standard-1 (ADBAMS-1) is the gross area of the villa or a house calculated by measuring the

Building Area Measurement Standard-1 (ADBAMS-1) is the gross area of the villa or a house calculated by measuring the exterior dimensions of the building structure, and stated in the building report. In the event of a multi-storey building, the area of each floor is calculated by taking the measurements of its external dimensions. In the case of adjacent villas and houses, the area is calculated from the centre line of the common walls. This Standard is known as (Gross External Built Area).

**Figure (15) illustrates the details of the villa flat with the terrace in blue**

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**Figure (16) illustrates the areas of contiguous houses and common light wells (alcoves)**

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4.1.1.1-Use

Building Area Measurement Standard-1 (ADBAMS-1) can be used for planning purposes or by Contractors or Consultants to estimate the cost of execution of standard schemes.

4.1.1.2-Building Area Measurement Standard-1 (ADBAMS-1)

Building Area Measurement Standard-1 (ADBAMS-1) for villas, houses and properties, is the sum of the external areas of any floor in the real estate, measured from the outside face of the external main wall (without the protruding decorative elements), and in the case of galleries (arcades, balconies, or corridors) covered and located on the ground floor and floors above, the extension of the external facade of the adjacent external wall shall be deemed an external facade in Building Area Measurement Standard-1.

External area of basement levels shall be calculated by extending the exterior plane of the perimeter walls at ground floor level downwards, or by measurement if the extent of the basement differs from the footprint of the building.

-Covered Voids.

-Closed walkways between the separate parts of the building.

4.1.2-Building Area Measurement Standard-2 (ADBAMS-2)

Building Area Measurement Standard-1 (ADBAMS-1) is the gross floor area of any floor in the villa or house, of which dimensions are measured to the internal face of the building external walls, and stated in the report of each villa or house. This standard is known as the (Gross Internal Built Area).

4.1.2.1-Use

Building Area Measurement Standard-2 (ADBAMS-2) can be used by Service Managers, and to estimate the cost and not for leasing purposes; however, it can be considered as a calculation base in this regard.

4.1.2.2-Details of Building Area Measurement Standard-2 (ADBAMS-2)

Building Area Measurement Standard-2 (ADBAMS-2) for villas and houses, is the sum of the interior areas of each floor in the property, measured from the inside face of the external walls, while disregarding the columns or other supports that protrude to the inside from the wall.

Building Area Measurement Standard-2 (ADBAMS-2) comprises all areas including internal walls, columns, galleries, covered corridors and enclosed walkways between the separate buildings and available for direct use or indirect use. It also includes the area of covered alcoves in the lower level, but does not form part of Building Area Measurement Standard-2 (ADBAMS-2) in the upper levels.

4.1.3-Building Area Measurement Standard-3 (ADBAMS-3)

Building Area Measurement Standard-3 (ADBAMS-3) includes a range of categories, where the gross sum of the areas of categories in this floor is equal to (ADBAMS-2) of that floor.

4.1.3.1-Use

Categories of Building Area Measurement Standard-3 (ADBAMS-3) help Users and Service Providers to do a direct comparison of the floor areas between the various other standards by adopting or developing software or computer applications to calculate areas.

4.1.3.2-Details of Building Area Measurement Standard-3 (ADBAMS-3)

Building Area Measurement Standard-3 (ADBAMS-3) depends on the measurement of categories in the building and calculation of their area, sequentially from Categories (a) to (f) separately, and the building wall and columns are measured within the category without making separate measurement. Categories are divided into components or sub-categories to facilitate the measurement processes and in this case, the components of these categories may need separate measurements. When making comparisons across a number of markets, the entire category shall be adopted by measuring all the components of the categories.

Category (Ba) Unattached Buildings: includes external rooms, kitchens and servants' external quarters.

Category (Bb) Porches and ducts: includes Porches and Duct.

Category (Bd) Balconies: includes balconies and open roofs.

Category (Bd) Voids and Open-to-sky: includes internal stairs and voids above some of the rooms and galleries in the lower floor open to the upper floor.

Category (Be) External Voids: includes common and non-common lights wells slots.

## 4.2 Applications

### 4.2.1-Built Area BA

Department of Municipal Affairs has adopted the following principles when measuring the area of villas and houses:

- 1-The area of porches and ducts is not included.
- 2-The space occupied by the stairs within the ground floor only shall be included and ignored in the upper floors.
- 3-Voids are not included in the built area on the upper floors.

To calculate the built area, Users and Service Providers shall exclude certain categories included in the standard BA3 when calculating BA2, for example when measuring BA1 and BA2, the area is calculated as follows:

#### 4.2.1.1-Gross Built Area

It comprises the gross area of the building and includes Built Area Measurement Standard-2 plus rooms, and servants' external quarters, if any.

$GBA = ADBAMS-2 + \text{Category A.}$

#### 4.2.1.2-Gross Used Area-1

It comprises the internal built area plus the interior areas of rooms and servants' external quarters without the voids, balconies and open roofs and light wells.

$BA1 = ADBAMS-2 + \text{Category Ba} - \text{Category Bd} - \text{Category Be.}$

#### 4.2.1.3-Gross Used Area-2

It includes Gross Used Area-1 plus areas of balconies and open roofs.

$BA2 = ADBAMS-2 + \text{Category Ba} - \text{Category Bc} - \text{Category Bd} - \text{Category Be.}$

## Section 5 Units Areas Measurement Standards

### 5.1-Units Areas Measurement

Units' areas whether residential or commercial, or offices are measured as follows:

- 1-Gross external area: measured or calculated from the external faces to the external walls of the unit, and in the case of adjacent units, measurements are taken to centre line of the common wall.
- 2-Gross internal area: measured or calculated from the internal faces to the external walls of the building and centre line of the common internal walls.
- 3-In the case of commercial units or offices which ceiling height exceeds the standard elevations, the volumetric area available for use is calculated by measuring the height of the mid-line of the ceiling to the ground level of the unit.

### 5.2-Real Estate Units Areas Measurement Standards

To measure and calculate units' areas, the following standards are adopted:

4-Unit Area Measurement Standard-1 (ADUAMS-1)

5-Unit Area Measurement Standard-2 (ADUAMS-2)

6-Unit Area Measurement Standard-3 (ADUAMS-3)

#### **Figure (17) Real Estate Units Areas**

This diagram/form/figure cannot be reproduced here. Please see the original Arabic version.

##### 5.2.1 Unit Area Measurement Standard-1 (ADUAMS-1)

Unit Area Measurement Standard-1 (ADUAMS-1) is the gross areas of the real estate unit, which exterior faces dimensions are measured to the external walls of the building assigned thereto and from the centre line of the common walls, and is stated separately in the unit report. In the case the unit comprises more than one floor, the area of each floor is calculated through the measurements of its dimensions. In the case of adjacent units, the Unit Area is calculated from the center line of common walls. This standard is known as the (Gross External Unit Area).

###### 5.2.1.1-Use

Unit Area Measurement Standard-1 (ADUAMS-1) may be used for the purposes of planning or by Contractors or Consultants to estimate the cost of execution of the standard charts.

###### 5.2.1.2-Details of Unit Area Measurement Standard-1 (ADUAMS-1)

Unit Area Measurement Standard-1 (ADUAMS-1) of real estate units, is the total outdoor areas for any floor in the real estate, measured from the outer face of the external wall (without the protruding decorative elements), and in the case of galleries (arcades, balconies, or corridors) covered with ceilings and located on the ground floor and floors above, the extension of the external facade of the adjacent external wall shall be considered an external facade in Unit Area measurement Standard-1. This standard is known as the (Gross External Unit Area).

###### 5.2.2-Unit Area Measurement Standard-2 (ADUAMS-2)

Unit Area Measurement Standard-2 (ADUAMS-2) is the total area of any floor in the unit measured to the internal face of the external walls of the building assigned to them and from the centre line of the common walls, and stated in the report on each unit. This standard is known as the (Gross Internal Unit Area)

#### 5.2.2.1-Use

Unit Area Measurement Standard-2 (ADUAMS-2) can be used by Service Managers, and to estimate the cost and can be considered as a base for calculation for the purposes of rent or sale.

#### 5.2.2.2-Details of Unit Area Measurement Standard-2 (ADUAMS-2)

Unit Area Measurement Standard-2 (ADUAMS-2) of the real estate units, is the total inner area of any floor in the real estate unit, measured from the inside face of the internal walls of the building or the centre line of the common internal walls, without the columns or other support systems that protrude to the inside from the wall.

Unit Area Measurement Standard-2 (ADUAMS-2) comprises all areas, including the interior walls of the unit, columns, galleries, covered corridors and enclosed walkways between the separate rooms and available for direct or indirect use. It also includes the covered voids area in the lower level, however it is not included in Unit Area measurement Standard-2 (ADUAMS-2) in the upper levels.

#### 5.2.3-Unit Area Measurement Standard-3 (ADUAMS-3)

Unit Area measurement Standard-3 (ADUAMS-3) comprises a range of categories which gross area in the unit is equal to Unit Area measurement Standard-3 (ADUAMS-3).

#### 5.2.3.1-Use

Categories of Unit Area Measurement Standard-3 (ADUAMS-3) helps Users and Service Providers to directly compare the building different areas with the other standards by adopting or developing software or computer applications to calculate areas.

#### 5.2.3.2-Details of Unit Area Measurement Standard-3 (ADUAMS-3)

Unit Area Measurement Standard-3 (ADUAMS-3) depends on the measurement of categories in the real estate unit and calculation of its area sequentially from Categories (a) to (d) separately; the internal wall and columns of the building are measured within the category without making any separate measurement. Categories are divided into Sub-Categories to facilitate the measurement processes and in this case, Sub-Categories may need separate measurements. Note that when comparing across a number of markets, the whole Category shall be adopted by measuring all Sub-Categories.

(Category Ua)-Unattached Buildings: includes balconies and open roofs.

(Category Ub)-Voids and Open-to-sky: includes internal stairs and spaces above some rooms and galleries on the basement floor open to the upper floor.

(Category Uc)-Voids: include internal voids or the share of the unit of common external voids.

(Category Ud)-Rooms, corridors and utilities: includes all rooms, corridors, galleries and utilities of the real estate unit.

### 5.3-Applications

#### 5.3.1-Unit Area (UA)

Department of Municipal Affairs has adopted the following basics for the calculation of the Unit Area:

-Calculating the area occupied by the stairs only in the ground floor and ignoring the same in the upper floors.

-Not calculating the voids within the unit area on the upper floors.

-Not calculating external voids within the unit area.

To calculate the unit area, Users and Service Providers shall exclude some of the categories included Unit Area Measurement Standard-3 (ADUAMS-3) when calculating the unit areas according to the following:

#### 5.3.1.1-Gross External Unit Area (GEUA)

Gross External Unit Area comprises the gross unit area and is calculated within Unit Area Measurement Standard-1 plus the area of Category (a) and Category (c). In the case of common voids, the area of the void shall be divided between the common units.

$(GEUA) = ADUAMS-1 + \text{Category Ua} + \text{Category Uc}$

#### 5.3.1.2-Used Unit Area-1 (UAU-1)

Used Unit Area-1 comprises the internal unit area without the voids and stairs on the upper floors and balconies and is calculated within Unit Area Measurement Standard-2 (ADUAMS-2).

$UAU-1 = ADUAMS-2 - \text{Category Ub} - \text{Category Uc}$

#### 5.3.1.3-Used Unit Area-2 (UAU-2)

Used Unit Area-2 comprises Used Unit Area-1 (UAU-1) plus areas of balconies and open roofs.

$UAU-2 = ADUAMS-2 + \text{Category Ua} - \text{Category-Uc} - \text{Category Ub}$