

INTERNATIONAL PROPERTY MEASUREMENT STANDARDS

IPMS Residential

The adoption of the IPMS ensures that property assets are measured in a consistent and transparent manner which in turn gives greater confidence in the data produced.

**FOR MORE INFORMATION,
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The International Property Management Standards Coalition (IPMSC) was formed in May 2013. It was acknowledged that the way property assets were measured could vary greatly across different markets and regions and this made it difficult to make accurate comparisons. The IPMSC was created with the aim of producing an internationally adopted standard for the measurement of buildings.

The first standard, IPMS – Office, was published in November 2014 with three further standards for **IPMS Residential Buildings**, IPMS Industrial and IPMS Retail subsequently published.

IPMS & RICS

In January 2018, the RICS published Property Measurement Professional Statement, 2nd edition. This professional statement was updated to reflect the first two IPMS standards (IPMS – Office and IPMS – Residential) and will be updated as additional standards are published. It sets out the requirements of practice for RICS Members and firms regulated by RICS and makes the use of IPMS a mandatory requirement unless specific reasons for departure from the IPMS standard can be documented.

THE STANDARDS

The IPMS standards comprise three main measurement classifications:

IPMS 1 The sum of the areas of each floor level of a building measured to the outer perimeter of external construction features and reported on a floor-by-floor basis.

The definition of IPMS 1 is the same for all property types and equates closely with **gross external area** (GEA)



Reported area measurements will include

- Balconies
- Covered galleries
- Roof terraces

but should exclude:

- Open light wells or the upper level voids of an atrium
- Temporary mezzanines
- External staircases such as fire escapes
- External areas such as vehicle parking, refuse areas, patios and decks

IPMS 2 – RESIDENTIAL The sum of the areas of each floor level of a residential building measured to the **internal dominant face**, which may be reported on a component-by-component basis for each floor of a building.

IPMS 2 – Residential is used to measure the interior area of a residential building and allows direct comparisons between buildings. IPMS 2 equates closely to **gross internal area** (GIA).

Reported measurements include all internal walls, columns, and walkways between separate buildings available for direct or indirect use. Included features should be measured to their finished surface with areas stated separately.

Excluded areas are the same as IPMS 1 however these components may be measured and stated separately.

INTERNAL DOMINANT FACE

Internal dominant face was a new concept in many markets and is key to consistent measurement within IPMS.

The internal dominant face (IDF) is the inside finished surface comprising more than 50% of the floor to ceiling height for each IDF wall section.

If there is no internal dominant face, because no face in an IDF wall section exceeds 50%, or if the internal dominant face is not vertical, the measurement should be to the finished surface.

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When determining the IDF the surveyor should note that:

- Skirting boards and decorative elements are not classified as part of the wall
- Columns are ignored
- Window frames are deemed to form part of the window
- Air conditioning units, ducting, bulkheads and cornices are ignored

COMPONENT AREAS

The sum of the total measured area in IPMS 2 – Residential should be classified under separate component areas. There are eight categories of space (A to H) defining the type of space and facilities including internal structural elements, hygiene areas and amenities.



LIMITED USE AREAS

In some circumstances, it may be necessary for the surveyor to consider areas that are unsuitable for occupation such as areas with reduced height clearance or limited light. Such areas should be identified separately within IPMS reporting, with the limits to their occupation identified.

IPMS 3 – Residential The floor area available on an exclusive basis to an occupier. There are three variations of IPMS3 for residential buildings and care should be taken to ensure that the most relevant is chosen and that it is clear which version is being applied.

IPMS 3A – Residential The area available on an exclusive basis measured to the outer face of the external wall or to the centreline of walls between shared occupants.

IPMS 3A – Residential equates approximately to **Gross External Area** (GEA).

IPMS 3B – Residential The area available on an exclusive basis measured to the internal dominant face of perimeter walls **including** the floor area occupied by internal walls and columns.

IPMS 3B – Residential equates approximately to **Gross Internal Area** (GIA).

IPMS 3C – Residential The area available on an exclusive basis measured to the internal dominant face of perimeter walls **excluding** the floor area occupied by internal walls and columns.

IPMS 3C – Residential equates approximately to the former **Effective Floor Area** (EFA).

Reported measurements included in IPMS 3 (but stated separately) include:

- Attics and cellars
- Balconies and verandas
- Enclosed garages
- Limited use areas