

# **International Property Measurement Standards Coalition IPMS**

**James Kavanaugh (United Kingdom)**

## **SUMMARY**

The International Property Measurement Standards Coalition (IPMSC) is a group of more than 80 professional and not-for-profit organisations from around the world, working together to develop and implement international standards for measuring property.

At present, the way property assets – such as homes, offices or shopping centres – are measured varies dramatically. For example, in some parts of the world it is established practice to include common space (lift shafts; communal hallways etc) in floor area measurements; in others off-site parking might be included or even swimming pools.

With so many different methods of measurement in use, it makes it difficult for property users, investors, occupiers and developers to accurately compare space. Research by global property firm JLL shows that, depending on the method used, a property's floor area can deviate by as much as 24%.

The International Property Measurement Standards Coalition (IPMSC) is an international group of professional and not-for-profit organisations working together to develop and embed a

single

property measurement standard.

An International Property Measurement Standard (IPMS) will ensure that property assets are measured in a consistent way, creating a more transparent marketplace, greater public trust, stronger investor confidence, and increased market stability.

More information is available on the IPMSC website: <https://ipmsc.org/>

International Land Measurement Standard (ILMS) – due diligence in surveying:

The ILMS global standard is now live and online. [www.ilmsc.org](http://www.ilmsc.org) Over 40 coalition partners (inc. FIG & CLGE) have joined as well as several industry, government and academic partners. The Standard Setting Committee (SSC) consisted of 14 land expert individuals from around the world. A major ILMS coalition meeting was held at World Bank Land conference 2019 with strong and increasing representation from the francophone, Arabic and central/south America. ILMS is being translated (by native speaking coalition members) into Spanish, French, German, Arabic, Russian, Turkish and even Amharic. ILMS is directly linked to UN Sustainable Development Goals (SDG's) and valuation of unregistered/communal lands initiative. ILMS undergoing a series of rolling launches during 2019/20 with a soft launch at World Bank Land conference 2019 and the Turkish translation launched at CLGE Istanbul in Sept

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FIG Working Week 2020  
Smart surveyors for land and water management  
Amsterdam, the Netherlands, 10–14 May 2020

2019

### International Construction Measurement Standards (ICMS)

ICMS is a global standard for benchmarking and reporting of construction project cost and covers both capital and whole life costing while providing a way of presenting costs in a consistent format.

Research from the World Economic Forum has shown that improvements in the design and construction process can be achieved by using international standards like ICMS to gain comparable and consistent data. ICMS provides a high-level structure and format for classifying, defining, measuring, recording, analysing and presenting construction and other life-cycle costs.

This will promote consistency and transparency across international boundaries, which in turn will lead to more confidence to increase global investment in construction projects.

More information as well as a download link for the standard are available on the ICMS website:

[www.icms-coalition.org](http://www.icms-coalition.org)

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