

Area referencing report

Embassy House,
Herbert Park Lane,
Ballsbridge,
Dublin D04 H6Y0



Prepared for: Embassy House Co-Ownership

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Date: 01 December 2023

Reference: 124259-100/TP/TMG

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Regulated by RICS

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Directors are P A Brown, I M Thompson and J G S Woodman each of British nationality.

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1. Introduction

1.1. Brief

1.1.1. We were instructed by our client Embassy House Co-Ownership to measure the Gross Internal Area (GIA)/Net Internal Area (NIA) of Embassy house, Herbert Park Lane, Ballsbridge, Dublin D04 H6Y0.

1.1.2. The measuring and subsequent calculations were undertaken by Hollis Global Limited on 29 November 2023, in accordance with the Society of Chartered Surveyors Ireland *Measuring Practice Guidance Notes* under site conditions at that time and in line with Hollis Global Limited's standard conditions of contract.

1.2. Scope of works

1.2.1. Area measurements were required for fourth floor of the building.

1.2.2. The areas measured were as found on site, in accordance with the measuring guidance notes. Lease plans with demise areas outlined, were unavailable.

1.2.3. The report was prepared on 01 December 2023 in response to our client's particular instructions and you should note that the physical state of the property may have changed in the intervening period between our inspection and the date of this report.

1.3. Survey method

1.3.1. Measurements were taken to the internal face of perimeter walls and to the face of walls enclosing toilets, stairs and other core areas. Where these were not accessible, professional estimations may have been made based upon the location of these walls on adjacent floors and/or on information contained on supplied drawings.

1.3.2. MBS floor plan software and 'Leica Disto' laser devices were used to capture the dimensions of the building. The bearings and distances are automatically stored on handheld tablet computers, together with overall distances, cross brace measurements and check measurements whilst on site to eliminate errors or omissions and the data later downloaded to office computers.

1.3.3. Where detailed measurements could not be taken due to occupation and fixtures, a visual check was undertaken and professional estimations made.

1.3.4. This survey has been carried out to an accuracy of +/- 10mm as per the guidance detailed in the RICS guidance note *Measured surveys of land, buildings and utilities* (3rd Edition, 2014).

1.4. Area calculation

1.4.1. Every effort is made to ensure the survey is as accurate as possible. Site survey work and corresponding accuracy levels are constrained by the methods adopted to capture relevant site data, the nature of access afforded and the time allocated to complete the work.

- 1.4.2. AutoCAD is used to produce accurate drawings using the information collected on site from which area values are calculated. The production of these drawings allows the creation of a polygon outlining the perimeter of the space and then the subsequent calculation of the overall area using the area calculation function within AutoCAD.
- 1.4.3. The relevant scale of the area reference drawings is stated on the drawings.
- 1.4.4. The drawings have been saved as digital DWG files comprising accurate data of areas extents and configurations that could be used as a basis for future space management, lease plans or refurbishment purposes.
- 1.4.5. The areas have been summarised on a schedule for easy reference, however the two elements (the plans and the schedule) of the document should be read together as there may be information on one that is not contained on the other.

1.5. Quality control

- 1.5.1. All site dimensions were checked using in-house computer technology and any discrepancies exceeding the required tolerance were, if necessary, verified whilst on site.
- 1.5.2. All figures and drawings are checked as part of our standard quality control procedures.
- 1.5.3. To minimise errors and deliver final area figures to an expected or agreed level the following procedures form part of the quality control process:
- Linear site dimensions recorded are within the necessary tolerances.
 - Equipment checks and calibrations are in place to support the accuracy of the measurement.
 - Sufficient redundancy of recorded dimensions to mitigate erroneous ones.
 - Software check routines for area calculation.

2. Results and report

- 2.1.1. The resultant area figures detailing the extent of the property measured are presented in appendix a (area schedules).
- 2.1.2. The floor plans (showing the extent of the areas measured, identifying specific areas of inclusion/exclusion and quoting area values in square metres and square feet) are presented in appendix b (area floor plans). These plans are also available in digital format, which may be useful in the future for space management or refurbishment purposes.

Appendix A

Area schedule

SUMMARY OF AREAS

Embassy House, Herbert Park Lane, Ballsbridge, Dublin D04 H6Y0

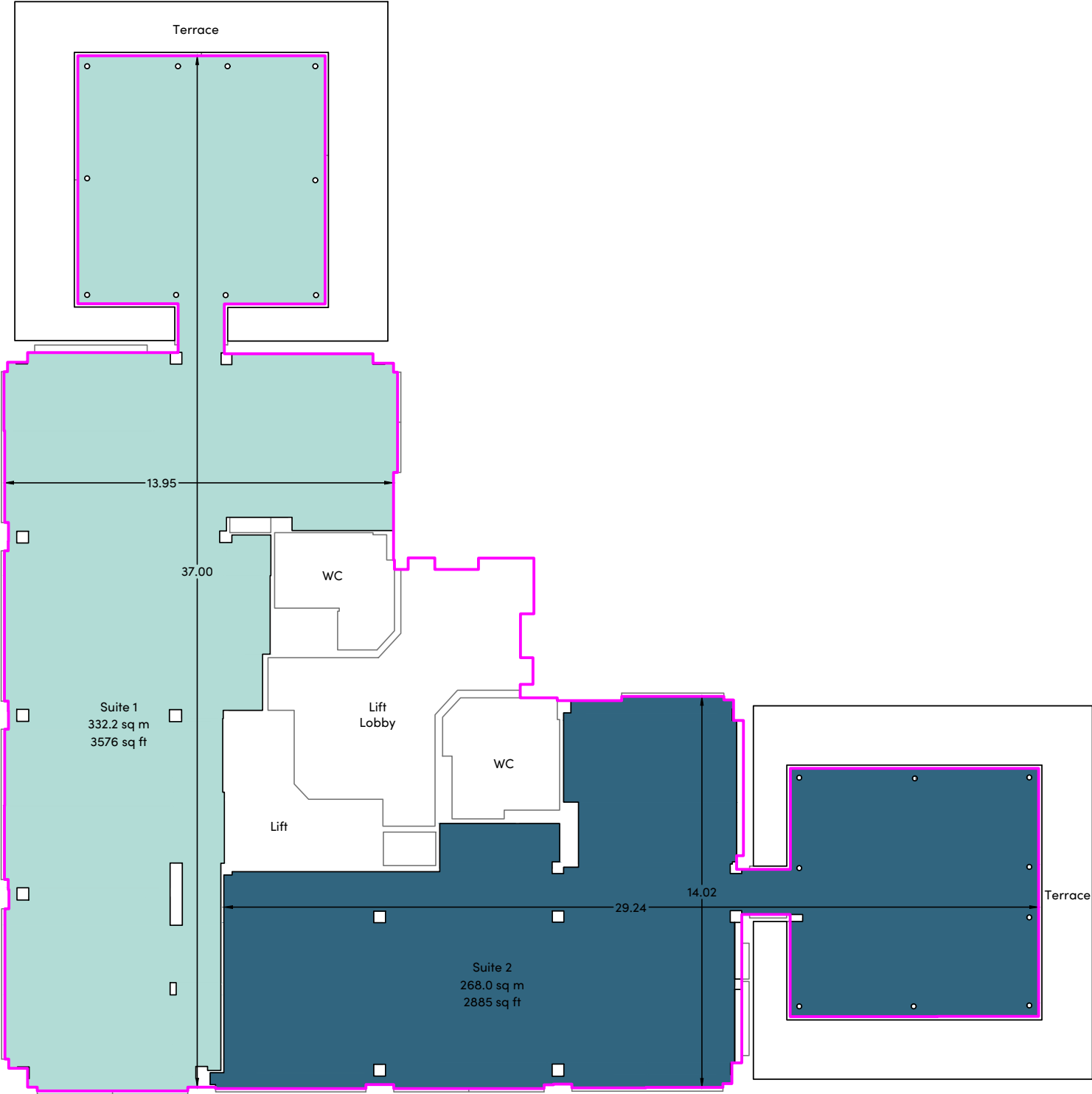
Floor	Use	Gross Internal Area (GIA)		Net Internal Area (NIA)		Comments
		sq. m.	sq. ft.	sq. m.	sq. ft.	
Fourth	Suite 1 - Office			332.2	3,576	Excluded Terrace - 77.2 sq m / 831 sq ft
	Suite 2 - Office			268.0	2,885	Excluded Terrace - 76.9 sq m / 828 sq ft Excluded Plinth - 2.4 sq m / 26 sq ft
	Fourth floor total	729.1	7,848	600.2	6,461	
Totals		729.1	7,848	600.2	6,461	

Notes:
A factor of 10.7639 has been used to convert from sq. m. to sq. ft.

Appendix B

Area floor plan





Fourth Floor

Property
Embassy House,
Herbert Park Ln,
Ballsbridge,
Dublin 2

Gross Internal Area		
GIA	729.1 sq m	7,848 sq ft
Total GIA:	729.1 sq m	7,848 sq ft

Net Internal Areas		
Suite 1	332.2 sq m	3,576 sq ft
Suite 2	268.0 sq m	2,885 sq ft
Total NIA:	600.2 sq m	6,461sq ft
The following has been EXCLUDED from the area:		
Terrace	154.1 sq m	1659 sq ft
Plinth	2.4 sq m	26 sq ft

- Notes
1. All dimensions to be checked on site and not scaled from this drawing.
 2. Hollis shall be informed in writing of any discrepancies.
 3. All dimensions are in metres, scaled from this drawing.
 4. All areas are measured in accordance to the SCSl Measured Survey Guidelines.

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AREA REFERENCING

DATE 30.11.2023		DRAWN BY TG		
SCALE 1:200 @A3		CHECKED TWD		
PROJECT	LINE	ORIGINATOR	VOLUME/ ZONE/BLDG	LEVEL
124259	100	HLS	00	04
FILE TYPE	DISCIPLINE/ ROLE	NUMBER	STATUS	REVISION
M2	B	30202	S4	P00