



The International Property Measurement Standards Coalition have released the exposure draft for IPMS Residential Buildings. The Coalition now comprises more than 60 Members all of whom are not for profit organisations with a public interest mandate related to property. The Australian Property Institute, Property Council of Australia and Royal Institution of Chartered Surveyors were among the 20 founding organisations.

The Coalition appointed the Standard Setting Committee which comprises 18 experts from around the world to draft the standards. The experts come from Australia, Belgium, China, England, Germany, India, Japan, Malaysia, New Zealand, South Africa and United States with a broad range of expertise including academics, architecture, surveying, property management, quantity surveying, strata management, investment, real estate agency and valuation.

The IPMS Residential Exposure Draft is open for comment until 25 September 2015. The document can be downloaded from the IPMS website www.ipmsc.org/consultation

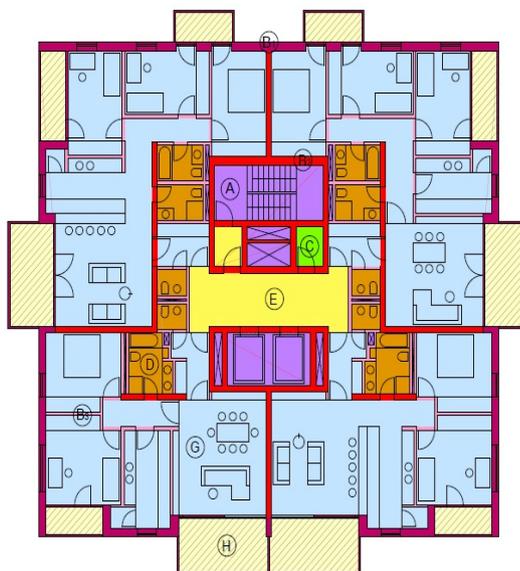
IPMS: Residential Buildings is a measurement standard. It applies to measurement of residential buildings and apartments (purpose built and self contained). It is not for hotels or student accommodation.

Whilst IPMS Residential Buildings is not a transaction or valuation standard, the measurements can be used these purposes.

IPMS Residential Buildings have identified 10 component areas which can be used to analyse building efficiencies.

Residential Component Areas

	(purple)	Component Area A	Vertical Penetrations Examples of vertical penetrations include stairs, lift/ elevator shafts and ducts but any penetration of less than 0.25m ² is to be disregarded.
	(dark red/pink/maroon)	Component Area B1	Exterior Wall The external enclosure of a Building, which comprises the area between the Internal Dominant Face and the outside face of the Building.
	(red)	Component Area B2	Internal Structural Elements This comprises all internal structural walls and columns.
	(light pink)	Component Area B3	Internal Non-Structural Elements This comprises all internal full height permanent walls other than those included in Component Areas B1 and B2.
	(light green)	Component Area C	Technical Services (shared and/or exclusive) Examples of technical and building services include mechanical/ electrical plant rooms, lift/ elevator motor rooms and maintenance rooms (and the like).
	(light brown/orange)	Component Area D	Hygiene Areas (shared and/or exclusive) Examples of hygiene areas include toilet facilities, cleaners' cupboards, bath/shower rooms and changing rooms.
	(yellow)	Component Area E	Circulation Areas (shared and/or exclusive) This comprises all circulation areas, measured horizontally.
	(dark green)	Component Area F	Amenities Examples of amenities include internal facilities such as cafeterias, day-care facilities sport, leisure and fitness areas and prayer rooms. They are normally but not necessarily Common Facilities.
	(light blue)	Component Area G	Living Space The area available for exclusive use by residential occupiers.
	(light yellow hatched)	Component Area H	Other Areas Examples of other areas include balconies, covered galleries, internal car parking and storage rooms.



IPMS 1 applies to all classes of building and is measured to the external face.

IPMS 2 Residential is an internal measurement measured to the Internal Dominant Face which envisages a wall divided into vertical sections (recessed or protruding). Each section is considered separately. If majority of the section glass – measure to the glass. If the majority of the section wall – measure to the wall.

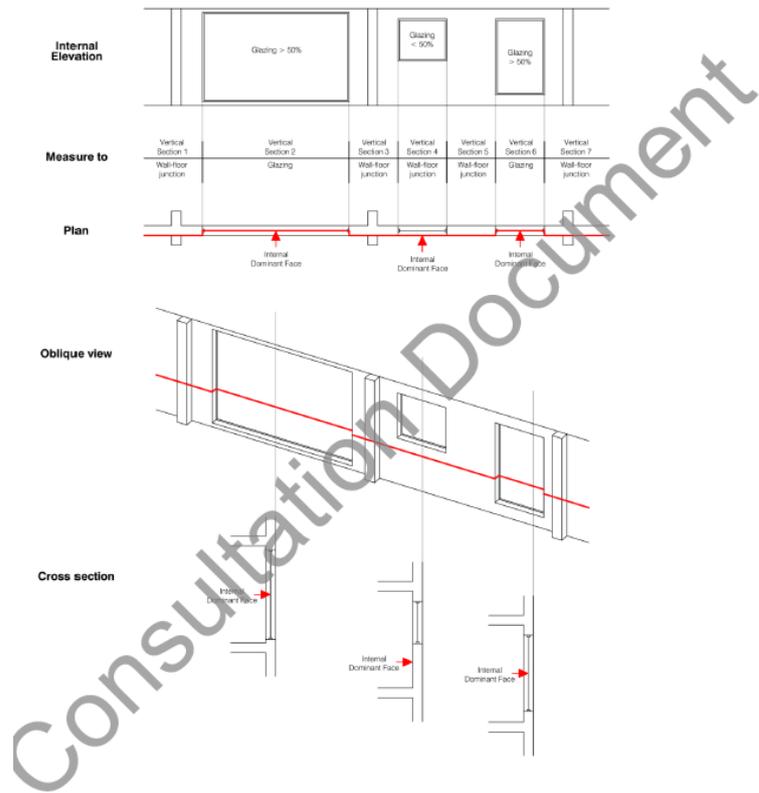


Diagram 8: Internal Dominant Face

This is similar to but not the same as the PCA approach where the whole of the wall is considered not individual sections.

IPMS 3A Residential: The area in exclusive occupation measured to:

- the external face of the exterior wall
- the centre-line of shared walls between occupants and
- the Finished Surface of walls shared with Common Facilities.

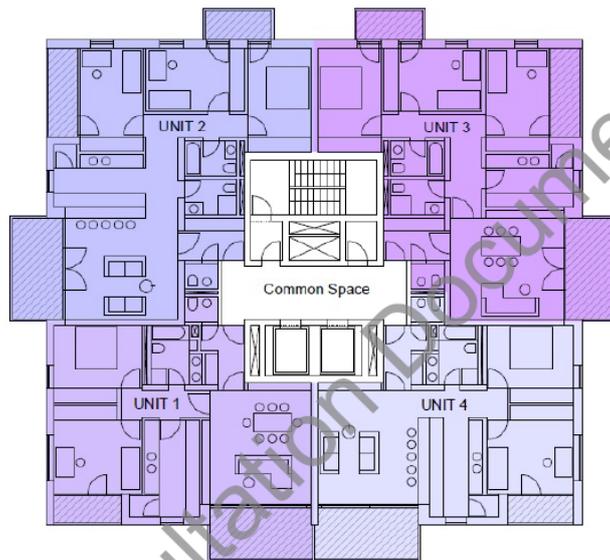


Diagram 9: IPMS 3A - Residential Apartments
Hatched areas are to be stated separately.

It is possible that IPMS 3A Residential will be the primary measurement approach in Australia for residential property. Currently in regard to strata title every State in Australia uses a different approach.

IPMS 3B Residential: The area in exclusive occupation measured to:

- the Internal Dominant Face,
- the centre-line of shared walls between occupants, and
- the Finished Surface of walls shared with Common Facilities.

IPMS 3C Residential: The area in exclusive occupation, excluding the floor area occupied by full height internal walls and columns, measured to:

- the Internal Dominant Face and
- the Finished Surface of all full height internal perimeter walls.

Also on the IPMSC website is a questionnaire seeking responses to specific questions as well as an invitation to respond to all aspects of the draft.

The more feedback we receive the better will be the finished product. So please take the time to read the document and respond with your thoughts.

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Standard Setting Committee.