

Area Measurement Survey Report

Project Name – Elm Park Green (Former Pool Building)

Project Number – MGS 74738

Client – HSE Capital & Estates Dublin and South East



Document Register

Rev	Date	Prepared by	Role	Checked by	Role	Revision Reason
00	22/07/2026	MGS	Project Manager - Area Referencing	JB	Head of Department - Property Measurement and Consulting	Preliminary Report

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1. Introduction

The Area Measurement Survey was undertaken by Murphy Geospatial Ltd in *July 2026*. It is completed in accordance with *Royal Institution of Chartered Surveyors (RICS) - the Code of Measuring Practice 6th edition, May 2015*¹.

The area measurement survey was undertaken by Murphy Geospatial Ltd., on *the 13th of July 2026*, under the site conditions that presented on site and at the time of survey. All works were completed in line with the company's Health & Safety Policy.

2. Site Information

Name	Elm Park Green (Former Pool Building)
Address	Former Pool Building, Elmpark, Merrion Road, Dublin 4, Co. Dublin, Ireland
Client	HSE Capital & Estates Dublin and South East
Our Reference	MGS 74738
Date:	July 2026

3. Scope of Works

The scope of works was to provide consistent area measurement survey and area measurement reporting of the subject property, in accordance with *Royal Institution of Chartered Surveyors (RICS) - the Code of Measuring Practice 6th edition, May 2015*

The building was physically measured as found on site at the time of survey and the area measurement report was carried out in accordance with *Royal Institution of Chartered Surveyors (RICS) - the Code of Measuring Practice 6th edition, May 2015*

4. Site Survey

For GIA: Measurements were taken to the internal face of the perimeter walls at each floor level.

5. Area Calculation

¹ More particularly [NIA,GIA,IPMS3.2]

Site survey work and corresponding accuracy levels are constrained by the methods adopted to capture the relevant site data, the nature of access afforded, and the time allocated to complete the measurements on site.

All site observations and dimensions were checked using in-house computer technology, and any discrepancies exceeding the required tolerance were, if necessary, verified again on site.

Modern CAD systems were used to construct accurate internal plan drawings from the observed data and then to determine the area values from these plans. All floor plans are shown scaled for optimal presentation, not to a pre-defined standard scaling.

Internal area classifications² were communicated to Murphy Geospatial Ltd, and the final area breakdowns were agreed³, in full, prior to the issuing of this final report.

The drawings have been retained as digital CAD files that, in some cases, may be used as a basis for your future survey requirements.⁴ These CAD drawings are an accurate representation of survey extents and area classifications.

6. Quality

Murphy Geospatial Ltd have implemented a set of policies, processes and procedures which are required for the planning and execution of our services in accordance with ISO standards.

Through our Integrated Management System, we have integrated various processes within the company to provide for a process approach in the execution of this project.

One of our quality management principles is to improve customer satisfaction by planning to and striving to meet the customer's requirements.

By using a process integration approach, we can make improvements in efficiency and cost savings by eliminating the waste that can occur where processes are maintained without a view of the inefficiencies that can arise.

This process flow is used to drive efficiencies towards fewer errors and resulting rework.

Our Quality System (part of Murphy Geospatial Integrated Management System) enables us to identify, measure, control and improve the various core business processes that will ultimately lead to improved performance.

² Occupation, use, adaptation and other such things that **may affect the area interpretation** as reported in this report.

³ Preliminary report issued by Murphy Geospatial Ltd on the 22.07.2026. which reported on the building as it physically presented at the time of survey.

⁴ It is imperative that any future use[s] are verified as appropriate and fit-for-purpose by Murphy Geospatial Ltd prior to the use of such data for anything save for the purpose of this Report.

The Murphy Geospatial Integrated Management System is certified to ISO9001:2008, ISO14001:2004 and OHSAS18001:2007.

7. Disclaimer

This report complies with the *Royal Institution of Chartered Surveyors (RICS) - the Code of Measuring Practice 6th edition, May 2015*.

This is a preliminary report and should not be used until the final report is issued.

This report and all contained therein is exclusively prepared for area measurement reporting, in accordance with the instructions received by Murphy Geospatial Ltd, and it should not be used for any other purpose. Where it is intended to reuse the data for any other purpose it is essential to first ensure that the data is suitable for the proposed use before proceeding.

Claims for damages of any nature whatsoever pursued under this Report shall be limited to direct damages only. In no event shall Murphy Geospatial Ltd be liable for any claims for consequential, punitive, special and incidental damages, claims for lost profits, or other indirect damages arising from use of the data generated exclusively for area measurement and area measurement reporting.

8. Schedules of the Area Measurement Requirements

This report includes:

- Schedule of Gross Internal Area (GIA)
- Floorplans highlighting the extent of each floor measured to GIA

SCHEDULE OF GROSS INTERNAL AREA (GIA)

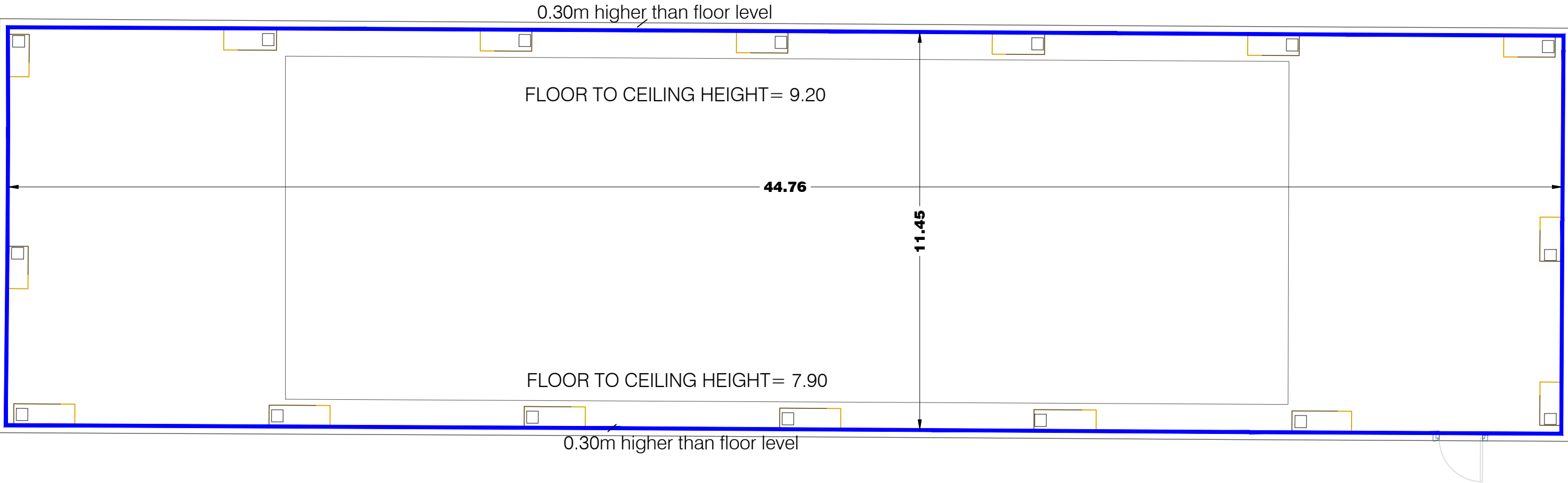
MGS74738 Site: Former Pool Building, Elmpark, Merrion Road, Dublin 4, Co. Dublin, Ireland Client: HSE Capital & Estates Dublin and South East

SUMMARY OF AREAS - GIA

LEVEL	Use	Tenant	AREA sq m	AREA sq ft	INCLUDED AREAS		EXCLUDED AREAS	
					sq m	sq ft	sq m	sq ft
GIA L0 - Ground Floor	Retail	Vacant	512.6	5518				
OVERALL TOTAL (GIA)			512.6	5518				

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

MGS74738_Pool Building - Ground Floor



PRELIMINARY REPORT

Murphy Geospatial Disclaimer

All reasonable endeavours have been used to capture the required data in the survey to the agreed standards of accuracy. Where features have been obstructed due to a lack of access, the areas will be annotated as 'UTS' (Unable To Survey). The Company shall not be liable for any damages or consequential losses arising from the reliance on survey information beyond its specified scale and accuracy, or survey information used for purposes other than that stated in the Contract of Works.

Any concerns with the survey should be raised with Murphy Geospatial, who will endeavour to promptly provide a remedy. The Client shall not seek recourse through any third party until such time as Murphy Geospatial have had the opportunity to redress any concerns raised.

For full terms and conditions visit [Terms and Conditions](#) [www.murphygs.com](#)

Notes

This report complies with the Code of measuring practice 6th edition, May 2015, published by the Royal Institution of Chartered Surveyors

The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale.

The drawing has been scaled for graphical representation purposes and is diagrammatic.

The drawing is archived in AutoCAD DWG digital format.

This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.

A factor of 10.7639 has been used to convert sq m to sq ft

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Murphy Geospatial are a Chartered Survey practice regulated by the RICS

Geospatial certainty you can trust [murphygs.com](#)

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Client Project	HSE Capital & Estates Dublin and South East
Site Address	Elm Park Green (Former Pool Bld)
Description	Former Pool Building, Elmpark, Merrion Road, Dublin 4, Co. Dublin, Ireland
Survey Grid	Drawing Description MGS Local Grid
Survey Datum	MGS Local Datum
Drawing Scale	Presentation Purposes Only
Condition of Site	Vacant/ Cat A Fit Out
Site Surveyed	SE - 13/07/2026
Drawing Number	MGS74738-AP-GIA-L0

Revisions			
Rev	Description	Drawn by	Checked by
0	First Issue	AG - 22/07/26	JB - 22/07/26

Ground Floor

Gross Internal Area

GIA L0 - Ground Floor	512.6 sq m	5518 sq ft
Total GIA	512.6 sq m	5518 sq ft