International Property Measurement: One Standard for All
Why is property measurement so important?

- Sound measurement is fundamental to property markets
- It underpins decisions made by all property users
- It provides a tool for comparison
Today, measurement standards are not consistent.

• Property is measured in many different ways around the world.

• Depending on the standard used, the floor area measurement can vary dramatically…
• In **Spain**, floor area measurements often include outdoor **swimming pools**.

• In **parts of the Middle East**, floor measurements can include hypothetical areas.

• In **India**, floor measurements can include off-site **car parks** as well as common areas.

• In the **U.S.** sometimes the **air-conditioned space** is used instead.
The Challenge

- Different measurement standards; multiple outcomes.
- Research suggests that, depending on the method used, the size of the same property can deviate by as much as 24%.*

*Jones Lang LaSalle
The Existing Challenge

- Difficult to compare like-with-like.
- Lack of transparency
- Difficult to compare cross-border transactions.
- Huge impact on Financial Reporting
- Can lead to inaccuracies poor measurement.
Today’s property profession is international. However, our measurement standards are localised.
IPMS, IVS and IFRS

- 70% of global wealth is in real estate
- International Financial Reporting Standards used in 120 countries
- Provides a common global language for business
- International Valuation Standards are used globally to inform financial reporting
International Property Measurement Standards are the missing link
International Property Measurement Standards Coalition (IPMSC):

- By the profession; for the profession
- Professional members in more than 150 countries
- Public interest mandate
- Nominated Standards Setting Committee
- Guardians of IPMS
Dubai becomes first Government to adopt IPMS

IPMS seen as a way for Dubai to improve market condition for investors and occupiers alike.

Dubai’s endorsement of IPMS was a core theme in their successful bid to host Expo 2020.
Implementing IPMS

IPMS will be implemented by all Coalition organisations.

The standard will be open source and many organisations will develop training and guidance to support professionals to use IPMS.
Thank you.