



The **Council** of European Geodetic Surveyors
Comité de Liaison des Géomètres Européens

euREAL and IPMS

CLGE General Assembly

18-19 March 2016

Tirana, Albania

IPMS: International Property Measurement Standards



euREAL and IPMS

- Last meeting euREAL working group
 - 15 March 2016 in Brussels (BE)
 - Discussion points:
 - IPMS Residential Buildings: 2nd consultation phase
 - euREAL IPMS compliant: euREAL v2.0
- Next steps for IPMS



IPMS Residential

- IPMS Residential Buildings
 - 2nd consultation phase
 - General feeling: document is improved
 - Deadline: 15 April 2016
 - Comments of the euREAL working group
 - Additional definitions: veranda, patio, mezzanine, ...
 - Difference between IPMS 2 and SIM: Internal Dominant Face ignores the existence of any columns – what if exterior wall?
 - Floorplans: magnifications are good, more diagrams, but still some problems



euREAL IPMS compliant

- Starting point: euREAL v1.0, 11 October 2012
- euREAL v2.0 - Reference areas:
 - IPMS 1 (external) = SEM
 - IPMS 2 (internal) compares closely to SIM
 - LUA IDF / wall-floor junction
 - Internal Structural Elements
 - IPMS 3 (floor area available on an exclusive basis to an occupier)
 - SDC (constructed) still exists in this new version



euREAL IPMS compliant

- v2.0 - Division of IPMS 2 in 4 / 5 categories
 - Classification IPMS is too complicated
 - Decision to keep euREAL classification with possible link to IPMS classification
 - 5th category (internal structural elements) needed ?
- v2.0 - Not changed
 - Difference between areas with a headroom $\geq 2,10\text{m}$ or $<2,10\text{m}$
 - Distinction between private and common areas
 - Distinction between below and above ground



Next steps for IPMS

- IPMS Residential Buildings
 - Final version: Q4 2016
- IPMS Industrial Buildings
 - 1st consultation phase: coming soon
- IPMS Retail and Mixed Use
- Revisions (permanent update)