



Presented at the FIG Working Week 2023,
28 May - 1 June 2023 in Orlando, Florida, USA

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Protecting
Our World,
Conquering
New Frontiers

IPMS: All Buildings International Property Measurement Standards

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Member of the germam surveyor-organisations BDVI and DVW

Member of the IPMS SSC.



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Why is property measurement so important?

- Measurement is a fundamental basis for valuation
- It underpins decisions made by all property users
- It provides a tool for comparison
- The World Bank estimates that 70% of global wealth is in property, BUT valuations are based on inconsistent measurement data
- Is a square metre in North America the same as the UK or Germany?
- International Financial Reporting Standards used in 120 countries already provide a common global language for business

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International standards in context

Property Measurement



Construction Measurement

Valuation



Financial Reporting

Building Area
Range



Diagram by Tom Pugh, RICS

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Different standards lead to different outcomes

Infographic: from 10,000 sq/m to 2000 sq/m in fw maps

VARIATION IN PROPERTY MEASUREMENT GLOBALLY

Global variations in property measurement impede overseas investment in office buildings

- RICS CODE OF MEASURING PRACTICE (INTERNATIONAL)** OFFICE AREA
- API MEASUREMENT CODE (AUSTRALIA)** OFFICE AREA, COLUMNS
- SINGAPORE MEASURING PRACTICE (SINGAPORE)** OFFICE AREA, COLUMNS, EXT WALLS
- BOMA (INTERNATIONAL)** OFFICE AREA, COMMON PARTS, EXT WALLS (50%), TOILETS, MAIN IT ROOMS, COLUMNS
- HKIS CODE OF MEASURING PRACTICE (HONG KONG)** OFFICE AREA, LIFTS, STAIRS, COLUMNS, EXT WALLS, TOILETS, COMMON PARTS

MEASUREMENT VARIATIONS BETWEEN MARKETS CAUSED BY INCONSISTENT MEASUREMENT STANDARDS CAN BE AS HIGH AS:

24%

IN SOME PARTS OF THE MIDDLE EAST FLOORS NOT PRESENT BUT SUPPORTABLE BY EXISTING FOUNDATIONS CAN BE INCLUDED

IN INDIA OFF-SITE AREAS SUCH AS CAR PARKING AND COMMON AREAS CAN BE INCLUDED

IN SOME COUNTRIES, ONLY AIR-CONDITIONED SPACE IS INCLUDED

LOOKING FOR AN OFFICE BUILDING FOR 100 MEMBERS OF STAFF? MEASUREMENT VARIATIONS COULD MEAN THE ACTUAL CAPACITY IS JUST 76 STAFF

BENEFITS OF IPMS:

- INCREASED TRANSPARENCY OF PROPERTY DATA
- CONSISTENT LANGUAGE FOR MEASUREMENT WORLDWIDE
- REDUCES RISK, FACILITATING INTERNATIONAL TRADE IN PROPERTY
- EASIER PROPERTY PORTFOLIO BENCHMARKING
- GREATER CREDIBILITY FOR VALUATION PROFESSIONS WORLDWIDE

WWW.IPMSO.ORG



Why we need a (new) global standard?

- Consistency of reporting
- Transparency of data
- Comparability across different markets
- Reduced distortion when analysing property measurements
- Global Standard is needed to reduce the impact on the global property market of fluctuations
- Global Standard is needed to report on ESG-Criterias

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IPMS
history



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IPMS
structure

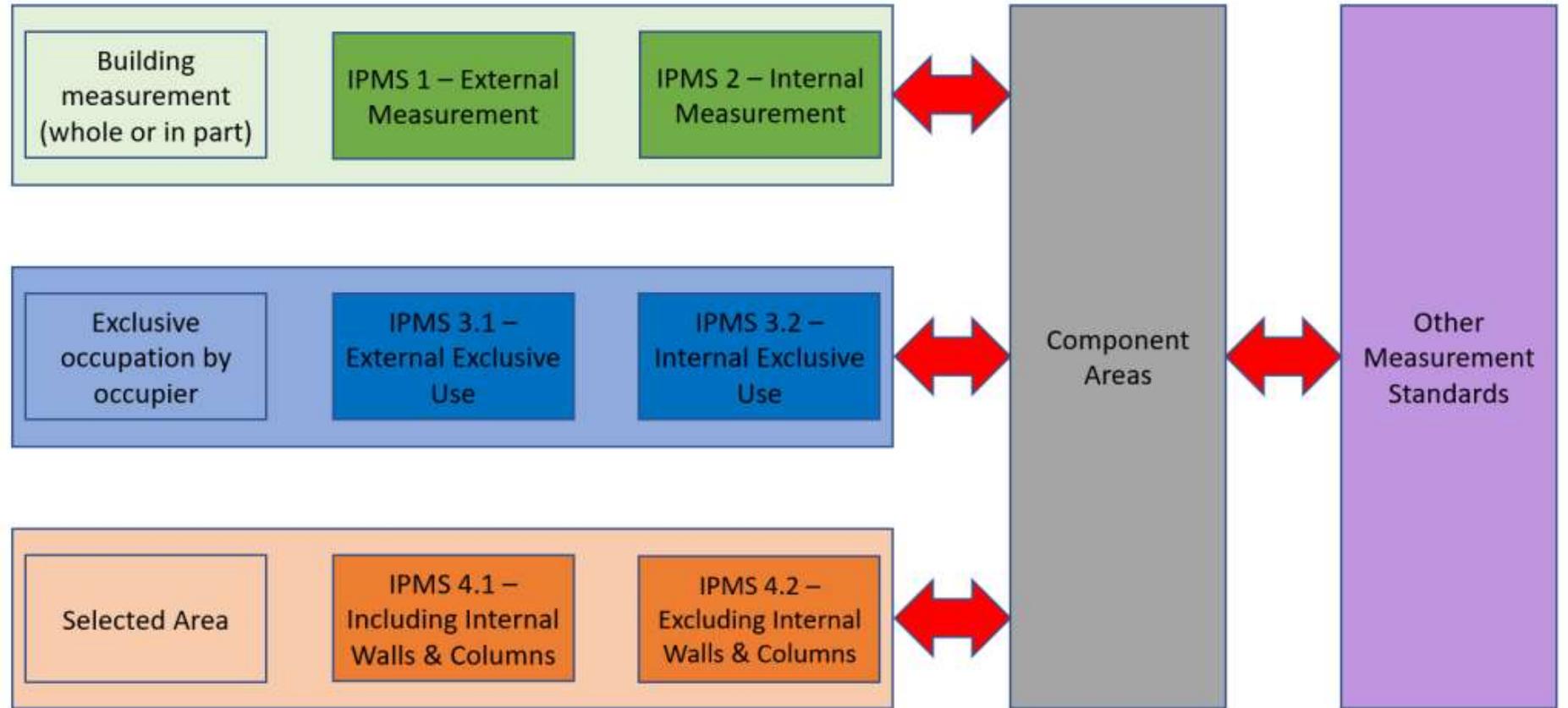
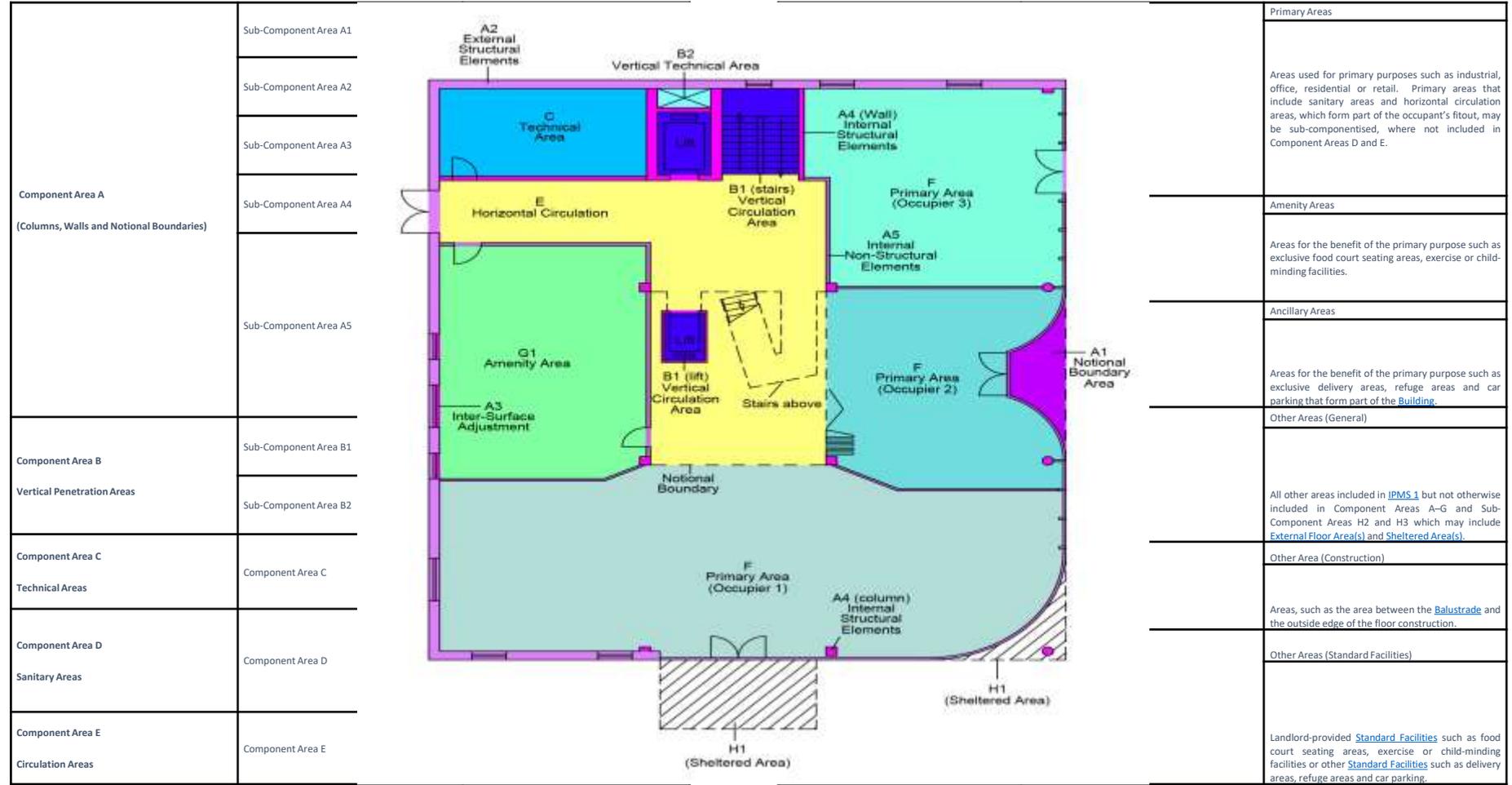


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IPMS components



IPMS
Measurement-
principles

Internal D

The inside sur
more than 50
lowest 2.75 m
from the struc
to the ceiling
section. If suc
the wall sectio
finished surfa
the IDF.

If you want to know more:

Read my paper

Download te standards from
www.ipmsc.org

Thank you!

urface

a measured
he finished

IPMS 2 and 3