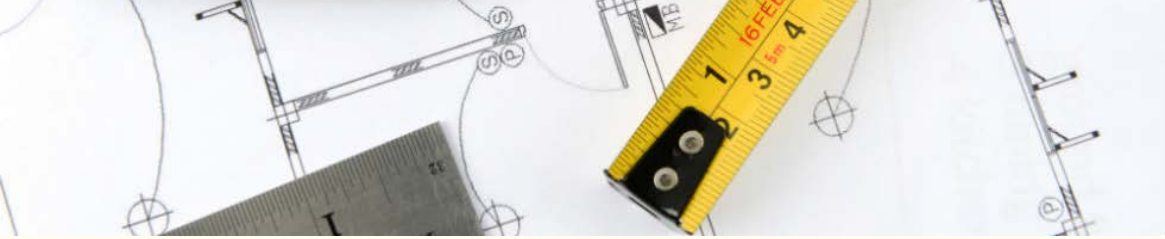


NEW IPMS REGULATIONS

Effective 1 January 2016

The International Property Measurement Standard (IPMS) for commercial office buildings will become the overarching international standard for the measurement of office buildings, replacing individual measurement standards. Specifically the guidelines for measuring offices within the RICS Code of Measuring Practice (6th edition) will be obsolete and the IPMS will be considered as the 'best practice' guidance notes.

We recognise that full implementation of IPMS will vary from market sector to market sector and there will be a need for our clients to still appraise building areas on a Net Internal Area (NIA)/Gross Internal Area (GIA) basis.

Additionally, valuation and area appraisal techniques may not form part of the IPMS. Therefore from 1 January 2016 our Measured Survey team will be offering 'dual reporting' (including NIA) as part of our standard service provision.

Preferred reporting methods

There are 2 preferred (3 overall including IPMS1) reporting methods of IPMS that suit the requirements of our clients:

- **IPMS2** is used for multi-let buildings
- **IPMS3** is the sum of floor area available on an exclusive basis to an occupier and is comparable to NIA

The basis for IPMS measurement will be stated, with the provision of indicative floor plans being mandatory. High accuracy values will be anticipated therefore, appropriate survey methodology and cutting-edge data-capture technology should be utilised'.

How measurement methods differ

Below are the comparable areas of the same floor-plate measured 3 different ways:

RICS Net Internal Area

Total NIA

1780.5 sq m

19,165 sq ft

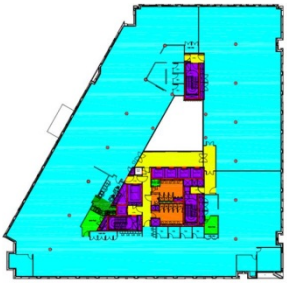
IPMS2

Total IPMS2

2086.7 sq m

22,461 sq ft

+ 12 %



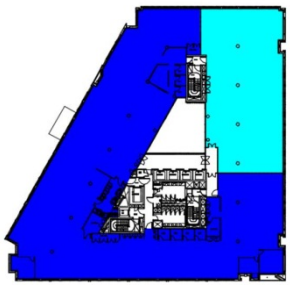
IPMS3

Total IPMS3

1792.7 sq m

19,297 sq ft

< 1 %



CBRE

CBRE's Measured Survey Team

We have the expertise and experience – coupled with market leading technology – to give you the accurate data you need to complete your transaction.

Our services include:

- Area reports to RICS & IPMS Codes of Measuring Practice
- Laser scanning and 3D output
- Building Information Modelling (BIM)
- Accurate floor plans
- Land Registry compliant Lease & Title plans
- Boundary surveys
- Topographic surveys

Contact us

Unsure of how the new IPMS will affect you? Please contact our Measured Survey Team below.

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