

# Measured Surveys - at the Heart of Every Good Survey is a Strong Specification

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## SUMMARY

Measurement, be it of land, buildings or utilities, is central to the core practice of surveyors around the world. But just how do we ensure consistency in measurement and specifications? How do we communicate these needs to clients? In a language they understand? and how do we price accordingly? How does the new International Property Measurement Standard (IPMS) directly connect valuation and measurement? And just what happened when RICS delved into the world of BIM and scanned its HQ to create a 3d model and subsequent BIM model and what kind of technology is just around the corner.

Building Information Modelling (BIM) has the potential to revolutionise construction and infrastructure design and delivery but also has an enormous role to play in our management of the current built environment. This presentation will also explore how RICS is developing the central role of the surveyor within the BIM lifecycle, how a consistent measured survey specification and spatial accuracy is at the heart of BIM model integrity (during all stages) and how the centralised communication and data transfer aspects of BIM may be the biggest 'cultural' hurdles to overcome. This presentation will also explore the linkage between BIM and wide area geographic information systems, asset management projects, smart cities the expansion from 3 dimensions into 4 and 5 d BIM.

RICS Geo has recently reviewed the industry standard '1:500 surveys 2nd 1997' to a new edition 'measured surveys of land, buildings and utilities 3rd ed. This new guidance note and specification introduces important new elements such as a 'detail survey accuracy table', an expanded digital deliverables section, integrated survey feature tables within each survey section, new sections on engineering surveying (construction setting out) and deformation survey, inclusion of International Property Measurement Standards (IPMS) components and Survey4BIM standards, and expanded

and enhanced sections on survey grid and control. This presentation will focus on the new guidance note, its global applicability and its direct connection to professionalism and regulation.

We can all mean different things when we mention the term 'measurement' but just what connects land, construction and property surveyors?

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