

## SHARE UNITS FORMULA

The share units of a parcel are the area of that parcel multiplied by the weightage factor for that type of parcel and the weightage factor for the entire floor parcel. If there is any accessory parcel, the area of the accessory parcel is multiplied by a weightage factor for that accessory parcel.

If there is more than one accessory parcels, the formula for calculation shall be applicable to each accessory parcel and it shall then be added accordingly. Both the value of the parcel and accessory parcel shall be added to determine the total share units.

The calculation formula is as follows:

$$\text{Share units of parcel} = (A \times F_1 \times F_2) + (B \times F_3)$$

$$\text{Share units of land parcel} = (A \times 0.8) + (B \times F_3)$$

where,

*(a)* A is the area of the parcel;

*(b)* B is the area of the accessory parcel;

*(c)*  $F_1$  is the weightage for the type of parcel as specified in Schedule A;

*(d)*  $F_2$  is the weightage for the overall floor parcel as specified in Schedule B; and

*(e)*  $F_3$  is the weightage for the accessory parcel as specified in Schedule C.

**Schedule A – Type of Parcel**

NO.	TYPE OF PARCEL	WITHOUT AIR CONDITIONING CENTRALIZED TO THE COMMON PROPERTY		WITH AIR CONDITIONING CENTRALIZED TO THE COMMON PROPERTY	
		PUBLIC ELEVATOR/ ESCALATOR PROVIDED	NO PUBLIC ELEVATOR/ ESCALATOR PROVIDED	PUBLIC ELEVATOR/ ESCALATOR PROVIDED	NO PUBLIC ELEVATOR/ ESCALATOR PROVIDED
1.	Apartment/ Small Office Home Office (SOHO)	1.00	0.85	1.30	1.15
2.	Office complex / Institutional (College)	1.00	0.85	1.30	1.15
3.	Retail Complex	2.00	1.70	3.20	2.90
4.	Hotel complex/ Medical centre complex	2.20	1.90	2.80	2.45
5.	Industrial complex	1.00	0.85	1.45	1.30
6.	Car park (whole floor parcel)	0.75	0.65	0.85	0.75
7.	Shop-houses, shop-apartments, shop-offices (two storeys and more) <i>(a)</i> upper floor <i>(b)</i> ground floor	1.00 0.85	0.85 0.85	1.30 1.15	1.15 1.15
8.	Land Parcel	0.80			

**Schedule B – Whole Floor Parcel**

<b>NO.</b>	<b>PARCEL</b>	<b>F<sub>2</sub></b>	<b>BASIS</b>
1.	Whole floor parcel excluding area for vertical transportation core (elevators or escalators) or floor area which has a breadth of 1,000 to 3,000 kps	0.85	For the entire floor excluding the vertical transportation core
2.	Whole floor parcel including area for vertical transportation core (elevators or escalators) or floor parcel which has a breadth of 3,000 kps and above	0.80	For the entire floor including the vertical transportation core
3.	Not whole floor parcel which has a breadth less than 1,000 kps	1	Not applicable

**Schedule C – Accessory Parcel**

<b>BIL.</b>	<b>ACCESSORY PARCEL</b>	<b>F<sub>3</sub></b>	<b>BASIS</b>
1.	Outside building	0.25	To reflect a non-habitable open or enclosed area outside the building
2.	Within building	0.50	To reflect a non-habitable open or enclosed area within the building

Notes:

- i. Areas are specified in square metres.
- ii. Schedule A is distinguished by the provision of an elevator or escalator for the common use with centralised air-conditioning which is a common property.
- iii. Schedule B shall not apply to shop-houses, shop-apartments, shop-offices and duplexes (each parcel consists of two floors).
- iv. Share units shall be described as a whole numbers and any fractions or decimals shall be rounded to the nearest whole numbers (for example: 109.4 = 109, 146.8 = 147, 82.5 = 83).