

News Release

NEW 21st CENTURY MEASURING GUIDE FOR SURVEYORS & VALUERS

Property professionals should now have a much clearer perspective over measuring criteria with the launch of a new guide to assist them, a revised edition of the Measuring Practice Guidance Notes.

The new version of Measuring Practice Guidance Notes, for use by both surveyors and valuers in measuring commercial, retail and industrial properties, has just been published by Ireland's largest construction and property industry body the Society of Chartered Surveyors (SCS) and the IAVI (Irish Auctioneers & Valuers Institute). It replaces an earlier version.

The new guide covers a wider range of properties than before and applies to all areas of property agency, marketing, rating, valuation and rent reviews. Encompassing a comprehensive review of the previous notes, it reflects modern measurement practice, which should prove of singular assistance to surveyors and valuers.

Both the Society and the IAVI stress that the new guide is not a mandatory code of practice and that it has been published for guidance purposes only. However, it is recommended that surveyors and valuers refer to it, as it works towards creating a common standardisation for property measurement and its applications, which will benefit both property practitioners and the public alike.

The new Guidance Notes will provide "greater clarity for professionals involved in property", says John Stewart director of professional services at McNally Handy & Partners, and chairman of the SCS Valuation Division. "A common agreed standard for the measurement of property is desirable to facilitate the efficient operation of the property sector and its professionals – the new guide has been brought out towards achieving this. It should prove to be a strong and contemporary reference document for such an important industry".

Mr. Stewart explains that the guide contains more comprehensive notes with improved explanations and diagrams, which "should lead to fewer disputes over floor areas".

He also points out that while the methodology may have changed, the use of the new guidelines will not directly alter values “though its adoption could involve some large re-measuring exercises!”

Commenting on the publication of the new guide, IAVI Senior Vice President Robert Ganly of Ganly Walters Limited said: “In every area of professional practice, the absence of certainty gives rise to dispute. These measuring guidelines set clear benchmarks which should eliminate one of the major areas of dispute in relation to all types of property contracts.”

It has also been devised with a simplified approach and reflects the expanded role of the property professional, as well as providing clear guidance on the use of the recommended measurement applications.

The methodology of measuring buildings for the 21st century has been comprehensively reviewed and appraised. Industrial building measurement remains based on Gross External Area (GEA) whereas all retail, office and drive-thru restaurant buildings will from now on be calculated on a Net Internal Area (NIA) basis. Gross Internal Area (GIA) will form the basis for retail warehousing, motor showroom, leisure-plex/leisure centre, crèche facility, nursing home, hospital, cinema, hotel, public house, guesthouse, hostel, school, funeral home and residential buildings. Definitions of GEA, NIA GIA are included with explanations and diagrams in the guide.

Some anomalies, which may have caused confusion in the past, have now been rationalised e.g. modern shopping centre versus older type retail accommodation and modern offices in former industrial estates should be calculated on a net internal area basis.

As well as reforming the guide, suggestions to facilitate its introduction and smooth operation are included such as:

- a strong recommendation to exclusive use of metric areas only
- a suggestion that all floor areas reported be accompanied by reference to the measurement application adopted and
- that any deviation from the guide should be highlighted in correspondence for clarity.

Hard copies of the Measuring Practice Guidance Notes at a cost of €10 each are available from the Society of Chartered Surveyors at 5, Wilton Place, Dublin 2. Tel: 01 6765500. Email: info@scs.ie Website: www.scs.ie or from the Irish Auctioneers & Valuers Institute, 38 Merrion Square, Dublin 2. Tel 01 6611794. Email info@iavi.ie. Website: www.iavi.ie.

Further information:

John Stewart, chairman of SCS Valuation Division, at Tel: 01 6612003
Sandra McDowell, McDowell & Associates PR at Tel: 0402 21576 / 087 2564350
Email: mcdpr@indigo.ie on behalf of SCS

Ben Valdimarsson, Bracken Public Relations, at Tel: 016773277/0861735123 on behalf of IAVI.

Notes to editors:

The SCS now has over 1,600 qualified members and a further 800 students and probationers. Members include quantity, planning & development, building, rural, and specialist surveyors, as well as general practice surveyors working in the valuation area, countrywide.

The IAVI has over 2,000 individual members and associate members in estate agency, valuation and property management roles and has a degree entry standard for ordinary membership.