

WELCOME
Thank you for joining. The event will begin shortly

Aims of the 1947 Club

- Furtherance of Social and Professional Contacts
- Providing assistance to Branch RICS Matrics
- Preservation of the history and tradition of the 1947 Club

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HOLLIS

**1947 Club
IPMS and Measurement CPD**

Tom Pugh, Director - Measured Surveys
Introduction by Phil Hirst - Senior Associate - Newcastle Office

All together different

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Agenda

- Introduction to Hollis
- IPMS Purpose
- IPMS Overview
- Why you need measurement

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Introduction to Hollis

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We've been around a long time and we're experienced

20+ services to get more out of your real estate

10+ industry awards over the past three years

7 sectors

1 strong team

5 countries

400+ people

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We're international

24 offices

UK and Ireland
Ainford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Dublin
Edinburgh
Exeter
Glasgow
Leeds
Liverpool
London Battersea
London City
Manchester
Milton Keynes
Newcastle
Nottingham
Welwyn Garden City
Winchester

Mainland Europe
Amsterdam
Berlin
Madrid
Munich

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We have a wide range of services and skills

Services

- Access consultancy
- Building defects
- Cost management
- Development monitoring
- Dilapidations
- Dispute resolution
- Drone surveys and data capture
- Energy and sustainability
- Environmental consultancy
- Fire engineering
- Health and safety
- Leasehold advice
- Measured surveys and area referencing
- Mechanical and electrical

Skills

- Surveyors
- Engineers
- Technical specialist
- Consultants
- Project managers

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Our clients

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Welcome



Tom Pugh
Director – Measured Surveys
tom.pugh@hollisglobal.com

- Graduated from Newcastle University
- Chartered Land Surveyor
 - Fellow of RICS in 2019
- Director of Measured Surveys at Hollis leading a team of 30 surveyors
- Member of IPMS Standard Setting Committee
- Member of RICS Property Measurement Standard Drafting Group.

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IPMS: Isn't Property Measurement Simple?

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Why do I need my property measured?

- Contractual Obligation
- Energy Performance
- Design & Development
- Lease Agreement
- Occupational Efficiency
- Planning
- Project Costing
- Reinstatement Cost Assessment
- Service Charge Calculation
- Technical Due Diligence
- Valuation



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Why is a new standard needed?

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Why is a new standard needed?

VARIATION IN PROPERTY MEASUREMENT GLOBALLY

- NEED FOR MEASUREMENT PRACTICE (INTERNATIONAL) OFFICE USE**
- AN MEASUREMENT CODE (OFFICE USE) OFFICE USE (OFFICE USE)**
- MEASUREMENT PRACTICE (OFFICE USE) OFFICE USE (OFFICE USE)**
- CODE (INTERNATIONAL) OFFICE USE (OFFICE USE)**
- NEED FOR MEASUREMENT PRACTICE (OFFICE USE) OFFICE USE (OFFICE USE)**

24%
IN SOME PARTS OF THE WORLD, UP TO 24% OF FLOORS NOT REPORTABLE BY EXISTING STANDARDS CAN BE INCLUDED

IN OTHER OFF-SITE AREAS SUCH AS CAR PARKING AND COMMON AREAS CAN BE INCLUDED

BENEFITS OF IPMS:

- IMPROVED UNDERSTANDING OF PROPERTY VALUE
- IMPROVED UNDERSTANDING OF MEASUREMENT VALUE ADDED
- IMPROVED UNDERSTANDING OF PROPERTY VALUE
- IMPROVED UNDERSTANDING OF MEASUREMENT VALUE ADDED

LOOKING FOR AN OFFICE BUILDING FOR 100 MEMBERS OF STAFF? VARIATIONS COULD MEAN THE ACTUAL CAPACITY IS JUST 75 STAFF

www.ipms.org

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Scope of the professional statement

Standard of **Measurement** not valuation

Valuation should reflect usability

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What will IPMS bring?

- Consistency of reporting
- Transparency of data
- Comparability against different markets
- Reduced distortion when analysing property
- Global Standard is needed to reduce the impact on the global property market of fluctuations

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What measurement standards are there?

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IPMS and the RICS Professional Statement

- Sections of the RICS Professional Statement are based on the relevant IPMS Document
- 2nd Edition incorporates Residential – Implemented on 1st May 2018
- CoMP still used for asset classes not yet covered (Industrial & Retail)

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What is happening with IPMS?

Coming Soon
Consultation Document
International Property Measurement Standards: All Building Asset Classes

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What is happening with IPMS?

- IPMS - Office**
 - IPMS 1
 - IPMS 2
 - IPMS 3
- IPMS - Residential**
 - IPMS 1
 - IPMS 2
 - IPMS 3A, 3B & 3C
- IPMS - Industrial**
 - IPMS 1
 - IPMS 2
 - IPMS 3A & 3B
- IPMS - Retail**
 - IPMS 1
 - IPMS 2
 - IPMS 3A, 3B & 3C

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What is different with the new IPMS document?

Coming Soon

- Clearer diagrams showing the concepts
- New standard provides a clearer definition of how the measurement extents are defined
- No real change to **IPMS1** or **IPMS2** definitions
- IPMS 3.1** and **IPMS 3.2** provide analysis of areas of exclusive occupation to the **External** and **Internal** Extents
- IPMS 4.1** and **IPMS 4.2** allows a defined area to be measured

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IPMS 1

IPMS 1 – External Extents on a floor by floor basis

“The Floor Area measured to the external extent of the External Walls and to any Notional Boundaries, External Floor Areas or Sheltered Areas.”

Similar to **Gross External Area (GEA)**

- Balconies and Terraces are included
- Lightwells, Atriums and Open Stairs excluded

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IPMS 2

IPMS 2 – Internal Extents on a floor by floor basis

“The Floor Area measured to the internal extent of the Internal Dominant Face (IDF) and to any Notional Boundaries and External Floor Areas.”

Similar to **Gross Internal Area (GIA)**

- Measurement extends to the Internal Dominant Face
- Balconies & Terraces included in area

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What Is Internal Dominant Face?

The Internal Dominant Face (IDF) is the inside surface area comprising more than 50 per cent of the lowest 2.75 metres measured vertically from the structural floor surface, or to the ceiling if lower, for each Wall Section.

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Examples

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Construction Verification – Bank House, Newcastle





Verification throughout construction

- CAD based exercise
- Confirming pile positions
- Measurement of slab
- Final as-built area measurement


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NEXT EVENT

Friday 12th November, 2021
Direct Property Investment. Are there other options to consider?
 Presented by Aidan Dunstan/Rikky Shoker 

Are you a Chartered surveyor and interested in becoming a Member of the 1947 Club? – contact a Committee member or send a message through LinkedIn

www.the1947club.co.uk

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