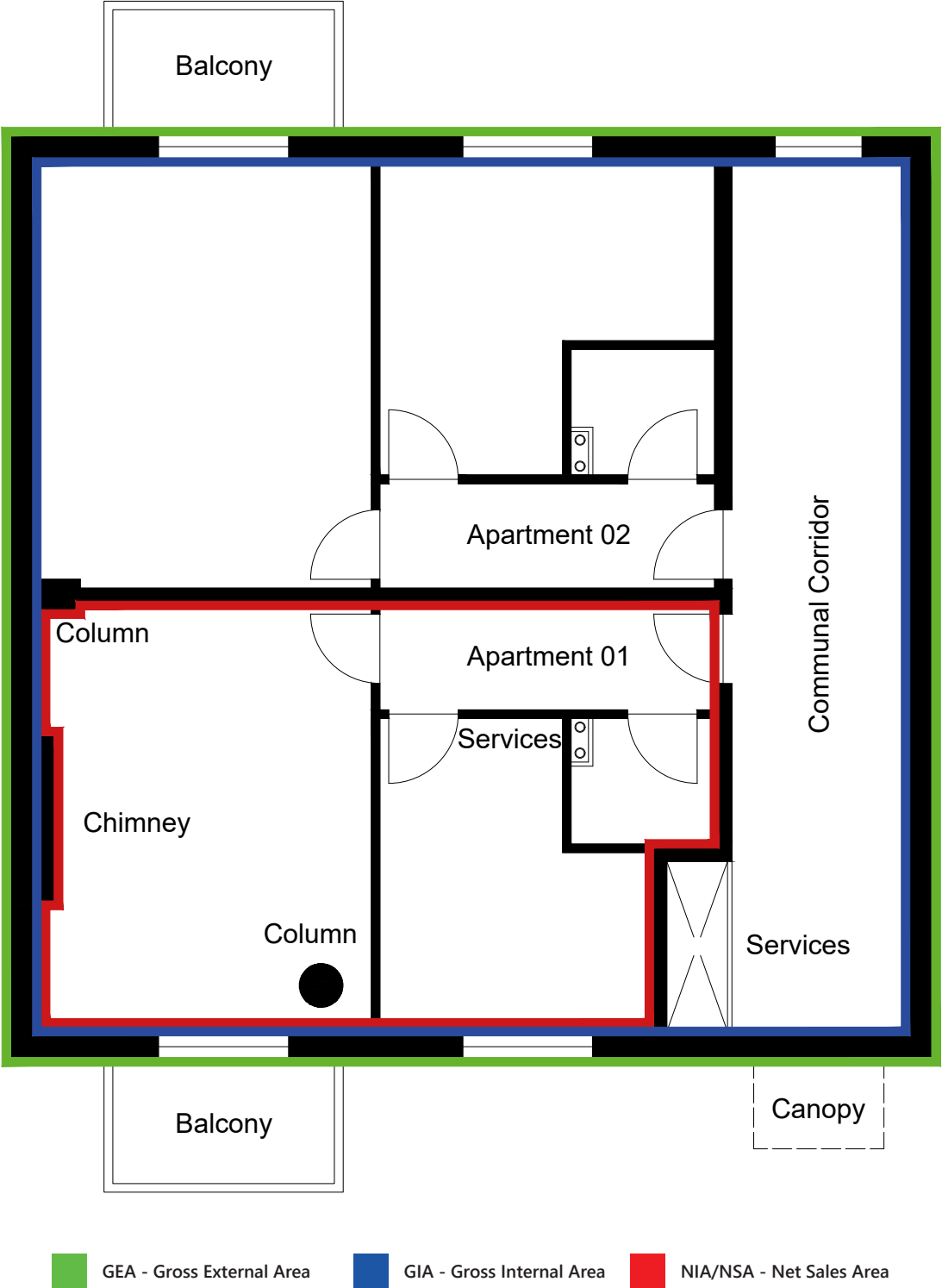


Counterbalance - How We Measure Areas



GEA - Gross External Area

Gross External Area is the area of a building measured externally at each floor level.

Including:

- Perimeter wall thickness and external projections
- Areas occupied by internal walls and partitions
- Columns, piers, chimney breasts, stairwells, lift-wells
- Atria, entrance halls, with clear height above
- Internal balconies
- Lift rooms, plant rooms, fuel stores, tank rooms
- Outbuildings with share walls with the main building
- Loading bays / Garages / Conservatories
- Areas with a headroom of less than 1.5m / Pavement vaults

Excluding:

- External open-sided balconies, covered ways and fire escapes
- Canopies
- Open vehicle parking areas, roof terraces, and the like
- Voids over or under structural, raked or stepped floors
- Greenhouses, garden stores, fuel stores, and the like in residential property

GIA - Gross Internal Area

Gross Internal Area is the area of a building measured to the internal face of the perimeter walls at each floor level

Including:

- Areas occupied by internal walls and partitions
- Columns, piers, chimney breasts, stairwells, liftwells,
- Internal projections, vertical ducts,
- Atria, entrance halls, with clear height above
- Internal open-sided balconies, walkways,
- Lift rooms, plant rooms, fuel stores, tank rooms
- All rooms private or common
- Voids over stairwells and lift shafts on upper floors
- Areas with a headroom of less than 1.5m
- Loading bays, Pavement vaults, Garages, Conservatories

Excluding:

- Perimeter wall thicknesses and external projections
- External open-sided balconies, covered ways and fire escapes
- Canopies
- Voids over or under structural, raked or stepped floors
- Greenhouses, garden stores, fuel stores, and the like in residential property

NIA - Net Internal Area / NSA - Net Sales Area

Net Internal Area is the usable area within a building measured to the internal face of the perimeter walls at each floor level.

Including:

- Atria with clear height above, measured at base level only
- Entrance halls within apartment or house
- Kitchens/Dining, Bathroom, En-suite, Bedrooms & Living
- Built-in units, cupboards, and usable areas
- Areas occupied by ventilation/ heating grilles
- Areas occupied by skirting and perimeter trunking
- Areas occupied by non-structural walls subdividing
- Structural columns within apartment or house

Excluding:

- Entrance halls, atria, landings and balconies used in common
- Common lift rooms, plant rooms and tank rooms
- Common stairwells, lift-wells and permanent lift lobbies
- Corridors and other circulation areas in common use
- Areas with a headroom of less than 1.5m
- Internal structural walls, walls enclosing excluded areas, columns, piers, chimney breasts, other projections, vertical ducts, walls separating tenancies