

The Growing Importance of Building Information Modelling (BIM)

Presentation to FIG



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Promoting excellence in professional standards

Why we exist

To advance and enforce standards in land, property and the built environment, and to promote the usefulness of the profession for the public good

Our vision

To be recognised in key worldwide markets as the leading body, that sets and enforces professional standards and offers access to the most sought after professional status





A Unified Profession: Land, Property and Construction

- Land, property and construction are all part of the built environment lifecycle and surveyors are involved from cradle to grave:
 - Geomatics
 - Planners
 - Valuers
 - Rural Surveyors
 - Quantity Surveyors
 - Building Surveyors
 - Project Managers
 - Facilities Managers
 - Environmental Surveyors
- A unified profession ensures consistency between surveying practices; promotes best practice and knowledge sharing; enables a strong, global voice

How things have changed since 1868

- The surveying profession has gone from local to global
- Independent project need to be multi-disciplinary; multi-geographical
- Surveying as a general practice has become highly specific; highly skilled
- Technology has changed the professional landscape



“It is not the strongest of the species that survive, nor the most intelligent, but the one most responsive to change.”

Charles Darwin, the Origin of Species



What is Building Information Modelling (BIM)?

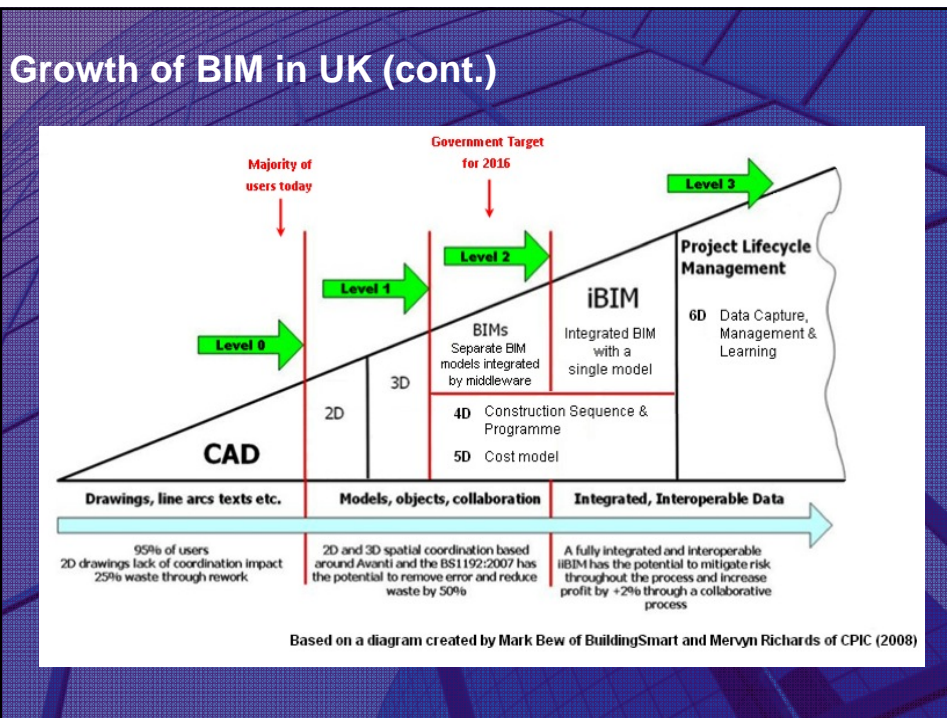
At its simplest level, BIM provides a common environment for all information defining a building, facility or asset together with its common parts and activities. This including building shape, design and construction time, costs, physical performance, logistics and more.

(RICS “What is BIM”)



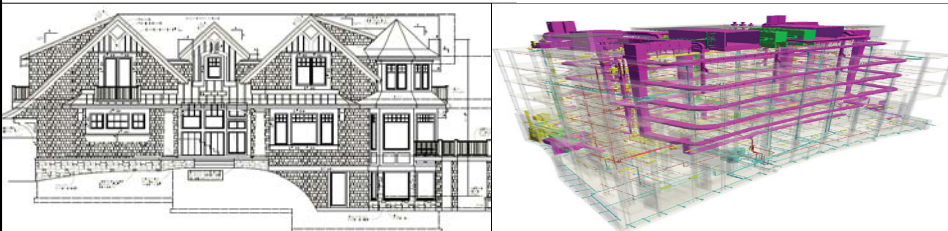
BIM Applications

- Compulsory on public projects in Finland and Denmark since 2007
- Widely used in USA
- Increasing use in Europe and Asia Pacific
- UK Government wants Level 2 BIM used on all public projects by 2016

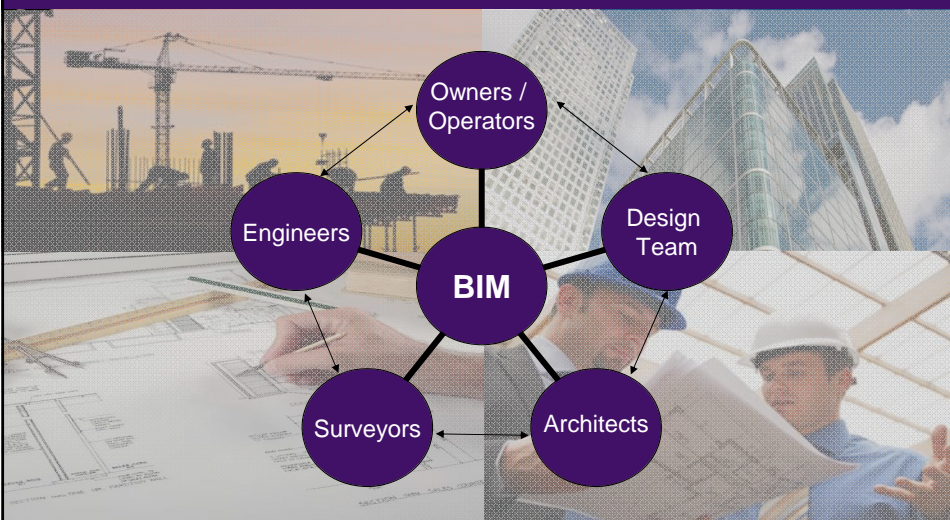


What does BIM do?

- Traditional building design was largely two-dimensional drawings (plans, elevations, sections, etc).
- Building information modelling extends this beyond 3-D, augmenting the three primary spatial dimensions (width, height and depth – X, Y and Z) with **time** as the fourth dimension and **cost** as the fifth.



Why is it so relevant to the profession today?



What are the opportunities for the profession?

- Improves collaboration and communication within multi-disciplinary teams.
- Sustainability and embodied carbon measurement are integrated components
- Faster, better, lower cost
- Creates obtainable concurrent information on performance of the project and ongoing maintenance of the property



What are the challenges?

- Awareness and training
- Lack of evidence of financial benefits
- Social and habitual resistance to change
- Interoperability issues with software



RICS Initiatives

- Supporting the UK Government to develop their BIM Strategy
- Recently launched 'New Rules of Measurement' to support Quantity Surveyors to better understand whole-life costs of projects

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Summary

- BIM is here to stay – it's not a case of 'if' but 'when'?
- BIM will help professionals to do their jobs better, with greater collaborative input.
- RICS will empower Chartered Surveyors to seize the opportunities that BIM provides through dedicated guidance and training.

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