



Infographic: from 10,000 sq/ft to 7,600 sq/ft in five steps

THE CASE FOR AN INTERNATIONAL STANDARD

Variation in property measurement globally



Global variations in property measurement impede overseas investment in office buildings

RICS CODE OF MEASURING PRACTICE (INTERNATIONAL)
OFFICE AREA

PCA MEASUREMENT STANDARD (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

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