

Landlord and Tenant

LANDLORD AND TENANT (MEASUREMENT) REGULATIONS, 1985

1983-49
Revoked
Subsidiary
1985/075

Regulations made under s.81.

LANDLORD AND TENANT (MEASUREMENT) REGULATIONS, 1985

Revoked by LN. 2009/072 as from 26.11.2009

(LN. 1985/075)

4.7.1985

Amending enactments	Relevant current provisions	Commencement date
LN. 1985/106	r.4(f)	4.7.1985

ARRANGEMENT OF REGULATIONS.

Regulation

1. Title.
2. Measurement of floor space.
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4. Areas to be excluded.
5. Revocation.

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Title.

1. These Regulations may be cited as the Landlord and Tenant (Measurement) Regulations, 1985.

Measurement of floor space.

2. The floor space of a dwelling house to which Part III of the Act applies shall be measured and calculated in accordance with the provisions of these Regulations.

Mode of measurement.

3. (1) The floor space of any room shall be measured between points on the internal finished surfaces of opposite walls immediately above the skirting, or if there is no skirting nine inches above the surface of the floor, so as to include the area of any chimney breast or other projection which protrudes into a room beyond the general line of the internal finished surface of such walls.

(2) To the area measured in accordance with sub-regulation (1) of this regulation there shall be added the floor space of any store, cupboard or similar space within or without the external or containing walls of the house which provides general storage.

(3) From the area measured in accordance with sub-regulation (1) and (2) of this regulation there shall be deducted any area which falls under any one or more of the following heads—

- (a) the floor area of any space that is less than 6 feet 6 inches in height;
- (b) the area occupied by any chimney breast which protrudes into a room beyond the general line of the internal finished surface of such a wall;
- (c) the area of any window and door recess unless such window is a bay window.

Areas to be excluded.

4. In calculating the floor space of a dwelling house for the purposes of this Act there shall be excluded—

- (a) the area of any stairway, corridor, access passage or other means of intercommunication;

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- (b) the area occupied by a verandah, balcony, covered open air terrace or porch unless such verandah, balcony, terrace or porch are covered in and are not used for purposes of inter communication as defined in sub-paragraph (a) of this regulation;
- (c) the area of a wash house used in common with other tenant or tenants or landlord;
- (d) the area of a water closet and ventilating lobby: provided that the area of a bathroom shall not be excluded by virtue of the fact that it is also used as a water closet;
- (e) the area of any yard or patio forming part of the house;
- (f) so much of the area of any room that in the case of a communal service tenement exceeds 180 square feet and in other cases 220 square feet.

Regulation 5 revokes the Landlord and Tenant (Measurement) Regulations.