

TYPICAL FLOOR

A floor that is similar to the floor that follows it or precedes it or both in area and structure.

FLOOR AREA RATIO (F.A.R.)

Co-efficient that denotes the ratio of the total built up area of buildings and structures on a given plot over the total land area of the plot.

When calculating the F.A.R., the areas of the following shall not be counted :

- Basement floors with no direct natural lighting, intended for use for parking, building services and storage.
- Balconies and terraces.
- Garden sheds (of up to 2.20m clear height) and non-enclosed shade structures (i.e. completely open on 2 sides at least).
- Mechanical floors with maximum clear height of 2.20m, elevator rooms, stairwells and areas reserved for water tanks and other mechanical equipment on the roof.
- Roof Attics, or parts thereof, which are not used and cannot be converted for habitation.
- Mezzanine floor having direct access only from the ground floor and not from any common stair or lift lobby, and that has an area less than or equal to 50% of the gross Ground Floor area of the building.
- Shafts, openings (ex: garbage shoot ...)
- Standalone parking structures
- Podium level parking
- Standard Services on ground floor independent from the main building (ex: substation, LV room, ETS room ...)

Note: *The measurements must be taken from center line to center line of the walls.*

FAR calculations include:

- All sellable areas (ex: apartment's offices ...)
- Circulation areas (ex: corridors, lobbies, open staircases that are not part of a stairwell ...)
- Repeated Services in all typical floors (ex: telephone rooms, electrical rooms ...)
- Guardian room.
- Garbage rooms in typical floors only (not on ground floor).
- Any other room/area not stated above inclusions and exclusions.

BUILT-UP AREA (BUA)

When calculating the BUA, the areas stated below must be included:

- All sellable areas (ex: apartment's offices ...)
- Circulation areas (ex: corridors, lobbies, open staircases that are not part of a stairwell ...)
- Balconies (covered and uncovered)
- Basements
- Podium car parks
- MEP Plant Areas, mechanical floors
- Common Facilities (ex: Gymnasium, enclosed swimming pool ...)
- Storage areas
- Roof slab areas that were not defined as the stated above (ex: Mechanical rooms).
- Any other room/area not stated above.

Note: *All external walls must be included. For internal wall: the measurements must be taken from center line to center line of the walls.*

BUA calculations exclude:

- MEP Shafts, openings
- Stairwells and lift's shafts.
- Garbage shoots.

Note: *Calculations of areas to be measured in the inside face of the shafts.*

LANDSCAPING

The treatment and maintenance of a plot area or property with predominant vegetation such as ground cover, plants, shrubs or trees. It includes paving, bricks, rock work and other natural or decorative features in an organized manner designed to create a specific appearance.

PERMANENT BUILDING OR FACILITIES

Buildings or structures designed and constructed in reinforced concrete, or steel with block or metal cladding, or with a combination of steel or precast concrete or reinforced bearing block walls or brick, or other durable material.