**Name:**

**Organisation:**

**Email:**

In preparing your response please note the following

Some of the definitions in the Standard may not seem relevant in IPMS Retail Buildings.  We are working toward a single set of definitions to cover all asset classes.

Some of the Definitions have been fine-tuned from those contained in the other IPMS Asset Classes.  After we have completed IPMS Retail Buildings we will correct any anomalies in issued Standards.  As an example of the fine tuning, we have adopted a clearer approach to defining **Ancillary Area**.  We have not however changed the concept of **Ancillary Area** merely improved the approach to defining the concept having regard to the feedback we have received.

All consultation responses will be published on the IPMSC website ([www.ipmsc.org](http://www.ipmsc.org)) in a document titled ‘IPMS: Industrial Buildings Consultation Feedback.’ Please enter your name as anonymous, if you do not wish for your name to be entered in the consultation feedback document.

**Q1. The Standards Setting Committee (SSC) has included in this Consultation Draft the comprehensive set of plans of different retail layouts which the SSC has used as working documents in preparing the Standard.** **Would you prefer to see greater detail or simplified extracts in the final version?**

(Add your comments here)

(Add your comments here)

**Q2. Do you want more or less IPMS Retail plans for each type of building?**

**Q3. Which Retail Standards - IPMS 3A, IPMS 3B or IPMS 3C - would be most relevant in your market and for what purpose would they be used, eg service charge calculation, rent comparison?**

(Add your comments here)

**Q4. Is the definition of Shop Line suitable for your market and, if not what do you use instead? Do you need to know the difference in floor area between the Shop Line and the actual shop front?**

(Add your comments here)

**Q5. Do you require more details on the measurement of ancillary areas within IPMS Retail Buildings? If yes, what additional measurement details do you require?**

(Add your comments here)

**Q6. What is your opinion on the inclusion or exclusion of staircase openings from an IPMS 3 measurement (which is intended to define floor areas in exclusive use)?**

(Add your comments here)

**Q7. Do you have any other comments?**

(Add your comments here)