



CLGE plays a major role within a worldwide coalition for transparency in Real Estate Transactions

The www.euREAL.eu, initiative started by CLGE in 2009 and unanimously adopted in Tallinn in 2011 has had a fantastic effect on the whole real estate sector, at a worldwide level. Our idea of developing a European Real Estate Area Label has found global support and leads to an incredible achievement. In order to get the required guidelines for European Professionals, the pre-existing euREAL will be adapted to fully comply with IPMS.

Says Maurice Barbieri, CLGE President:

“With the launch of IPMS for offices we make a huge step forward in the direction of a world standard. Such initiatives are very beneficial for all regulated professions and especially for us surveyors, the specialist in measurement and property guarantee. We strongly encourage the IPMS-Coalition to stick to the goal of developing one single code applicable for all types of buildings. This is the only way to create real transparency”.

A new standard that will bring transparency and consistency to global real estate markets has been launched on 24 November 2014. The International Property Measurement Standard for Offices (IPMS for Office Buildings) is the result of a global effort to create a uniform method for measuring property and is set to replace dozens of existing standards currently in use around the world.

In 2013 commercial property market transactions were estimated to be more than \$1trillion worldwide according to Real Capital Analytics, with investors and corporate occupiers increasingly operating across international borders. Despite this, many of the standards used within the industry are local market specific, making consistency and comparability a significant challenge.

IPMS for Office Buildings will lead to increased transparency and consistency across real estate markets that will benefit the way property assets are managed and, ultimately, how financial decisions are made by investors, corporate occupiers, buyers and sellers.

Historically, property has been measured differently throughout the world. According to research by global property firm JLL, depending on the standard used the area quoted in different markets for an equivalent building could vary by as much as 24%.

These inconsistencies have led to confusion in markets, and even led businesses to develop their own costly processes for measuring and benchmarking property assets. Investors too, including pension funds, have had to factor in variation in quoted property size when making decisions about acquiring new property.

The work to create this new global measurement standard has been spearheaded by a Coalition of more than 50 professional organisations and has been produced following global consultation by a team of 18 independent industry experts. The new standard will define which areas are included when measuring a property and which are not.

The response from industry has been overwhelmingly supportive and governments too are expected to support the adoption of IPMS as means of promoting transparency and international best practice. More than 100 businesses have already signalled their intention to request or use IPMS measurements within their organisations by signing up as [Partners of the IPMS initiative](#).

For more information, please contact:

Jean-Yves.Pirlot@clqe.eu, CLGE trustee and Secretary General of the International Property Measurement Coalition +32/475:45.39.90

Background notes:

- The IPMS Coalition (IPMSC) was formed at a meeting hosted by the World Bank on 1 and 2 May 2013.
- IPMS for Office Buildings is the first in a series of international property measurement standards that will include IPMS for Residential property, IPMS for Industrial property and IPMS for Retail property.
- All coalition organisations have committed to implementing the new standard through their own guidance to professional practitioners.
- The following organisations make up the IPMS Coalition:

American Society of Farm Managers and Rural Appraisers (ASFMRA)

Appraisal Institute (AI)

Asia Pacific Real Estate Association (APREA)

Asian Association for Investors in Non-listed Real Estate Vehicles (ANREV)

Asociación Española de Geómetras Expertos (AEGEX)

Asociación de Promotores Constructores de España (APCE)
Asociación Española de Análisis de Valor (AEV)
Asociación Profesional de Sociedades de Valoración (ATASA)
ASTM International
Australian Property Institute (API)
British Property Federation (BPF)
Building Owners and Managers Association of Canada (BOMA Canada)
Building Owners and Managers Association of China (BOMA China)
Building Owners and Managers Association International (BOMA International)
China Institute of Real Estate Appraisers and Agents (CIREA)
Commonwealth Association of Surveying and Land Economy (CASLE)
Consiglio Nazionale Geometri e Geometri Laureati (CNGeGL)
CoreNet Global
Council of European Geodetic Surveyors (CLGE)
Counselors of Real Estate (CRE)
Cyprus Architects Association (CAA)
Cyprus Association of Civil Engineers (CYACE)
Cyprus Federation of the Building Contractors Associations (OSEOK)
European Council of Real Estate Professions (CEPI)
Gesellschaft für Immobilienwirtschaftliche Forschung e. V.
Ghana Institution of Surveyors (GhIS)
Hungarian Real Estate Developers Association (IFK)
HypZert GmbH
INREV
Institute of Real Estate Management (IREM)
International Association of Assessing Officers (IAAO)
International Consortium of Real Estate Associations (ICREA)
International Facility Management Association (IFMA)
International Federation of Surveyors (FIG)
International Monetary Fund (IMF)
International Real Estate Federation (FIABCI)
International Union of Property Owners (UIPI)
International Union of Tenants (IUT)
Italian Real Estate Industry Association (ASSOIMMOBILIARE)
Japan Association of Real Estate Appraisers (JAREA)
Japan Association of Real Estate Counselors (JAREC)
Japan Building Owners and Managers Association (BOMA Japan)
National Society of Professional Surveyors (NSPS)
NP "Cadastral engineers"
Open Standards Consortium for Real Estate (OSCRE)
Property Council of Australia (PCA)
Property Council New Zealand (PCNZ)

Real Property Association of Canada (REALpac)
Royal Institution of Chartered Surveyors (RICS)
Secovi SP (SECOVI)
Society of Chartered Surveyors of Ireland (SCSI)
South African Property Owners Association (SAPOA)
Technical Chamber of Cyprus (ETEK)
The Appraisal Foundation (TAF)
Union Nationale des Economistes de la Construction (UNTEC)
Seocovi SP (SECOVI)
Society of Chartered Surveyors of Ireland (SCSI)
South African Property Owners Association (SAPOA)
Technical Chamber of Cyprus (ETEK)
The Appraisal Foundation (TAF)
Union Nationale des Economistes de la Construction (UNTEC)