

IPMS:

WHY IPMS?

A £10 million property will need to be as accurately measured to gain as value from its 'usable' area. In this case, a deviation of +/- 1% (1:50) could conceivably result in a loss of £100k.

WHAT CAN WE DO?

Severn Partnership are specialists in measurement, with all of the necessary up to date technology to ensure that your office premises are appropriately surveyed to comply with modern standards. The IPMS standards have arrived at an appropriate time alongside the BIM Level 2 mandate; providing transparency for the global built environment industry, with a consistent approach from inception and design to facilities management.

WHAT? IPMS is the new International Property Measurement Standard.

All RICS members will be aware that the International Property Measurement Standards (Offices) becomes mandatory for all 'regulated valuers' on 01st January 2016 and that any valuer including an area measurement component must fully comply with the content and principles of IPMS within the RICS Property Measurement 1st ed 2015 (offices) mandatory professional statement.

WHAT'S THE DIFFERENCE

GEA Vs. IPMS1 - Galleries and balconies are now included.

NIA VS. IPMS3 - OFFICES (OCCUPANCY)

- Perimeter measurements are taken to the internal dominant face.
- Balconies, covered galleries and rooftop terraces in exclusive use are measured to the inner face but stated separately.
- Columns are included.
- Where there are multiple occupants - the area is taken to the midpoint of the partition wall between tenancies.
- Standard building facilities are excluded.
- Areas of limited use cover areas that are not able to be occupied due to obstructions for example; height restrictions, columns, internal structural walls etc.

GIA VS. IPMS2 - OFFICES

- Perimeter measurements are taken to the internal dominant face.
- Covered galleries and balconies are included.
- Areas can be detailed on a component by component basis.



Quality data measured safely delivered professionally on time

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