



# euREAL and IPMS

CLGE General Assembly

18 September 2020

Athens, Greece



# Timeline

## November 2014



International Property  
Measurement Standards: Office Buildings  
International Property Measurement Standards Coalition

### Office Buildings



## September 2016



International Property  
Measurement Standards:  
Residential Buildings  
International Property Measurement Standards Coalition

September 2016

### Residential Buildings



## January 2018



International Property  
Measurement Standards:  
Industrial Buildings  
International Property Measurement Standards Coalition

January 2018

### Industrial Buildings



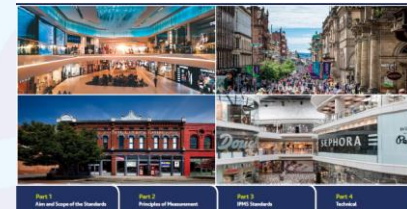
## September 2019



International Property  
Measurement Standards: Retail Buildings  
International Property Measurement Standards Coalition

International Property Measurement Standards Coalition

### Retail Buildings



International Property  
Measurement Standards:  
Harmonised (All Asset Classes)

International Property Measurement Standards Coalition

**Final version of a single standard by the end of 2021**



# Agenda

- What we did at the level of CLGE (since our last GA)?
- What we did at the level of IPMS SSC (since our last GA)?
- What we expect from you?





# euREAL WG

- Physical meeting: 11 February 2020, in Brussels







# euREAL WG

- Physical meeting: 11 February 2020, Brussels
  - Participants
    - Nicolas Smith (FR), Thomas Jacubeit (DE), Alvydas Janulevičius (LT), [Frederic Mortier \(BE\)](#), [Wolfgang Glunz \(DE\)](#), Jean-Yves Pirlot (BE)
  - Goal of the meeting
    - To be prepared to make CLGE remarks when the “All Asset Classes” document comes in consultation
  - Results
    - The WG analyzed the definitions of “column” and “IDF” and proposed some changes
    - The WG commented on IPMS 1 and IPMS 4
    - The WG made sure that the building blocks of euREAL fit in the component areas of IPMS



# IPMS Harmonised

- Public consultation
  - Was scheduled in May-June-July 2020
  - Delay due to
    - COVID-19 (no physical, only virtual, meetings of the SSC  $\approx$  20)
    - Ongoing discussions about IPMS 4
    - More generic diagrams needed
  - New deadline: as soon as possible!

International Property  
Measurement Standards:  
**Harmonised (All Asset Classes)**

International Property Measurement Standards Coalition





# IPMS Harmonised

- Content of IPMS Harmonised (1/3)
  - Glossary of Terms
  - Aim and Scope, Principles of Measurement
  - IPMS Standards:
    - IPMS 1: External Building Area  $\approx$  SEM
    - IPMS 2: Internal Building Area
    - IPMS 3A: Floor Area in Exclusive Use (external measurement)
    - IPMS 3B: Floor Area in Exclusive Use (internal measurement)
    - IPMS 4A: Area Measured to Finished Surface (including all areas occupied by internal walls and columns)
    - IPMS 4B: Area Measured to Finished Surface (excluding all areas occupied by internal walls and columns)  $\approx$  SIM
  - ...



# IPMS Harmonised

- Content of IPMS Harmonised (2/3)
  - ...
  - 1 single set of Component Areas  $\approx$  divisions of internal area

Component Area A Construction Areas	Sub-Component Area A1	<i>External Enclosing Elements</i> External Walls (measured to the IDF) and Balustrades, which can be further divided into structural and non-structural parts, if required.
	Sub-Component Area A2	<i>Intersurface Adjustment</i> The Wall area between IDF and Finished Surface
	Sub-Component Area A3	<i>Internal Structural Elements</i> Internal Walls and internal Columns.
	Sub-Component Area A4	<i>Internal Non-Structural Elements</i> Balustrades, if located within the measured floor area, Internal full-height Walls and similar non-structural elements other than those included in Component Area A1, A2 and A3.

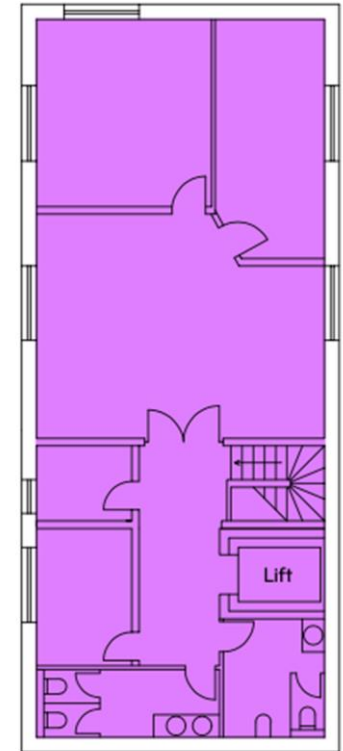
- ...





# IPMS Harmonised

- Content of IPMS Harmonised (3/3)
  - ...
  - Internal Dominant Face (IDF) Concept
  - Other Concepts, e.g. Clear Height and Internal Height
  - Technical IPMS Diagrams
- And finally ...
  - ... “IPMS Harmonised” will be renamed in “IPMS”





# Call to Action

- Once in consultation, please have a look at the standard and make your remarks!
  - All documents will be published on the IPMSC website  
<https://ipmsc.org/consultation/>

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CONSULTATION



# Call to Action

- WG euREAL to set up a conference call
  - to discuss the published consultation document,
  - to answer the consultation questions,
  - to finalize our remarks.

## **IPMS Harmonisation**

- Q1 *IPMS has been drafted to be applicable to all asset classes. Are there any asset classes which IPMS does not satisfy? If so, please provide further details on the asset class concerned and your reasoning.*
- Q2 *IPMS has been drafted with the intent that it is applicable to mixed use buildings. Do you believe this has been achieved? If not, please provide further details and your reasoning.*
- Q3 *For which asset classes would you use each of the IPMS standards and for what purpose? Please provide details.*

## **IPMS 1**

- Q4 *Do you perceive any incongruity in having a Notional Boundary in IPMS 1? One view is that a Notional Boundary would need to be outside the External Wall / External Floor Area / Sheltered Area. If that is the case the area is not part of the Building and cannot be included in IPMS 1. Another view is that the demised area may be part of the building but neither Sheltered Area nor External Floor Area. Can you envisage circumstances where you would find a Notional Boundary useful in IPMS 1? Please explain your thinking.*





## IPMS 2

- Q5 Do you perceive any incongruity in having a Notional Boundary in IPMS 2? Some thinking is that a Notional Boundary would need to be outside the External Wall / External Floor Area / Sheltered Area. If that is the case it is not part of the Building and cannot be included in IPMS 12. Other thinking is that the demised area may be part of the building but not either Sheltered Area or External Floor Area. Can you envisage circumstances where you would find a Notional Boundary useful in IPMS 2? Please explain your thinking.

## IPMS 4

- Q6 The Standards Setting Committee (SSC) has drafted a new standard, IPMS 4A and IPMS 4B, for the measurement of selected areas within Buildings. Do you see a need for these additional standards? In what circumstances might you use them?

## Measurement Practice

- Q7 Is further explanation needed to understand the difference between allocating area referred to in B2 Measurement Practice and allocating to a component? Would it be clearer if the reference was apportionment of areas rather than allocating area?
- Q8 To what extent do you need to use Component Areas in your application of IPMS standards? Please provide details.

## Diagrams

- Q9 The Standards Setting Committee (SSC) has included in this Consultation Draft a comprehensive set of diagrams for a mixed use Building. Would you prefer to see different diagrams for each asset class?
- Q10 Would you prefer to see more or less detail in the diagrams? Please provide your reasons.
- Q11 Would you prefer to see separate diagrams for each asset class? Please provide your reasons.

## General

- Q12 Do you have any other comments?







The Council of European Geodetic Surveyors

Comité de Liaison des Géomètres Européens

*It always seems impossible until it's done.* – Nelson Mandela

