

Session 6

Property Measurement

International Property Measurement Standards

Objective of the standards

- ▶ International standards developed
 - to promote consistency and transparency
 - to establish universally agreed best practice and
 - promote confidence among end users of professional services.

Principles of measurement

- ▶ Provide a statement of the dates when the measurements are taken or captured.
- ▶ Provide a statement of the measurement methodology adopted.
- ▶ Provide the reference and scale of any plans, if and when used.

Definitions and Application of Areas

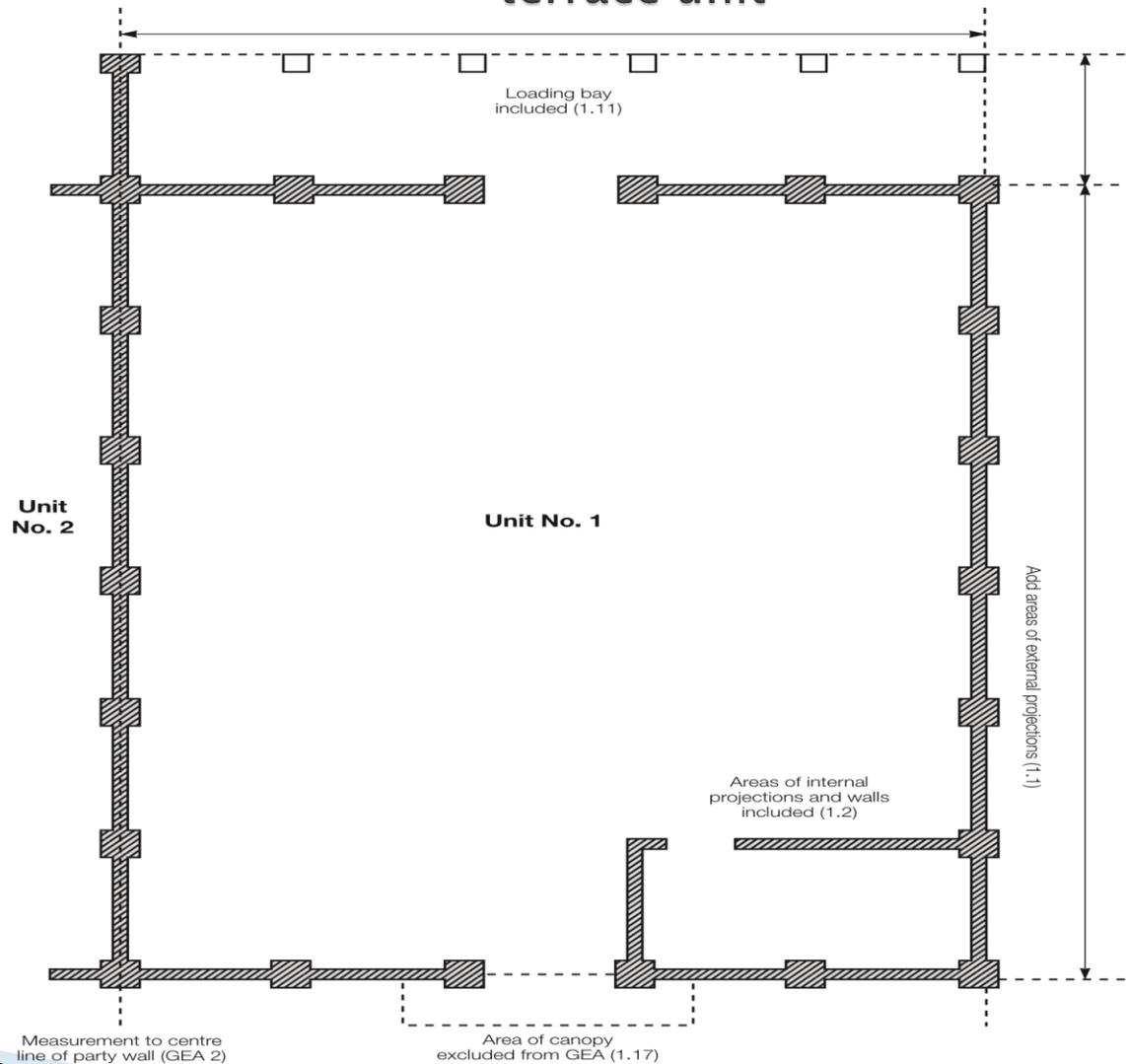
- ▶ **Gross External Area** is the area of a building measured externally at each floor level.
- ▶ GEA will include:
 - perimeter wall thickness and external projections
 - areas occupied by internal walls (whether structural or not) and partitions
 - columns, piers, chimney breasts, stairwells, lift wells etc
 - lift rooms, plant rooms, tank rooms, fuel stores, whether or not above roof level
 - open-sided covered areas (should be stated separately)

Cont'd

- ▶ GEA will exclude:
 - open balconies
 - open fire escapes
 - open sided covered ways
 - Open vehicle parking areas, terraces and the like
 - minor canopies
 - any area with a headroom of less than 1.5m (except under stairways)

Application: Town planning, Rating and council tax & Building cost estimation.

appropriate dimensions for GEA defined industrial/warehouse end terrace unit



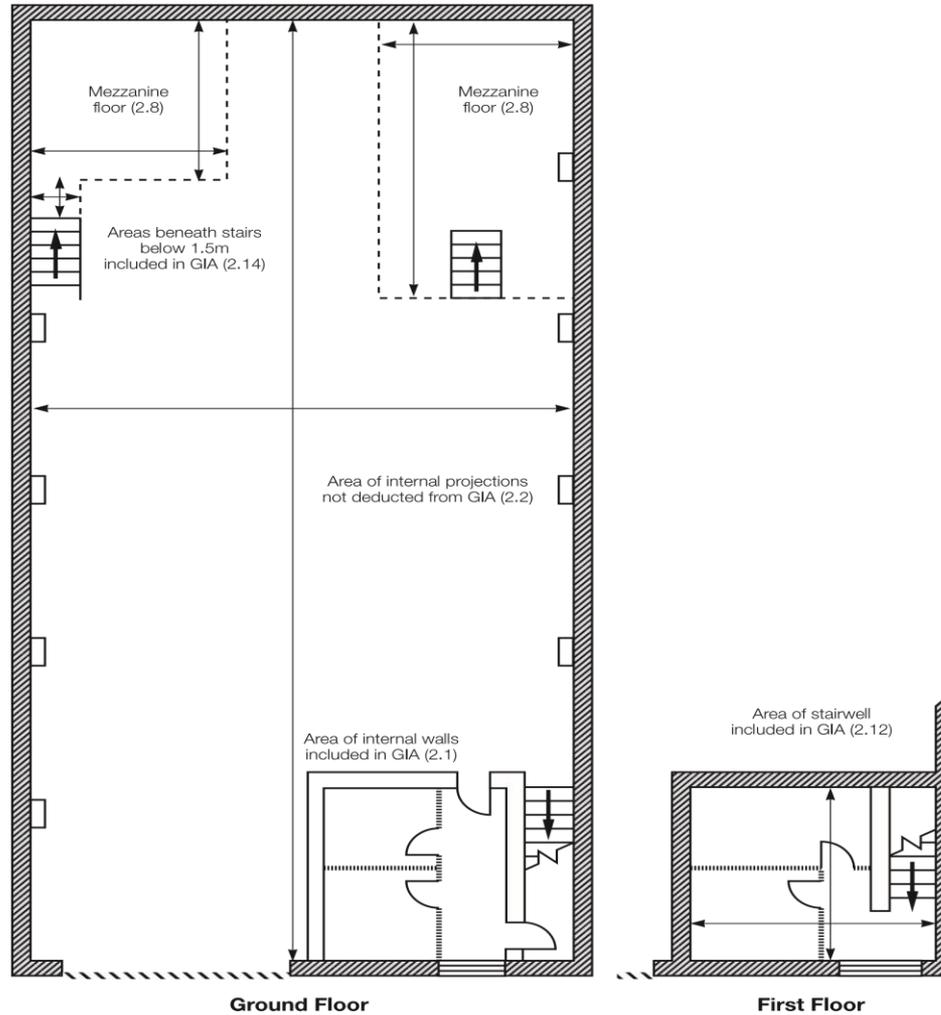
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- ▶ **Gross Internal Area** is the area of a building measured to the internal face of the perimeter walls at each floor level.
- ▶ GIA will include:
 - areas occupied by internal walls (whether structural or not) and partitions
 - service accommodation such as WCs, showers, changing rooms and the like
 - columns, piers, whether free standing or projecting inwards from an external wall, chimney breasts, lift wells, stairwells etc
 - lift rooms, plant rooms, tank rooms, fuel stores, whether or not above roof level
 - open-sided covered areas (should be stated separately)

Cont'd

- ▶ GIA will exclude:
 - open balconies
 - open fire escapes
 - open-sided covered ways
 - open vehicle parking areas, terraces and the like
 - minor canopies
 - any area with ceiling height of less than 1.5m (except under stairways)
- ▶ Note that the areas excluded from GIA should be calculated and shown separately.

appropriate dimensions for GIA defined industrial/warehouse unit



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- **Application:** GIA is a basis of measurement for the marketing and valuation of:
 - industrial buildings (including ancillary offices),
 - warehouses,
 - department stores,
 - variety stores and food superstores.
- ▶ **Rating** – GIA is the basis of measurement in many countries for the rating of:
 - industrial buildings,
 - warehouses,
 - retail warehouses,
 - department stores,
 - variety stores,
 - food superstores
- ▶ **Property management** – GIA is a basis of measurement for the calculation of service charges for apportionment of occupiers' liabilities.

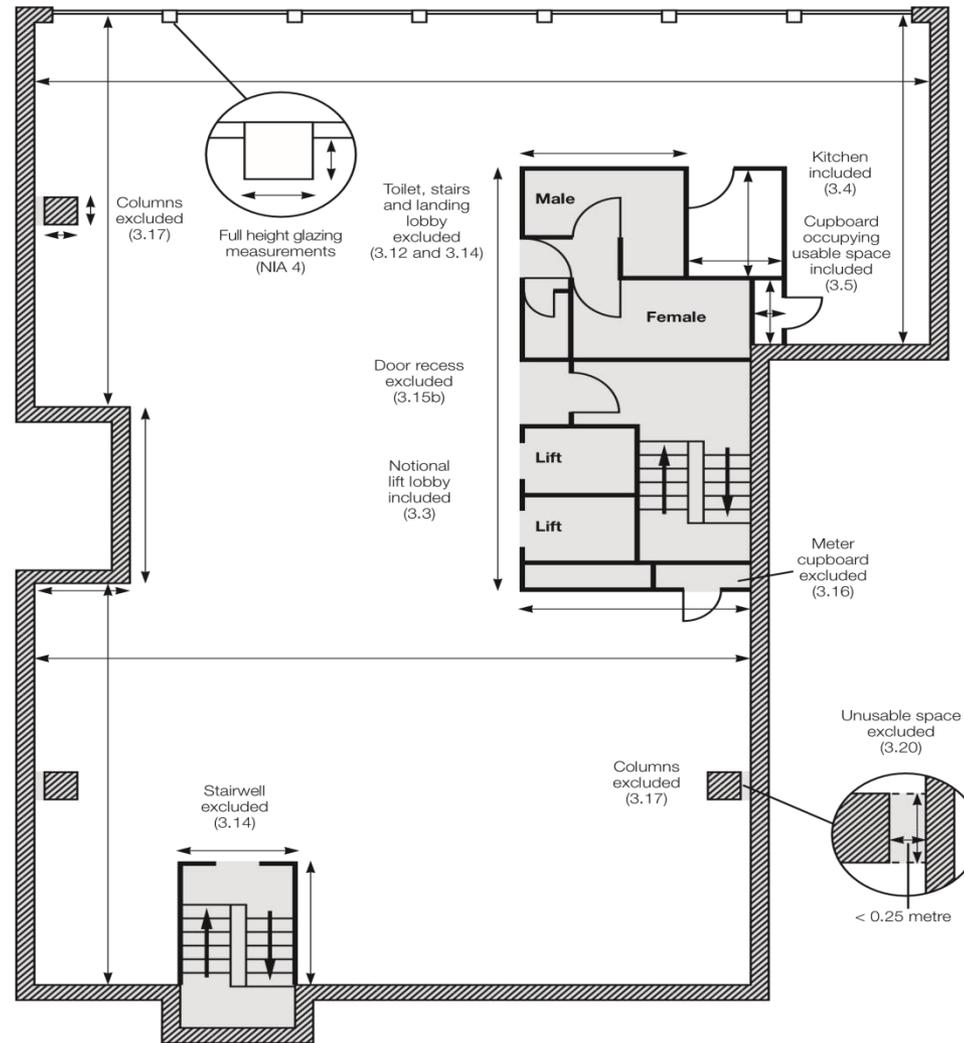
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- ▶ **Net Internal Area** is the usable area within a building measured to the internal face of the perimeter walls at each floor level.
 - NIA will include:
 - perimeter skirting, moulding, or trunking
- ▶ **kitchens**
 - any built in units or cupboards occupying useable areas (subject to height exclusion below)
 - partition walls or similar dividing elements
 - open circulation areas and entrance halls, corridors and **atria**

Cont'd

- ▶ NIA will exclude:
 - toilets and associated lobbies
 - cleaners' cupboards
 - lift rooms, boiler rooms, tank rooms, fuel stores and plant rooms other than those of a trade process nature
 - **stairwells, lift wells**, those parts of entrance halls, atria, landings and balconies used in common
 - corridors and other circulation areas where used in common with other occupiers
 - areas under the control of service or other external authorities
 - internal structural walls, walls (whether structural or not) enclosing excluded areas, columns, piers, chimney breasts, other projections, vertical ducts etc
 - the space occupied by permanent air conditioning, heating or cooling apparatus and ducting which renders the space substantially unusable having regard to the purpose for which it is intended
 - areas with headroom of less than 1.5m (this area should be shown separately but excluded)
 - car parking areas (this area should be shown separately and the number of spaces noted).

appropriate dimensions for NIA floor area defined purpose designed offices



Cont'd

▶ **Application:**

- **Estate agency and valuation** – NIA is the basis of measurement for the valuation and marketing of the following types of buildings:
 - Shops and supermarkets;
 - offices; and
 - business use
- **Rating** – NIA is the principal basis of measurement for rating of shops including supermarkets, offices, business use
- **Property management:** NIA is a basis of measurement for the calculation of service charges for apportionment of occupiers' liability