



FIG WORKING WEEK 2023

28 May - 1 June 2023 Orlando Florida USA

Protecting
Our World,
Conquering
New Frontiers

The International Property Measurement Standards Coalition (IPMSC) : a step forward for global standards

Maurice Barbieri (Switzerland), Vice-Chair IPMSC



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IPMS: a bit of history



**...back to the 1st May
2013 a coalition is
born...**

The International Property Measurement Standards Coalition ([IPMSC](http://www.ipmsc.org)) is a group of 88 professional and not-for-profit organisations from around the world, working together to develop and implement international standards for measuring property

IPMS: our goals

- At present, the way property assets – such as homes, offices or shopping centers – **are measured varies dramatically**. For example, in some parts of the world it is established practice to include common space (lift shafts; communal hallways etc) in floor area measurements; in others off-site parking might be included or even swimming pools.
- With so many different methods of measurement in use, it makes it difficult for property users, investors, occupiers and developers to accurately compare space. Research by global property firm JLL shows that, depending on the method used, **a property's floor area can deviate by as much as 24%**.
- The International Property Measurement Standards Coalition (IPMSC) is an international group of professional and not-for-profit organisations working together to develop and embed **a single property measurement standard**.
- An International Property Measurement Standard (IPMS) will ensure that property assets are **measured in a consistent way**, creating a more transparent marketplace, greater public trust, stronger investor confidence, and **increased market stability**



IPMS: the Coalition

- Members
- Board of Trustees
- Officers

Paul Bagust

Chair of the
Trustees
IPMS Coalition

Maurice Barbieri

Vice Chair of the
Trustees
IPMS Coalition

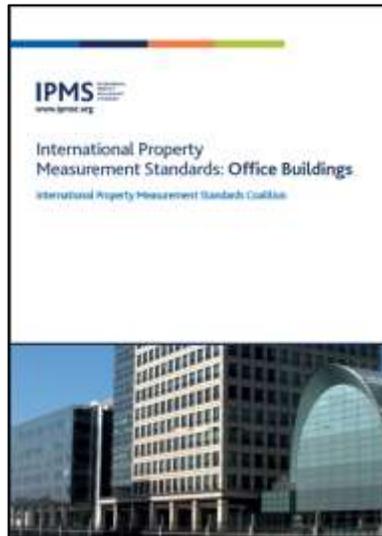
Ron Cohen

Secretary General
IPMS Coalition

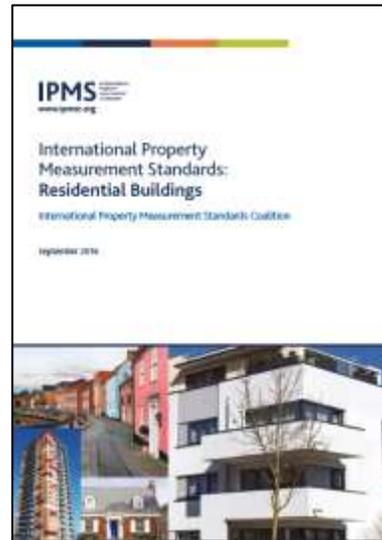
- Standards Setting Committee :
 - A Standards Setting Committee of **18 independent experts** has been appointed by the IPMSC to draft and consult on the new International Property Measurement Standards.
 - The committee is represented by 18 property experts from 11 different countries and 5 different continents. Between them, the Standards Setting Committee has experience of property measurement methodologies in almost 50 countries.



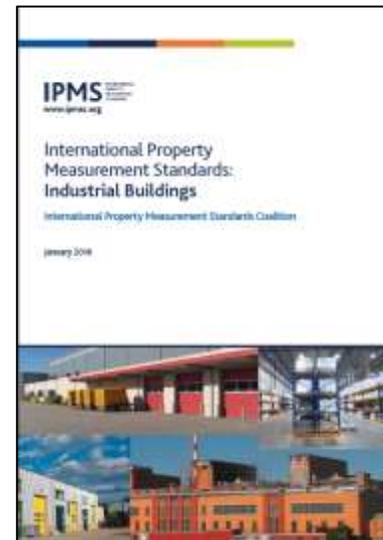
IPMS: The Journey so far



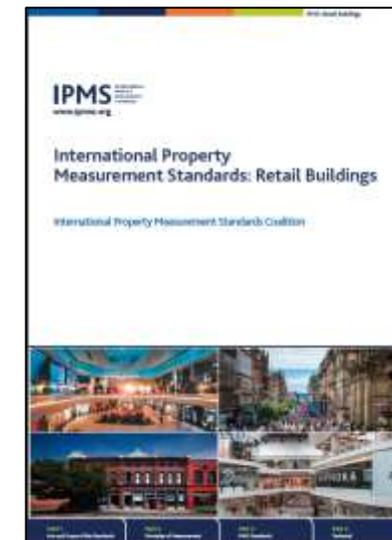
Published November 2014



Published September 2016



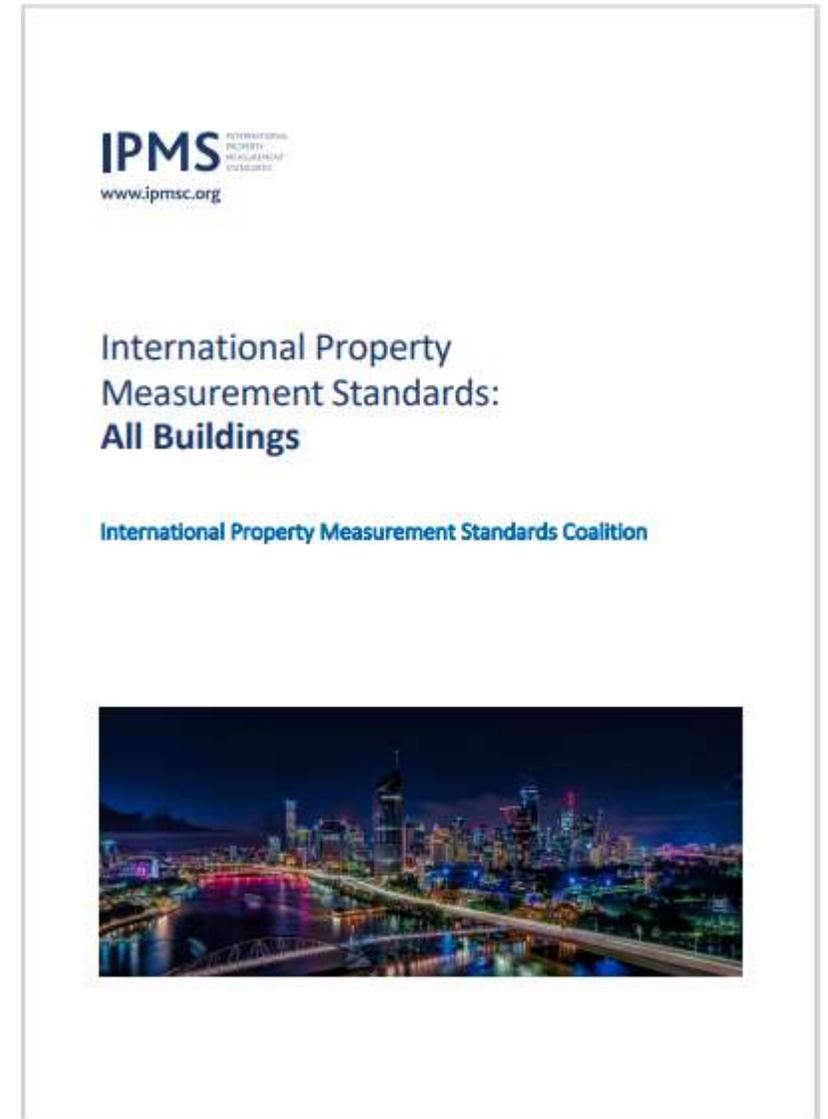
Published January 2018



Published September 2019

IPMS: All Buildings

- Published by the International Property Measurement Standards Coalition (IPMSC) on 15. January 2023
- Applies to all asset classes including mixed use and specialist buildings.
- Floorplans have been changed to simplified diagrams highlighting measurement concepts.
- Revised Component Areas.
- Incorporates two new measurement standards IPMS 4.1 and 4.2 for measuring Floor Areas of selected parts within a Building.



IPMS: The Journey so far

- All standards have been drafted by the independent Standards Setting Committee
- All standards are available for free download.
- They are available in many languages.
- We are looking for volunteers to translate them into other languages.

INTERNATIONAL PROPERTY MEASUREMENT STANDARDS (IPMS)

Creating consistency. Improving confidence in global real estate.



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IPMS FOR OFFICE BUILDINGS

IPMS for Office Buildings was published by the IPMS Coalition on Monday 24 November 2014.

IPMS for Office Buildings has been drafted by the independent Standards Setting Committee and establishes a consistent methodology for measuring office buildings around the world. It is available to freely download below in several language versions. For interpretation or in case of clarification, please always refer to the English language version.

[IPMS for Office Buildings November 2014 \(English\)](#)

[IPMS for Office Buildings November 2014 \(Bulgarian\)](#)

[IPMS for Office Buildings November 2014 \(Chinese\)](#)

[IPMS for Office Buildings November 2014 \(Dutch\)](#)

[IPMS for Office Buildings November 2014 \(French\)](#)

[IPMS for Office Buildings November 2014 \(German\)](#)

[IPMS for Office Buildings November 2014 \(Hungarian\)](#)

[IPMS for Office Buildings November 2014 \(Italian\)](#)

[IPMS for Office Buildings November 2014 \(Japanese\)](#)

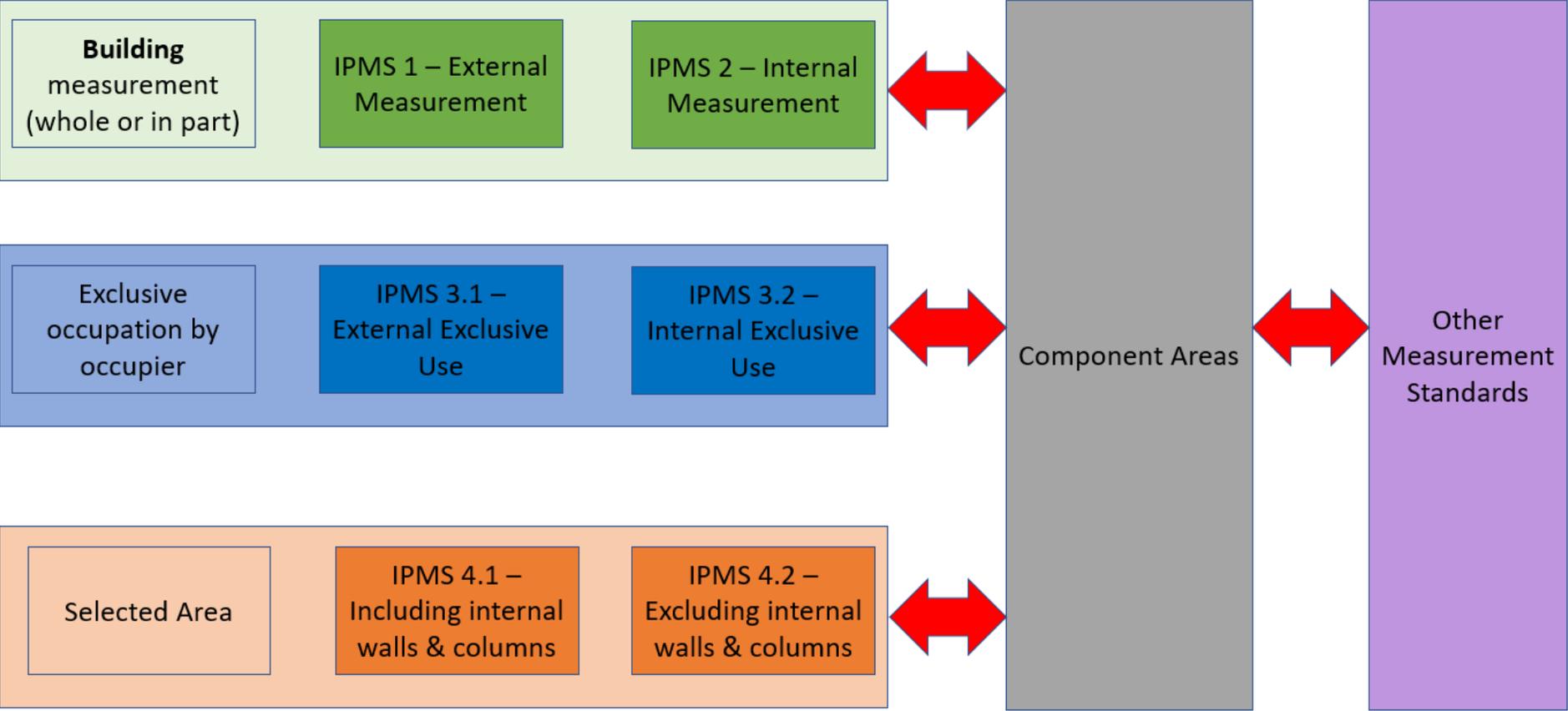
[IPMS for Office Buildings November 2014 \(Polish\)](#)

[IPMS for Office Buildings November 2014 \(Portuguese\)](#)

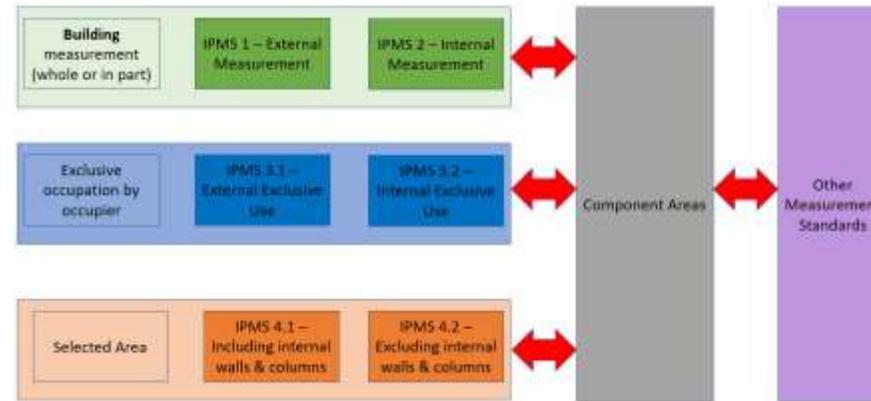
[IPMS for Office Buildings November 2014 \(Russian\)](#)

[IPMS for Office Buildings November 2014 \(Spanish\)](#)

IPMS Structure



IPMS Standard Selection



IPMS are designed to satisfy the needs of the market by focussing on the purposes to which IPMS can be applied. IPMS however does not dictate the purpose or its use. **IPMS can be used for any purpose where the measurement and reporting of a measured area is required** or essential to provide accurate accounting of space within a Building. To use the IPMS:

1. Identify the purpose of the measurement; then
2. Select the appropriate IPMS for that purpose; and then
3. Apply the measurement practice for the selected IPMS.

IPMS All Buildings: Measurement Practice and Calculation

IPMS adopts the following fundamental measurement and calculation practices:

1. Measurements and calculations should be in the **unit of measurement commonly** adopted in the relevant jurisdiction.
2. All measurements, with the exception of height, are to be **taken horizontally**.
3. IPMS measurement should be supported by **computer-generated drawings**, if available but, where other drawings are used as a basis for measurement annotated dimensions on drawings should be used in preference to a reliance on scaling alone.
4. Where possible measurements should be **independently verified** on site.
5. Measurement and computing processes must be **sufficiently accurate** to satisfy the requirements and the purpose to which the measurement is to be used.
6. Buildings or selected areas are to be measured **individually on a level-by-level basis**.
7. When faced with situations not explicitly addressed by IPMS, the principles are to be extrapolated using a logical and consistent approach, based on these fundamental principles and supported by an explanation.

IPMS All Buildings: Reporting

1. The principles of measurement and calculation along with the measurements reported must be clearly documented and the following stated:

- *the use of the Building or part of the Building if mixed use*
- *the standard used, for example, IPMS 1, IPMS 2, IPMS 3.1, IPMS 3.2, IPMS 4.1 or IPMS 4.2.*
- *the method of measurement and the tools used;*
- *the unit of measurement;*
- *the date of the measurement; and*
- *whether the measurement has been verified on site and the means of measurement.*

2. Buildings or selected areas are to be reported on a level-by-level basis,

3. Measurements may be required to be converted between imperial and metric, in which case the conversion factor must be stated.

4. IPMS adopt Level 0 as the ground level entrance. If there is more than one ground floor entrance, due for instance to a sloping site, Level 0 is the main ground level entrance. Floors above are described as Level 1, 2 and 3 etc and floors below are described as Level -1, -2 and -3 etc.

5. Where dual reporting is adopted, reconciliation between IPMS and the standard referred to must be appropriately referenced.

Consideration should be given to existing legally defined boundaries.

IPMS: Next steps

- Communication
 - Questionnaire to our members
 - Seek collaboration with global standardisation institutions
 - Redesign our webpage
- Implementation:
 - Use of IPMS standards (as a new standard or replacing an existing one)
 - Make an existing standard IPMS compliant
- Board of Trustees and Officers election – end 2023



IPMS INTERNATIONAL
PROPERTY
MEASUREMENT
STANDARDS

www.ipmsc.org

Thank you for your attention

Questions ?



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