

Leaflet (definition and calculation)

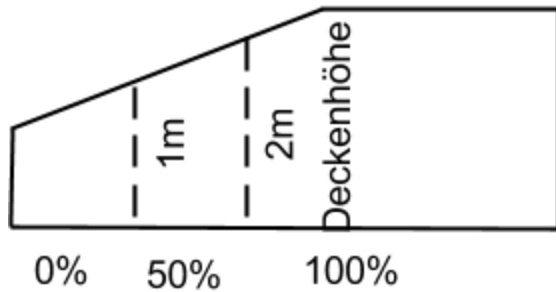
There are different calculations to be considered and compared. For commercial spaces the calculation is usually more flexible than the space calculation for living spaces. We have tried to represent the differences as understandable as possible, but we cannot take any responsibility for the correctness of the data. Please always ask an expert (architect) if you have any doubts in order to ask for a detailed explanation of the differences.

Living space DIN (Living space ordinance - WoFl.VO - January 2004):

Living space to be calculated:

100% allowable	max. 50% ($\frac{1}{2}$, $\frac{1}{3}$, or $\frac{1}{4}$) allowable	0% allowable
Living-, eating-, bed-, childrens- and bathroom, hallway, kitchen, toilet as well as additional rooms like und cupboards.	Balcony, terrace and loggia ($\frac{1}{4}$ - $\frac{1}{2}$) roof gardens... (completely heated, not heated $\frac{1}{2}$), swimming pools and other rooms which are closed on all sides, if they are for higher living quality (sauna & fitness) & rooms and partial rooms with a min. height of 1 or 2 meters. (see sketch)	Cellar, storage rooms (not part of living space), laundry room, garages, heating and drying rooms, attics and stairways etc.

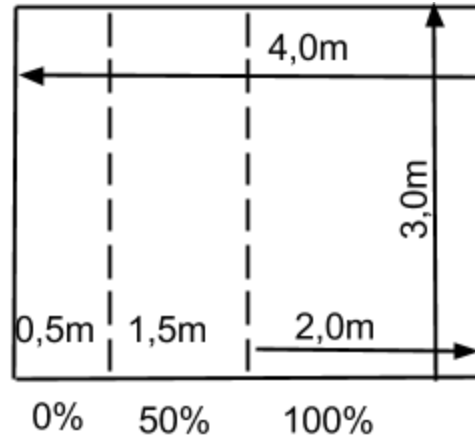
- Special regulations regarding balconies, terraces and loggias: In general these spaces can be calculated with $\frac{1}{4}$, $\frac{1}{3}$, or $\frac{1}{2}$. In practice the lowest value of 50% ($\frac{1}{2}$) is mostly used, which is a disadvantage for the buyer/renter. In general it can be said that this calculation is valid if the width of the balcony does not fall under a certain value and a direct access (e.g. from the living room) is possible. In case stairs must be used the value used for the calculation should be lower. A small balcony can also be seen as an escape route and should therefore not be considered in the space calculation at all.
- There is another special regulation for apartments in the basement. These were usually built as a cellar or storage room and have windows with bushes in front in order to allow the daylight to come in. In general these spaces can be calculated 1:1 or with 50%. However, the calculation of these spaces should be checked for each case separately.
- In order to be considered as a complete room it must at least have enough space for a bed, closet and desk. In general it can be said that a room with less than 8m² is considered as half a room (no valid rule).
- Generally providers have a certain scope when calculating the living space.
- If a space is not heated it is usually not considered as living space and can therefore not be calculated completely.
- Roof slopes significantly reduce the DIN-living space. Please compare the following simplified graphic (not true to scale):



Side view

base area without slopes

3,00m x 4,00m = 12m²



Floor plan

Living space

0,5m x 3,00m = 1,50m² = 0,00m² (0%)

1,5m x 3,00m = 6,00m² = 2,25m² (50%)

2,0m x 3,00m = 6,00m² = 6,00m² (100%)

Allowable living space = 8,25m²

Definition of rented spaces for offices (commercial spaces) according to BGF, NGF bzw. MF-G (gif):

There are two definition for the calculation of commercial spaces:

1. **DIN-277** (Base area and rooms of constructions in high-rise buildings)
 - a. **BGF** - gross base area: Sum of base areas of all floors of a building (incl. masonry). BGF is separated in
 - b. **NGF** - net base area:
 - i. **NF-effective space (HNF and NNF - main and additional effective space)** e.g. office, retail, storage spaces and wardrobes, sanitary rooms
 - ii. **FF - techn. functional spaces** e.g. water, waste water, heating, electronic, CAT and telecommunications
 - iii. **VF - traffic areas** e.g. entrance rooms, hallways, stairwells, elevator shafts
 - c. **KF - constructions areas:** Sum of base areas of the components of all floors of the building e.g. walls, pillars, all niches and holes etc.
2. **MF-G** (rented spaces for commercial purposes) of gif (Gesellschaft für Immobilienforschung e.V.) MF-G is based on DIN - 277, but defines rented spaces exactly and partly. BGF can be divided in:
 - a. **MF-O** - no rented space - all techn. function and construction spaces (except for easily relocatable partition walls) as well as traffic areas, (stairs, ramps and intermediate platforms) except for storey platforms, elevators shafts, vehicle traffic areas, ways, stairs and balconies for escape and emergency routes, in shopping malls, entrances, shopping streets and atria.
 - b. **MF-G - rented space according to gif:** gross base area minus the spaces of MF-O (not rented spaces)
 - i. **MF-G 1 - exclusive usage:** the spaces are assigned to the tenant directly.
 - ii. **MF-G 2 - joint usage:** the spaces which are assigned to some or all tenants will be assigned and calculated proportionally (%) to each tenant according to the main space. The

so called additional space (in %) is an affecting factor for the purchase of a real estate. The lower it is the more efficient the real estate was planned and built.