



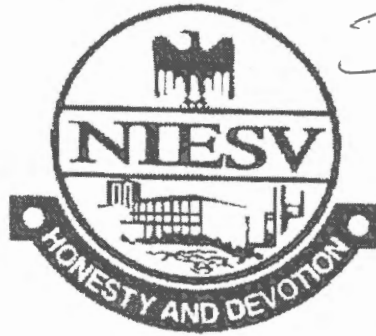
THE NIGERIAN INSTITUTION OF ESTATE SURVEYORS AND VALUERS



PROFESSIONAL QUALIFYING EXAMINATION

LECTURE NOTES 2nd Edition

Adult Route To Membership Of Niesv, 2016



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PROFESSIONAL QUALIFYING EXAMINATION

LECTURE NOTES 2nd Edition

ADULT ROUTE TO MEMBERSHIP OF NIESV, 2016

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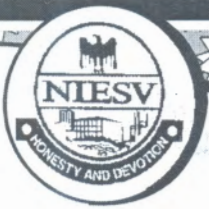
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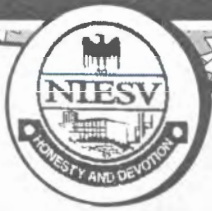
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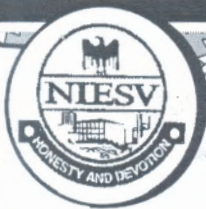
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Preface to the 1st Edition

The idea to commence a Adult route to membership of NIESV was considered by the Council in 2013 at Uyo-Akwa-Ibom State Council Meeting. A committee was formed to look into modalities for recruiting mature Estate Surveyors into the profession. The outcome of this Committee is the manifestation of this Lecture Notes. The Membership Committee ensures that candidates with a Degree or HND in Estate Management and Valuation, who have attained the age of at least 50 years and have been in practice for over two decades should be allowed to apply for this special route.

Scholars and practitioners are engaged to prepare lecture notes for the task tailored in line with our Professional Examination syllabuses. I am particularly grateful to this group of researchers who did not only provide educative and teaching materials on relevant areas of our practice, but did it with a dispatch. Thank you for this outstanding task.

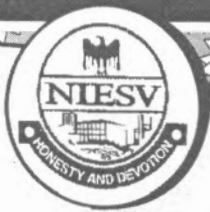
The President of NIESV, Olorogun James Omeru has been very supportive in ensuring that success of this lofty project is achieved. He particularly chaired a meeting of a group of Land Administrators in Benin City in 2013 and promised to put an end to non-professionals heading our State and National Ministries of Lands in Nigeria.

The programme is intended to bring mature members of profession into our membership cadre through a well formulated and rigorous training over a specified period.

This particular edition covers Principles of Valuation, Building Construction Professional Practice, Advanced Valuation I and II, and Professional Report Writing.

*Dr. B.J. Patunola Ajayi
Chairman, NIESV Membership Committee,
Abuja, FCT-Nigeria*





Preface to the 2nd Edition

The success of the first edition of this book propels the Membership Committee of the NIESV to search for an improvement and an introduction of new topics in this edition. Emerging Global challenges in Real Estate Surveying and Valuation Practice call for learning new topics to solve them. This edition includes International Financial Reporting Standards, Land Administration and Management, Property Rating and Taxation and other contemporary topics.

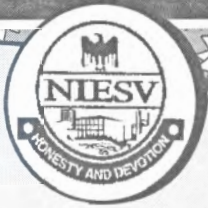
Additional member was invited to contribute chapters to this edition to augment the existing pool of discussions and enriching this edition.

The enthusiasm displayed by these energetic and brilliant contributors is not only to be appreciated but the promptness in responding to the submission of topics covered are invaluable commendable. I appreciate the contributions and support of our amiable President Olorogun James Omeru, for his effort in seeing to the successful production of the book and training that subsequently followed.

Thank you Almighty God for making an idea of a young guy from far away Bauchi a reality and sparing our lives to this moment.
Thank you all.

Dr. B.J. Patunola Ajayi
Chairman, NIESV Membership Committee
Abuja, FCT, Nigeria.





Forward

The World is changing and the global process of doing business is equally changing, that is why it is paramount to adapt to the changes in order for us to be relevant as leaders in real estate business arena. It is pathetic to note that majority of our ministries of land are being directed by personnels who are not well versed in the profession of Estate Surveying and Valuation. To make the needed impact that the contemporary change demands, we must device a way to bring them under our umbrella. That is the reason for Adult Route to Membership.

The idea to train and absorb our mature members into the members' fold of the profession through a special route was first considered in 2013 and a Committee was established to give modalities in order to achieve this purpose.

I congratulate the First Vice President and Chairman, NIESV Membership Committee for working tirelessly in ensuring that this Lecture Notes is prepared and published in a book format.

I also appreciate the efforts of the contributors - **ESV. Adedayo Adebayo, ESV. Iroham C.O, ESV. Olurotimi Kemiki, ESV. Salau L. Tunde and ESV. Bamidele Ogunleye** for forwarding their write-ups for publication without any pecuniary attachment whatsoever. Thank you for this selfless service to humanity.

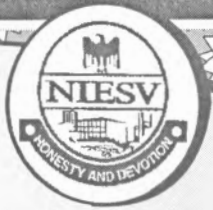
It is my firm believe that, this book shall not only be beneficial to the candidate on Adult Route but also, other probationers aspiring to sit for our Professional Qualifying Examination (PQE). I hereby recommend this book to the general community of Professional Estate Surveyors and Valuers, Probationers, Students and General Public who intend to improve their knowledge in Real Estate Profession through a self study.

Thank you all

Oloorogun James Omeru (FNISV)

President, The Nigerian Institution of Estate Surveyors and Valuers
Abuja, F.C.T-Nigeria.





List of Contributors

The Nigerian Institution of Estate Surveyors and Valuers (NIESV) is grateful to the following scholars for contributing to the writing of chapters of this book. Their efforts shall be recognised for providing a selfless service to the Institution. Thankyou.

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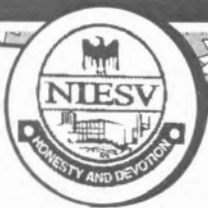


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A Study on International Property Measurement Standards (IPMS)

Chapter Six

Numerous organisations all over the world came together to create one shared “international standard for property measurement” (IPMS). The meeting which started at the World Bank on 1st and 2nd May 2013 in Washington DC under the auspices of the IPMS Coalition (IPMSC) was made up of 56 members. The membership has increased over time to about 70 now with our noble Institution (NIESV) being a part. These members signed a declaration confirming their commitment to promoting the implementation of these measuring standards in order to encourage world market accept and adopt IPMS as the primary method of property measurement. As at date the current Members that made up the coalition include:

American Society of Farm Managers and Rural Appraisers (ASFMRA); Appraisal Institute (AI); Asia Pacific Real Estate Association (APREA); Asian Association for Investors in Non-listed Real Estate Vehicles (ANREV); Asociación Española de Geometras Expertos; Asociación de Promotores Constructores de España (APCE); Asociación Española de Análisis de Valor (AEV); Asociación Profesional de Sociedades de Valoración (ATASA); ASTM International; Australian Property Institute (API); British Property Federation (BPF); Building Owners and Managers Association, Canada (BOMA Canada); Building Owners and Managers Association, China (BOMA China); Building Owners and Managers Association International (BOMA International); Building Owners and Managers Association, Canada (BOMA

Japan); Bulgarian Chamber of Professional Valuers (KPO); Bundesverband der Immobilien-Investment Sachverständigen e. V.; China Institute of Real Estate Appraisers and Agents (CIREA); Chongqing Real Estate Association; Commonwealth Association of Surveying and Land Economy (CASLE); Consiglio Nazionale Geometri e Geometri Laureati (CNGeGL); CoreNet Global; Council of European Geodetic Surveyors (CLGE); Counselors of Real Estate (CRE); Cyprus Architects Association (CAA); Cyprus Association of Civil Engineers (CYACE); Cyprus Association of Quantity Surveyors and Construction Economists (SEEOKK); Cyprus Federation of the Building Contractors Associations (OSEOK); European Council of Real Estate Professions (CEPI); European Mortgage Foundation (EMF); German Property Federation (ZIA); Gesellschaft für Immobilienwirtschaftliche Forschung e. V. (GIF); Ghana Institution of Surveyors (GhIS); Hungarian Real Estate Developers Association (IFK); HypZert GmbH; INREV; Institute of Estate Agents, Singapore (IEA); Institute of Philippine Real Estate Appraisers (IPREA); Institute of Real Estate Management (IREM); International Association of Assessing Officers (IAAO); International Consortium of Real Estate Associations (ICREA); International Facility Management Association (IFMA); International Federation of Surveyors (FIG); International Monetary Fund (IMF); International Real Estate Federation (FIABCI); International Right of Way Association (IRWA); International Union of Property Owners (UIPI); International Union of Tenants (IUT); Italian Real Estate Industry Association (ASSOIMMOBILIARE); Japan Association of Real Estate Appraisers (JAREA); Japan Association of Real Estate Counselors (JAREC); National Society of Professional Surveyors (NSPS); Nigerian Institution of Estate Surveyors and Valuers (NIESV); NP “Cadastral engineers” Open Standards Consortium for Real Estate (OSCRE); Ordre des Géomètres-Experts (OGE); Property Council of Australia (PCA); Property Council of New Zealand (PCNZ); Real Estate Institute of Zimbabwe (REIZ); Real Estate Syndicate of Lebanon (REAL); Real Property Association of Canada (REALpac); Royal Institution of Chartered Surveyors (RICS); Queensland Spatial and Surveying Association (QSSA); Secovi-SP (SECOVI); Society of Chartered Surveyors of Ireland (SCSI); Society of Office and Industrial Realtors (SIOR); South African Property Owners Association (SAPOA); Technical Chamber of Cyprus (ETEK); The Appraisal Foundation (TAF); Union Nationale des Economistes de la Construction (UNTEC).

After the May 2013 meeting, an independent standards setting committee (SSC) was formed by IPMSC. The SSC which consists of real estate experts in academics, real estate fund and asset managers, valuers, specialists in development and construction around the world include technical experts



from 11 countries and a combined expertise covering 47 markets. The group which received generous donation from the comite de Liaison des Geometres Europeens (CLGE) of the euREAL standard completed the first project confined to office buildings known as the "IPMS: Office Building" under two years precisely in November 2014 while the first draft was ready in January 2014.

The coalition accepts that standard setting is continuous and hence advocated the need for relevant updates for improvements to capture the needs of the market. There are also moves for IPMS to capture other classes of properties such as residential, industrial etc. The SSC is also poised to ensure that all guidance notes on IPMS are consistent with the principles and intent of IPMS. More so, all local, regional, or worldwide approaches will be well documented to allow coordination, expansion and consistency of IPMS guidance whenever required. The Coalition has also begun the implementation of IPMS, one of such is the engagement of governments to adopting IPMS. The first of such government was that of Dubai while other key market stakeholders are being engaged.

There are lots of cross border property investment, expansion by global corporate occupiers hence a need for more transparency as against the provisions of the differing national and local building measurements conventions. This will promote market efficiency through greater confidence between investors and occupiers by providing consistent property measurements for transactions and valuations. Although research conducted by the SSC found that transaction and valuation practices vary substantially across markets, this standard is not meant to remove these differences. What SSC has focused on issues confined directly to the building measurements and calculated areas within a building.

SSC during the course of its research on established standards introduced concepts that might be new to some markets but refined to suit the purpose of IPMS as it did not identify any measurement standard that was suitable for adoption internationally. Hence, in

developed markets where measurement conventions do exist significant adjustments are required. SSC expects IPMS to work initially in parallel with local standards and for a dual reporting basis and interface to be adopted where appropriate. However, SSC expects IPMS to become the primary basis of measurement across markets.

It has become evident that different countries use different floor area elements in transaction and valuation practice, IPMS will enable comparison of different practices by interfacing to a common measurement language. IPMS supports associated financial reporting and valuation standards such as the International Financial Reporting Standards (IFRS) and the Uniform Standards of Professional Appraisal Practice (USPAP) in the US. The International Valuation Standards Council (IVSC) supports IPMS, which should be read in conjunction with International Valuation Standards (IVS).

IPMS FOR OFFICE BUILDINGS

The SSC considered it unrealistic to adopt a single standard that would be immediately applicable to all classes of buildings due to the distinctive characteristics each class of property possesses. Hence, SSC laid priority in setting standard for office buildings because concerns were raised by those operating in such edifice that has a high global market without having a global language.

Other classes of property would follow suit. In fact consultation of IPMS Residential Building has started which was supposed to produce a standard for it as at the end of 2015. However SSC opines that principles, methodology and

measurement practices developed for IPMS will be similar for residential, industrial and retail buildings. These will need to be consistent as another class of building, mixed use would incorporate several building classes.

For instance the CLGE Measurement Code for the Floor Area of Buildings, the European Real Estate Area Label (euREAL) provided the starting point for consideration. Some certain terminologies used to describe office floor areas include rentable space, useable space, leaseable space others are net internal, net lettable and carpet area. These terminologies mean different things to different markets thereby causing confusion for owners, occupiers and other stakeholders working internationally. This has invariably resulted in mis-dimension of space, an area of about 5,000m² in a company in one country could be described as 6,000m² in another country, etc. In fact it was revealed that deviation in measurement could go as much as 24%. Hence, in order to avoid confusion the SSC resolved to avoid using terms with established definitions commonly used but inconsistently in markets across the world. Examples of such are Gross External Area (GEA); Gross Internal Area (GIA); Net Internal/Lettable Area (NIA/NLA).

As highlighted earlier, in developing IPMS Office, SSC consulted widely to understand the measurement conventions used in different international



markets. It was therefore expedient to measure the external area of a building, for planning purposes or the summary costing of development proposal. The SSC decided to refer this as IPMS1 which will be applied to all classes of building. There was also a requirement to identify and categories internal areas, this is referred to as IPMS2 –Office and will assist the property industry to make efficient use of space and benchmarking data. It was also imperative to measure areas in exclusive occupation for transactions and the SSC created IPMS3–Office for this purpose. These standards are found in the last part (Part 3) of the document. The first part is centered on the aim and scope of the standard which discussed the aim, defined certain terms germane to office buildings and the use of the standards while the second part which hinged on principles of measurement discussed terms like general principles of measurement and calculation, best measurement practice, limited use areas and interface adjustment.

Part 1

BASIS DEFINITIONS IN IPMS

- Building

An independent structure forming part of a property

- Coalition

Trustees of IPMS who have not for profit interest but rather public interest order

- Component

One of the main elements into which the floor area of a building can be divided

- Component Area

The total floor area attributed to one of the component

- Floor Area

The area of a normally horizontal, permanent, load-bearing structure for each level of a building

- Internal Dominant Face

The inside finished surface comprising at least 50% of the surface area for each vertical section forming an internal perimeter

- IPMS

International Property Measurement

Standards

- IPMSC

International Property Measurement Standards Coalition

- IPMS 1

The sum of the areas of each floor level of a building measured to the outer perimeter of external construction features reported on a floor-by-floor basis

- IPMS 2 – Office

The sum of the areas of each floor level of an office building measured to the internal dominant face and reported on a component-by-component basis for each floor of a building

- IPMS 3 –Office

The floor area available on an exclusive basis to an occupier but excluding standard facilities and calculated on an occupier-by-occupier or floor-by-floor basis of each building

- Property

Any real estate asset in the built environment

- Property Industry

This comprise of users, service providers and third parties

- Service Provider

These are entities that provide real estate advice to a user. They include valuers, surveyors, facility managers, property managers, asset managers, agents and brokers, space measurement professionals, cost consultants, interior designers, architects, planners amongst others

- Space Measurement Professional

A service provider qualified by experience or training to measure buildings in accordance with IPMS

- Standard Facilities

Those parts of a building providing shared or common facilities that don't typically change over time.

These include stairs, escalators, lifts/elevators and motor rooms, toilets, maintenance rooms etc.

- Third Party

These are entities other than a user or service provider with an interest in property measurement. They include governments, banks, other property financing bodies, data analysts, researchers etc.

- User

An owner occupier, developer, investor, purchaser, vendor, landlord, tenant

- Valuer

A service provider with an appropriate professional qualification in valuation or appraisal.

Vertical Section
Each part of a window, wall or external construction feature of an office building where the inside finished surface area varies from the inside finished surface area of the adjoining window, wall or external construction feature ignoring the existence of columns

AIM OF IPMS

IPMS is to provide consistent measurement of property. This will meet the requirement for consistency in the stance of users in measurement and reporting. Hitherto there has been varied floor area of floor space in identical buildings between countries and even within same countries due to differing measurement conventions. The measurement can be used for valuation, transaction and benchmarking purposes. This is also important for service providers and third parties in instilling confidence as



data can be used for property financing, building and facility management, research and other purposes.

USE OF IPMS

IPMS can be used for any purpose agreed between users, service providers and third parties. In some circumstances IPMS can interface between existing measurement standards by providing a common measurement language.

Part 2

GENERAL PRINCIPLES OF MEASUREMENT AND CALCULATION

SSC adopted the following fundamental principles of measurement and calculation which apply to all buildings:

- The item must be measurable
- The measurement must be objectively verifiable
- The measurement and calculation must be clearly documented and the following stated:
 - The IPMS standard that was used, for instance IPMS1; IPMS2-Office or IPMS3-Office
 - The method of measurement
 - The unit of measurement
 - The measurement tolerance
 - The date of the measurement
- Where an interface is adopted, the reconciliation between IPMS and the standard referred to must be detailed
- In instances where IPMS is not directly covered, the principle of extrapolated using a common sense approach

BEST MEASUREMENT PRACTICE

General:

SSC recommends that all IPMS measurement be supported by CAD (Computer-aided design) drawings or BIM (Building Information Modelling) data. However, in case other

drawings are used as a basis of measurement annotated dimensions on drawings should be used in preference to a reliance on scaling alone.

The service provider is expected to show report on how the floor area has been established, for instance the use of CAD drawings, other drawings or by laser or tape measurement. Areas for IPMS1 are to be taken from drawings or on site. Measurements for IPMS2-Office and IPMS3-Office are to be taken to the Internal Dominant Face for external walls or otherwise horizontally at wall-floor junctions, ignoring skirting boards, cable trunking, heating and cooling units, and pipework.

Buildings are to be measured individually and to be reported on a floor-by-floor basis.

Unit of measurement

Every measurement embarked upon should be put in the unit commonly adopted in the relevant economy. In cases where users and third parties require measurements to be converted, the conversion factor must be stated.

Tolerance

The measurement tolerance is to be specified in the scope of work and report. The service provider is expected to provide an appropriate degree of tolerance having regard to the nature of the instruction, the equipment available and conditions at the time of measurement

Measurement Reporting

Any IPMS area that was reported to a user where practical should be cross-referenced to an appropriately coloured drawing and if required to a component area spreadsheet when reporting IPMS2-Office

Limited Use Area

In certain market where certain

areas of buildings are incapable of being occupied due to government regulations or labour legislations, such areas and their limitations are to be identified, measured and stated separately within IPMS reported areas. For instance if areas are subject to height restriction, the height should be stated in the reporting document and in the sample spreadsheet. This buttresses the fact that the inclusion of measured areas in IPMS does not necessarily mean that the areas are available for legal occupation and use. Some examples in the provision of the limited use area will suffice: Area Difference from Internal Dominant Face (there is need to show any difference observed in floor area between measurements taken to the Internal dominant face and measurements taken to the wall floor junction); Areas with Limited Height (In various markets areas with limited height are identified separately and this height can vary between jurisdictions); Areas with Limited Natural Light (In various jurisdictions, areas with limited natural light in a building would require be identified separately); Above and Below Ground (Generally buildings are composed of floors above ground or below ground. For the sake of measurement, this distinction may be important in determining the conditions under which the premises may be used in compliance with labour legislation, rules on fitness for habitation or taxation. Interface Adjustment

The SSC is aware of the many different measurement convention in use, such as floor



area measured to the wall-floor junction in some markets and in some markets floor area is taken to the midpoint of walls or the external face. In some other markets varying interpretations of the dominant face of an inside finished surface is adopted. Based on these different measurement practices, the SSC has adopted Internal Dominant Face to define the extent of IPMS2-Office and IPMS-3Office. Hence users and service providers wishing to interface with other measurement conventions will need to identify and state the floor area variation from IPMS.

Part 3

IPMS STANDARDS

This part is confined to the three standards so far in IPMS-Office. Hence, this forms the crux of further discuss.

The IPMS standards are:

IPMS 1

IPMS 2 – Office

IPMS 3 – Office

IPMS 1

IPMS1 can be defined as the sum of the areas of each floor level of a building measured to the outer perimeter of external construction features and reported on a floor-by-floor basis. This definition is for all classes of buildings. In many markets but not universally, this is known as the Gross External Area.

The external area of basement levels is calculated by extending the exterior plane of the perimeter walls at ground floor level downwards or by the estimation of the wall thickness if the extent of the basement differs from the footprint of the building. Certain measurements are included in IPMS1 but stated separately. These are those of balconies, covered galleries and generally accessible rooftop terraces. These are to be measured to their outer face and their areas are to be stated separately.

Certain exclusions have to be noted as IPMS 1 does not include the area of open light wells or the upper level voids of an atrium; Open external stairways that are not an integral part of the structure, for example an open

framework fire escape; patios and decks at ground level, external car parking, equipment yards, cooling equipment and refuse areas and other ground level areas that are not fully enclosed are not to be included within IPMS1 but may be measured and stated separately. IPMS1 is used for measuring the area of a building which also includes the external walls. In some other markets IPMS 1 can be used for planning purposes or the summary costing of development proposals.

IPMS 2 – Office

IPMS2-Office deals with the sum of the areas of each floor level of an office building measured to the Internal Dominant Face and reported on a component-by-component basis for each floor of a building. In many markets even though not universally, this is regarded as the Gross Internal Area.

Internal Dominant Face is defined as the inside finished surface comprising 50% or more of the surface area for each vertical section forming an internal perimeter. A vertical section refers to each part of a window, wall or external construction feature of an office building where the inside finished surface area varies from the inside finished surface area of the adjoining window, wall or external construction feature ignoring the existence of any columns. If there is no Internal Dominant Face because on face in a vertical section exceeds 50% or if the internal vertical face is not vertical, the measurement should be to the wall-floor junction, ignoring skirting boards, cable trunking, heating and cooling units and pipework. When determining

the Internal Dominant Face of a Vertical Section, the following guidelines should be used: skirting boards and decorative elements are not classified as being part of the wall; the existence of columns is ignored; window frames and mullions are deemed to form part of the window; air conditioning units, ducting bulkheads and cornices are ignored.

IPMS2 –Office includes all areas including internal walls, columns and enclosed walkways or passages between separate buildings, which are available for direct or indirect use. It should be noted that covered void areas such as atria are only included at their lowest floor level. Measurements which are included but stated separately include balconies, covered galleries and generally accessible rooftop terraces. They are to be measured to their inner face and their areas are to be stated separately. Measurements that are excluded in IPMS2- Office but which may be measured and stated separately include patios and decks at ground level not forming part of the building structure, external car parking, equipment yards, cooling equipment and refuse areas and other ground level areas that are not fully enclosed. Measurement for IPMS2 – Office is not to include the area of open light wells or the upper level voids of an atrium.

IPMS 2-Office is for measuring the interior area and categorising the use of space in an office building. It can be used by parties such as asset managers, brokers, cost consultants, facility managers, occupiers, owners,



property managers, researchers and valuers to provide data on the efficient use of space and for benchmarking. The component areas in IPMS2 –Office enable users and service providers to make direct floor space

comparison between data from different market practices. IPMS2 –Office comprises the sum of the following eight component areas. These are given in Table 1

COMPONENT AREA A	VERTICAL PENETRATION (THESE INCLUDE STAIRS, LIFT/ELEVATOR SHAFTS AND DUCTS BUT ANY PENETRATION OF LESS THAN 0.25M² IS TO BE DISREGARDED)
COMPONENT AREA B	Structural Elements (This comprises all structural walls and columns that are to the inside of the Internal Dominant Face)
COMPONENT AREA C	Technical Services (These include plant rooms, lift/elevator motor rooms and maintenance rooms)
COMPONENT AREA D	Hygiene Areas (These include toilet facilities, cleaners' cupboards, shower rooms and changing rooms)
COMPONENT AREA E	Circulation Areas (they include all horizontal circulation areas)
COMPONENT AREA F	Amenities (Cafeterias, day-care facilities, fitness areas and prayer rooms)
COMPONENT AREA G	Workspace (this consists of the area available for use by personnel, furniture and equipment for office purposes)
COMPONENT AREA H	Other Areas (these include balconies, covered galleries, internal car parking and storage rooms)

In situations where the Component Area is in multifunctional use, it should be stated according to its principal use. Portions of the component area could be classified as private when it is reserved exclusively for one occupier or classified as shared when it is being available for the use of several occupiers. Floor levels are supposed to be recorded in accordance with local market practice, with the main entrance stated and other floor levels scheduled accordingly. Areas within component Area H not available for direct office related use may be described as ancillary. They are to be measured but may be stated in an alternative way. For instance, basement car parking may also be reported by the number of spaces.

Limited use areas as defined in part 2 are included in the overall IPMS2- Office total area but must also be identified measured and separately within IPMS reported areas.

IPMS 3

IPMS 3- Office deals with the floor area available on an exclusive basis to an occupier but excluding standard facilities and shared circulation areas and calculated on an occupier-by-occupier or floor-by-floor basis for each building. The standard facilities excluded are those parts of the building providing shared or common facilities that typically do not change over time including for example stairs, escalators, lifts/elevators and motor rooms, toilets, cleaners' cupboards, plant rooms, fire refuge areas and maintenance rooms. All internal walls and columns within an occupant's exclusive area are included within IPMS 3 – Office. The floor area is taken to the Internal Dominant Face and where a common wall exists with an adjacent tenant, the floor area is taken to the centre-line of the common wall. Measurements included in IPMS 3 but stated separately are balconies, covered galleries and rooftop terraces in exclusive use which are to be measured to their inner face and their areas stated separately. The exclusions in IPMS 3 –Office are

standard facilities. These facilities may vary from floor to floor and also according to how the building is occupied. In the case of building in single occupation it has to be assumed hypothetically that the building is in multiple occupation, floor by floor, in order to determine the extent of the standard facilities. If a floor has two or more occupiers each is to be measured separately and any shared occupation areas are also excluded.

IPMS 3 –Office is for measuring the occupation of floor areas in exclusive use. It can be used by parties such as agents and occupiers, asset managers, facility managers, property managers, researchers and valuers. IPMS 3 –Office is not directly related to IPMS 1 or IPMS 2 –Office, neither is it a component area within IPMS 2 –Office. Within an office building there could be single IPMS 3 – Office area for the entire building or there could be numerous separate IPMS 3 – Office areas.

Concluding Remark

The idea of harmonising measurement standards is a welcome development. Just as that of office buildings has been done brain storming sessions on other classes of properties should commence particularly on our professional platform. Areas such as standard units of measurements and features that equates to such when evident in special classes of properties can be produced.

Let our voice be heard so as not to be at the receiving end but be seen and heard making constructive contributions to the built environment on a global scale.

