

**INTERNATIONAL PROPERTY MEASUREMENT STANDARDS**



**RICS PROPERTY MEASUREMENT STANDARDS  
INCORPORATING IPMS**

**RICS Office Space Measurement Standard**

*“IPMS: Office is gradually being adopted as part of the expected reporting for office space, usually in the form of dual reporting alongside COMP area figures.”*

**Robert Ash, BA FRICS  
Plowman Craven**

Since 1st January 2016, the measurement and reporting of office space in the UK has been based on the RICS standard, RICS Property Measurement 1<sup>st</sup> edition May 2015. A second edition has now been published which updates the document to include IPMS Residential and an RICS Data Standard. The reporting of office space through the Code of Measuring Practice, 6<sup>th</sup> Edition (COMP) no longer applies as the default standard unless by way of direct client instruction.

The new standard reflects the International Property Measurement Standard (IPMS): Office Buildings, published in November 2014.

Plowman Craven assisted RICS throughout the process of publication and with subsequent information roadshows. We have also focussed on our own clients with a series of CPD sessions intended to increase awareness of this change to the measuring standard.

We believe that new and existing clients will want an immediate identification of the differences between IPMS and COMP reported figures and thereby a means for comparative analysis, the old with the new.

**What’s the difference?**

See overleaf to learn more, or contact us to arrange a focussed session for your team.

**LATEST NEWS**

*The RICS Property Measurement 2nd Edition was published in January 2018 and mandatory from May 2018.*

*IPMS Industrial was released in January 2018 but is yet to be incorporated into the RICS standard.*

[International Property Measurement Standards](#)

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## What's the difference?

**IPMS1** equates closely with GEA (Gross External Area);

**IPMS 2 – Office** equates closely with GIA (Gross Internal Area);

**IPMS 3 – Office** equates closely with NIA (Net Internal Area)

The differences between IPMS and COMP may be categorised as relating to either floor area **extents** (limits) or **included** areas within the overall IPMS total previously not included for COMP.

**IPMS: Residential Buildings** includes three variations of IPMS 3 namely; 3A, 3B or 3C - Residential.

**IPMS 1:** ‘the sum of the areas of each floor level of a building measured to the outer perimeter of external construction features and reported on a floor-by-floor basis’

### Extents:

- no difference between IPMS and COMP

### Inclusions:

- total reported area figures will include areas of balconies, covered galleries and accessible roof terraces, but all reported as separate individual areas that are part of the total floor area



**IPMS 2 – Office:** ‘the sum of the areas of each floor level of an office building measured to the internal dominant face reported on a component-by-component basis for each floor of a building’

A standard designed to facilitate the detailed reporting of office buildings on the basis of **space type**.

### Extents:

- the area limit is defined as the position of **the Internal Dominant Face (IDF)** for each **Wall Section** that makes up the perimeter construction feature. This means that area extents might not always be coincident with wall-floor junctions but more than likely pushed out to the face of window glass for office spaces

- **Limited Use Areas** is the term applied to those areas that may warrant special consideration for valuation or other purposes. It also permits assessment of the differences between the IDF perimeters and the GIA perimeters so that if required, GIA figures may be derived from IPMS 2 – Office

### Inclusions:

- IDFs define the area extents (perimeters) of **Component Areas** that, added together, would equate to total IPMS 2 - Office area, reported on a floor-by-floor basis
- **Component Areas** are the 8 different categories of space (A to H) defined on the basis of the type of space and facilities for the entire office floor i.e. all those spaces that constituted a COMP GIA report but without being quantified individually
- Balconies, covered gallery areas, accessible roof terraces, stated separately as in IPMS 1 but here their extents are to the internal faces of perimeter construction, not to the outer faces

### Reference:

RICS Property Measurement 2nd edition, January 2018.

**IPMS 3 – Office:** ‘the floor area available on an exclusive basis to an occupier, but excluding Standard Facilities and shared circulation areas, and calculated on an occupier-by-occupier or floor-by-floor basis for each building’

### Extents:

- the area limit is defined as the position of the **Internal Dominant Face (IDF)** as in the case of IPMS 2 – Office

### Inclusions:

- Limited Use Areas associated with IDF (as in IPMS 2 – Office)
- Limited Use Areas associated with those areas previously excluded under COMP but now included within IPMS (internal structural walls and columns, restricted height areas, unusable areas < 0.25 m, space occupied by permanent air conditioning/heating apparatus)
- Limited Use Areas associated with any interior dividing ‘party’ walls separating different occupancies
- Balconies, covered gallery areas, accessible roof terraces where these spaces are within the exclusive of a single occupant (tenant)

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or contact

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### About Plowman Craven

Plowman Craven provides integrated measurement and consultancy services to the property and infrastructure markets, pioneering the use of technical innovation to deliver proven expertise and trusted results throughout the project lifecycle.

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