

# EXPOSURE DRAFT

## METHODS OF MEASUREMENT

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## Guidance Papers

### Objectives

The principal objective of a Guidance Paper (GP) and Resource Pack (if applicable) is to clarify professional and industry processes, best practices and procedures and to discuss their use and implementation.

A GP is designed to be of assistance to *Members* and those who use *Members'* services. They serve as a guide and measure of acceptable professional practice and conduct of a *Member*.

The intention of a GP is to:

- a) provide information on the characteristics of different types of assets that are relevant to the advice;
- b) provide information on appropriate practices and their application;
- c) provide information that assists *Members* in exercising the judgements they are required to make in specific situations'; and
- d) convey elements of what is considered "competent professional practice" for Australian Property Institute (API) *Members*.

A GP is not intended to provide comprehensive training, instruction or prescriptive practices and procedures, or direct that a process, professional approach or method should or should not be used in any specific instruction or situation. Whilst a GP is not intended to provide comprehensive training, instruction or prescriptive practices and procedures, or direct that a process, professional approach, or method should or should not be used in any specific instruction or situation, a GP may also include mandatory guidance relating to statutory requirements, rules or international standards which must be adhered to by *Members*.

### Member Obligations

*Members* are responsible for choosing the most appropriate practice, approach, procedure or process for the scope of work. *Members* have the responsibility of deciding when it is appropriate to depart from the guidance and practices contained in a GP. If the *Member* is unclear, they should seek advice from others, which may include legal advice.

The *Institute* does not warrant that anything contained in this, or any GP is the definitive or final statement on any issue. *Members* must perform their own work pursuant to their own professional expertise and experience and if required, seek expert advice from others.

This GP should be read in conjunction with any other relevant GPs and any other relevant professional guidelines and standards published or adopted by the *Institute*.

### Court or Tribunal Reliance

A court or tribunal may consider the contents of this GP to be relevant when deciding whether a *Member* acted to a standard required by law.

### Currency of Publication

This GP is current at the time of publication.

### Enquiries

If any *Member* considers any information or advice in this GP to not be accurate or up to date, or wish to raise any issue for consideration arising from the contents of this GP, please refer this to

API contact: [standards@api.org.au](mailto:standards@api.org.au)

## 1.0 Introduction

### 1.1 Scope of this GP

The purpose of this GP is to provide a guide to *Members* for the consistent application of the measurement of buildings. While the GP is intended to be used by all *Members*, the actual measurement of *Buildings* should generally be carried out by professionals who specialise in the provision of measurement services and not necessarily by those *Members* who rely on such measurements in the provision of other professional services.

This GP applies to all *Members* who are dealing with any circumstance that requires the measurement of building area and reporting of such measurement.

This GP must be read in conjunction with [IPMS: All Buildings](#) published by the International Property Measurement Standards Coalition (IPMSC) and available on [their website](#).<sup>1</sup>

### 1.2 Uses of IPMS as a Measurement Standard

*IPMS: All Buildings* is applicable to all types of *Buildings* independent of their use or their occupation.

The International Property Measurement Standards (IPMS) are sufficiently flexible to apply to different purposes such as:

- Analysis and Benchmarking
- Construction Cost Rates and Ratios
- Conversion between Measurement Standards
- Cost Allocation
- Insurance
- Planning and Architecture
- Property Development
- Property Financing
- Property Management
- Research
- Summary Costing
- Sustainability & Energy Efficiency \*
- Valuation/Transactions (incl: leasing and sales)

IPMS have the flexibility to be utilised to measure only part of a *Building* or to measure all the areas in the *Building* and allocate these areas into separate *Components*.

This flexibility provides a common language to enable reconciliation with pre-existing measurement standards or guidelines for the built environment, including across jurisdictions.

*IPMS: All Buildings* has been drafted to enable the selection of the appropriate measurement standard without needing to review the whole document.

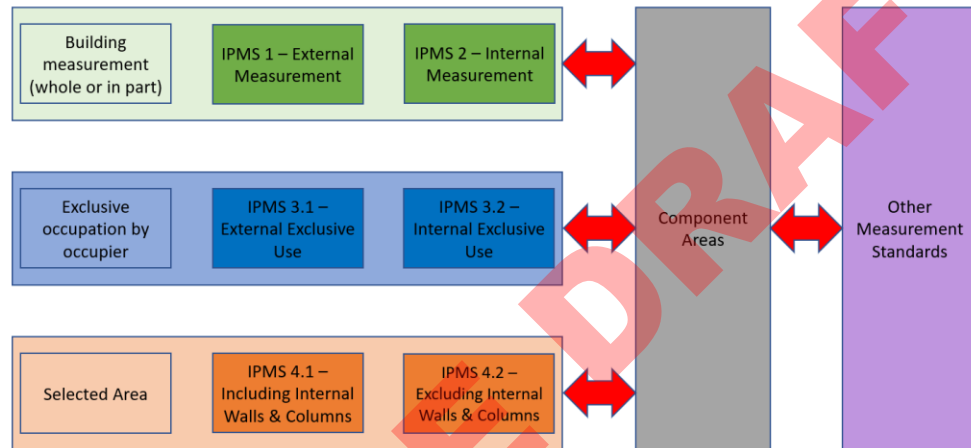
\* As the global measurement standard for the built environment, IPMS, plays a key role enabling comparisons of environmental, social and governance (ESG) benchmarks for *Buildings*.

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<sup>1</sup> <https://ipmsc.org/>

IPMS are divided into three (3) fundamentally different groupings as shown below:

1. *IPMS 1* and *IPMS 2* are external and internal measurements respectively for the whole or part of a *Building*.
2. *IPMS 3.1* and *IPMS 3.2* are external and internal measurements respectively required for exclusive occupation.
3. *IPMS 4.1* and *IPMS 4.2* are internal measurements required for selected areas respectively including *Internal Walls* and *Columns* and excluding *External Walls* and *Columns*.



### 1.3 Definitions

The definitions below and elsewhere in the GP are applicable to this GP and have been included to assist with the interpretation and understanding of certain terms used within this GP.

Whilst defined terms may also have a common meaning or interpretation, their use in this GP may have a different meaning and takes precedence.

Where a defined term is included in this GP, it is identified as an italicised term and in the case of an IPMS defined term, also capitalised. Where not italicised the ordinary meaning of the term applies in the context in which it is used.

Institute	Means the Australian Property Institute (API).
IPMS: All Buildings	The measurement standards published by the International Property Measurement Standards Coalition which came into effect on 15 January 2023.
Member(s)	A Member(s) of the API.
must	An unconditional responsibility to follow/comply with all that is prescribed or required.
should	Indicates responsibilities and requirements that are presumptively mandatory.

*IPMS: All Buildings* adopts unique nomenclature to avoid confusion with existing terms that are often used inconsistently in markets across the globe.

The definitions contained in *IPMS: All Buildings* are included in Annexure 1. Where an IPMS defined term is used in this GP it is identified as an italicised and capitalised term.

#### 1.4 Selection of IPMS Measurement Standard

*IPMS: All Buildings* does not dictate a particular measurement standard to apply to a specific asset class but leaves that to the jurisdiction in which the asset class is located. IPMS can be used for any purpose where the measurement and reporting of a measured area is required or essential to provide accurate and consistent reporting of area(s) within a *Building*.

To use the IPMS, *Members must*:

1. Identify the purpose of the measurement; then
2. Select the appropriate IPMS measurement standard for that purpose; and then
3. Apply the measurement practice for the selected IPMS.

This GP identifies the appropriate IPMS measurement standard in the Australian jurisdiction to apply to specific asset classes. This GP does not reiterate the principles of measurement in each of the IPMS measurement standards.

#### 1.5 Measurement Practice and Calculation

IPMS adopts the following fundamental measurement and calculation practices:

1. Measurements and calculations in Australia *must* utilise metric units.
2. All measurements, with the exception of height, *should* be taken horizontally.
3. IPMS measurement *should* be supported by computer-generated drawings if available but, where other drawings are used as a basis for measurement, annotated dimensions on drawings *should* be used in preference to a reliance on scaling alone.
4. Where possible, measurements *should* be independently verified on site by the *Member*.
5. Measurement and computing processes *must* be sufficiently accurate to satisfy the requirements and the purpose to which the measurement is to be used.
6. *Buildings* or selected areas *should* be measured individually on a level-by-level basis.
7. When faced with situations not explicitly addressed by IPMS, the principles are to be extrapolated using a logical and consistent approach, based on these fundamental principles and supported by an explanation.

## 1.6 Reporting

The principles of measurement and calculation along with the measurements reported must be clearly documented and the following stated:

- the use of the *Building* or, if mixed use, each part of the *Building*;
- the standard used, for example, *IPMS 1*, *IPMS 2*, *IPMS 3.1*, *IPMS 3.2*, *IPMS 4.1* or *IPMS 4.2*;
- the method of measurement and the tools used;
- the unit of measurement;
- the date of the measurement; and
- whether the measurement has been verified on site and the way it was validated.

## 1.7 Global Jurisdictions

The property market is a truly international market with cross border transactions being a regular occurrence. It is unlikely that all global jurisdictions will adopt the same IPMS measurement standard for all asset classes. The IPMS measurement standard *must* be stated to inform cross border market participants.

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## 2.0 Specific Asset Classes (Transactional Purposes)

### 2.1 Overview

In Australia *IPMS 3.1* and *IPMS 3.2* are generally the measurement standards that are applicable to measurements for *Buildings* for transactional purposes. *IPMS 1* may also be used for transactional purposes in relation to some specific building types/uses as detailed in the list below.

'Transactional' refers to purposes such as sale or leasing and also includes an assessment of value, whether by a valuation process or desktop process, for any purpose.

### 2.2 Application

When a *Member* is selecting the appropriate IPMS standard the following table *should* be referenced:

Building type/use	IPMS standard
Office - Freestanding <i>Building</i> (single occupant)	IPMS 3.1
Office - Part floor or a unit	IPMS 3.2
Office – Whole floor multi-level <i>Building</i>	IPMS 3.2
Residential – Freestanding house	IPMS 3.1
Residential unit	IPMS 3.1
Industrial – Freestanding <i>Building</i> (single occupant)	IPMS 1
Industrial unit	IPMS 3.1
* Retail – Freestanding <i>Building</i> (single occupant)	IPMS 1
* Retail – Occupant in shopping centre	IPMS 3.2
* Retail - Strip shop	IPMS 3.2

\* Retail refers to the occupant selling goods directly to the public.

For a 'mixed use' *Building*, each use should be measured in accordance with the appropriate measurement standard. Where a use of a part of a *Building* is ancillary to the primary use, the measurement for the primary use should also be used for the ancillary use (for example, a warehouse office).

Where the use is not specifically identified in the above table *Members should* identify the most appropriate IPMS measurement standard for the asset, and *must* specifically state the IPMS measurement standard adopted.



### 3.0 Application for Non-Transactional Purposes

*IPMS 1, IPMS 2 and IPMS 4* may be used for the measurement of *Buildings* for purposes other than transactional purposes.

For example,

*IPMS 1 and IPMS 2* may be used for measuring for summary costing purposes, (for example, insurance cost estimates).

*IPMS 4.1 and IPMS 4.2* are used for measuring *floor areas* of selected parts within a *Building*. Such measurements are directly linked to specific defined criteria as outlined in *IPMS: All Buildings*. These measurements may include selected parts or all of a *Building*.

### 4.0 Reconciliation with Existing Measurement Guidelines

#### 4.1 Transition

It is acknowledged that there is likely to be a considerable period of time before the property market fully embraces and adopts IPMS as the measurement standard for *Buildings*. As an example, measurements of strata title units in various jurisdictions in Australia specify certain boundaries which can make comparison across jurisdictions somewhat difficult. (See section 6 of this GP)

A further example is long term leases which may include plans that identify area measurements and leases often require that measurement to be used for the calculation of rent at a rental review.

The over-riding principle is that any measurement convention used *should* be consistent for the comparison of measured *Floor Areas*. A “like with like” comparison of the measurement convention utilised is essential.

*Members should* report measurement of the property under consideration, in both IPMS and also in the unit of measurement used for comparison.

#### PCA guidelines and IPMS

In Australia, the Property Council of Australia (PCA) has published the following measurement guidelines

- “Method of Measurement for Residential Property”; and
- “Method of Measurement for Lettable Area Commercial”.

The PCA Commercial Guideline has been used predominantly in Australia since 1984 when it was consistent with BOMA Method of Measurement global guidelines.

Most existing plans of non-residential lettable area purport to reflect the PCA guidelines. It is expected that there will be a considerable period of time before IPMS will be fully adopted as the measurement standard to replace the PCA guidelines. It is therefore necessary for *Members* to understand and have the skills to convert between PCA and IPMS.

Whilst the measurement concepts are similar, there are some critical differences as outlined below.

## 4.2 Terminology

IPMS definitions are set out in Annexure 1. The discussions below are paraphrased rather than quoting the whole of the defined term.

The PCA guidelines include definitions for Dominant Portion, Finished Surface, Building Alignment, Accessways, Standard Facilities, Service Facilities and Common Facilities.

The PCA definition of Dominant Portion is similar to the IPMS defined term *Internal Dominant Face*. The “Dominant Portion is that portion of the internal or external (as relevant) finished surface of a vertical wall, which comprises in excess of 50% of the wall’s surface area.” This differs from *IDF* which is limited to the lowest 2.75m for each *Wall Section*.

The PCA definition of Finished Surface includes any part of a wall, ceiling or floor, whereas IPMS define *Finished Surface* to be directly above the horizontal wall-floor junction.

The PCA definition of Building Alignment is effectively the same as IPMS *External Wall*.

The PCA defined terms accessways, standard facilities, service facilities and common facilities are all covered under the single IPMS definition *Standard Facilities*.

*Notional Boundary* is a concept defined in IPMS that does not have an equivalent concept in the PCA guidelines. PCA simply excludes building area outside the external wall but says it may be measured separately.

In each IPMS measurement standard identifying any *Notional Boundary* is the first step in the measurement practice. Whilst IPMS Section D.7 provides an explanation of the concept, Diagram 9 is limited in the examples where it applies. There are, in fact, numerous circumstances where a *Notional Boundary* exists. Examples include:

- A shopping centre where the building is built to boundary but the wall at the entry to the mall is set back from the boundary; or
- A single occupancy which is not fully enclosed, and the *Sheltered Area* is delineated by planter boxes or even just a ‘line’ in a concrete floor, both of which are quite common for alfresco dining areas or licensed areas under a lease/other agreement.

## 4.3 Residential

For freestanding *Buildings*, such as houses, the measurement conventions, other than *Notional Boundaries*, are generally consistent being the *External Wall* line.

There too many measurement conventions for multiple occupancy unit buildings held under strata title for this GP to attempt to reconcile. (Refer to section 6).

## 4.4 Industrial

For single occupant *Buildings*, *Standard Facilities* are excluded from *IPMS 3.1* whereas these areas are included in the gross lettable area (GLA) measurement under PCA guidelines.

Other measurement boundaries are similar for both single occupant and multiple occupant *Buildings*. That is, *IPMS 1* and GLA are effectively the same, other than for *Notional Boundaries* and *External Floor Areas*. As such, *IPMS 1* should be used for freestanding (standalone) industrial buildings.

There too many measurement conventions for multiple occupancy unit buildings held under strata title for this GP to attempt to reconcile. (Refer to section 6).

#### 4.5 Office

For office *Buildings* PCA uses net lettable area (NLA). External walls are measured to the internal Finished Surface of the Dominant Portion whereas *IPMS 3.2* measures to the *Internal Dominant Face*.

For inter-tenancy walls for both NLA and *IPMS 3.2*, the measurement is to the centreline.

Walls to a common area under NLA are measured to the Dominant Portion of their public face, whereas for *IPMS 3.2* walls to a common area are measured to the *Finished Surface*.

Any area where there is less than 1.5 metres in height is excluded from NLA, whereas this area is included in *IPMS 3.2* but may be classified as a *Limited Use Area*.

Other measurement boundaries are generally consistent.

There too many measurement conventions for multiple occupancy unit buildings held under strata title for this GP to attempt to reconcile. (Refer to section 6).

#### 4.6 Retail

The PCA uses gross lettable area retail (GLAR) for retail buildings other than freestanding supermarkets and showrooms. GLAR is also used for freestanding shops, however most freestanding shops such as fast food restaurants are mostly measured using a concept similar to GLA.

External building walls for GLAR are measured to the internal Finished Surface of the Dominant Portion whereas *IPMS 3.2* measures to the *Internal Dominant Face*.

For inter-tenancy walls for both GLAR and *IPMS 3.2*, the measurement is to the centreline.

Shopfront boundaries differ with GLAR measured to the mall line, which is defined as the line between the shop tenancy and the common area of the centre. Where the shop front protrudes into common areas the projection is included in GLAR. Under *IPMS 3.2* the *Notional Boundary* excludes any projection into the common areas.

For single occupant freestanding supermarkets and showrooms PCA adopts GLA which is effectively the same as *IPMS 1*, other than for *Notional Boundaries*.

There too many measurement conventions for multiple occupancy unit buildings held under strata title for this GP to attempt to reconcile. (Refer to section 6).

## 5.0 Component Areas

All *Building* areas can be classified into *Components*. The requirement to classify building areas into *Component Areas* is a decision for the *Member* based on the task at hand.

However, *Component Areas should* be utilised and applied when areas need to be separately classified for purposes such as benchmarking, comparison and analysis, and may be applied for reconciliation between IPMS measurement standards and other measurement conventions.

*Component Areas* are horizontal areas within a *Building* which are classified according to their use.

The sum of all the *Component Areas* will equal *IPMS 1* for a *Building* or a level of a *Building* being measured.

*Members should*, when using *Component Areas*, refer to Section D.1 of *IPMS: All Buildings* for further information on *Component Areas*.

## 6.0 Strata Title Measurement in Australia

### 6.1 Overview

Strata Title legislation/regulation differs in each jurisdiction in Australia. *Members must* measure and report Strata area as defined by the relevant Strata Title legislation/regulation.

The following summarises the area of Strata Title Property in each jurisdiction.

### 6.2 Victoria

In Victoria strata type properties (e.g., units and apartments) may be measured to the interior face, median (centre line) or exterior face or in some other location. The boundary adopted where not the default must be identified on the plan.

Walls Median (centre) - Default

Floor Median (centre) - Default

Ceilings Median (centre) - Default

Balconies There does not appear to be an explicit method for balconies. There are provisions for the median of balustrades and for boundaries to be defined by a projection of a building boundary, which may adequately define a balcony.

Stairs For enclosed concrete stairs or similar, common methods of defining boundaries include underside of stairs, upper face of stairs or simply to include the structure “which defines the boundaries” into Common Property.

Excluded from Lot A notation must be made on the plan of all structures defining building boundaries and service installations or appurtenances not shown on the plan that are within Common Property. This may include all internal columns, service ducts, pipe shafts and cable ducts, or any other service installations.

### 6.3 New South Wales

Walls	Surface
Floor	Upper Surface
Ceilings	Under Surface
Balconies	If uncovered, boundaries are defined by a Stratum Statement.
Stairs	Defined by Stratum Statement.
May be included as part of the Lot (not exhaustive)	

Courtyards, garden areas, yard space, balcony, patio, verandah, terrace, deck, car spaces and carports may be included as part of a Lot and would normally require a Stratum Statement.

Car spaces are defined by reference to structural features or right-angle offsets from them. It must be noted on the plan whether it is measured from the face or centre of a column. Internal car spaces do not require a Stratum Statement.

Excluded from Lot	Structural Cubic Space is Common Property and is to be excluded from the Lot. Structural Cubic Space is cubic space occupied by a vertical structural member, not being a wall, of a building (e.g., columns, posts, poles, etc.), any pipes, wires, cables or ducts within a building or parcel that are not for the exclusive enjoyment of one lot, and any structure enclosing any such pipes, wires, cables, or ducts.
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### 6.4 Tasmania

All horizontal and vertical lot boundaries are required to be described on the strata plan.

Walls	Centre
Floor	Centre
Ceilings	Centre
Balconies	Balconies and other open lot boundaries are the prolongation of building structures or perpendicular to building structures, unless defined by measurement. If open lot boundaries are complex, they may be supported by sketch notes.

Stairs Does not appear to be an explicit method for measuring stairs.

Excluded from Lot	Service infrastructure being cables, wires, pipes, sewers, drains, ducts, plant, and equipment for the provision of services is Common Property, thus excluded from the Lot. However, service infrastructure is not Common Property if it is contained entirely within a Lot and is solely related to supplying services to that Lot. Carparking, the roof of a building, and attached guttering, is also Common Property, and excluded from the Lot.
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## 6.5 Queensland

There are two kinds of title plans that subdivide buildings: Building Format Survey Plans (SP) (post 1997) and Building Unit Plans (BUP) (pre-1997). There are only minor differences in the method of measurement.

Walls	Centre
Floor	Centre
Ceilings	Centre, excluding false ceilings
Balconies	SP measure from the external face of the balustrades, whereas BUP measure from the centre of the balustrades. The upper boundary of balconies in both is no higher than the centre line of the adjoining ceiling.
Stairs	An internal staircase within a multi floor lot could be part of the floor on a particular level (SP).
May be included as part of the Lot (not exhaustive)	<p>SP may include a balcony, carport, courtyard, garage, patio, porch, private yard, roof garden, storage, deck, void, or verandah as part of a Lot.</p> <p>BUP may include a balcony, courtyard, roof garden or other area (being part of a building) as part of a Lot.</p>
Excluded from Lot	<p>SP generally exclude Utility Infrastructure. Utility Infrastructure is cables, wires, pipes, sewers, drains, ducts, plant, and equipment that provide utilities to lots and common property. Utility Infrastructure is Common Property, except for when it belongs to a service provided (e.g., a water meter or wires for cable TV), or if it is solely providing utility services to a Lot, is within the boundaries of that Lot and not in the boundaries of another lot.</p> <p>BUP exclude any pipes, poles, wires, cables or ducts for the passage and provision of services existing within a lot are part of Common Property.</p>

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## 6.6 South Australia

Walls	Inner Surface
Floor	Upper Surface
Ceilings	Under Surface
Balconies	Does not appear to explicitly define the measurement of balconies.
Stairs	“Floors” includes stairways and ramps.
May be included as part of the Lot (not exhaustive)	Yard, garage, garden, carport, verandah, balcony, rainwater tank, garden shed, swimming pool, barbecue, air conditioner, pergola, fishpond, car parks or boat marinas.  If these have no solid base or no structure to define the part of the Lot (e.g., a yard), explicit notation must be made on the plan defining the part of the Lot (e.g., X metres above/below ground level or reference to Australian Height Datum).  Carparks can be fixed by lineal measurements from the inner surface of walls and/or columns within the structure.
Excluded from Lot	Any pipe, wire, cable, duct or drain that is not for the exclusive use of a unit, any structure that is not for exclusive use of a unit (installed before plan is deposited), or any other designated structure is Common Property and not part of a Lot.

## 6.7 Northern Territory

Walls	Inner Surface
Floor	Upper Surface
Ceilings	Under Surface
Balconies	Does not appear to have an explicit method for measuring balconies.
Stairs	“Floor” includes a stairway and ramp.
Excluded from Lot	Structural Cubic Space being cubic space occupied by a vertical structural member, not being a wall, of a building; pipes, wires, cables, or ducts in a building not for the exclusive use enjoyment of one unit; and cubic space enclosed by a structure enclosing such pipes, wires, cables or ducts, is excluded from a Lot, unless described in a Strata Plan as being part of the Lot.

## 6.8 Western Australia

In Western Australia there are two forms of strata subdivisions: Single Tier for buildings that are only a single storey (no lot above another lot) and Multi-Tier for buildings with more than one storey. There are minor variations.

Walls	<p>Single Tier plans measure walls from the external surface of the building including anything that is attached to and projects from the building or anything that is prescribed by regulation to be part of the Lot (see below). The exception being a common/party wall, in which case it is measured from the centre.</p> <p>Multi-Tier plans measure walls from the inner surface.</p>
Floor	Single Tier plans do not subdivide horizontally. Multi-Tier plans measure from the upper surface.
Ceilings	Single Tier plans do not subdivide horizontally. Multi-Tier Plans measure from the under surface.
Balconies	Single Tier plans include balconies where attached to and projects from the building. Does not appear to be an explicit method on how Multi-Tier plans measure balconies.
Stairs	Single Tier plans include stairs where attached to and projects from the building. "Floors" includes stairways and ramps.
May be included as part of the Lot (not exhaustive)	<p>Single Tier plans include the following: hot water systems, including solar hot water panels, refrigeration, air conditioning, cooling, or heating plant or equipment, antennae or aerials for telecommunication, skylights, chimneys, roof ornaments, pipes, wires and cables, awnings, blinds, shutters and window grills, light fittings, meter boxes, signs, and anything like the above.</p>
Excluded from Lot	<p>Single Tier plans exclude the following, unless included on the floor plans: patios, carports and pergolas, enclosed rooms, storage rooms, and any similar structure to the above. Structural Cubic Space being cubic space occupied by a vertical structural member, not being a wall, of a building, any pipes, wires, cables, or ducts NOT for exclusive use or enjoyment of that lot, and any cubic space enclosed by a structure enclosing any such pipes, wires, cables, or ducts is also excluded from Single Tier plans.</p> <p>Multi-Tier plans exclude Structural Cubic Space being cubic space occupied by a vertical structural member, not being a wall, of a building, any pipes, wires, cables or ducts and any cubic space enclosed by a structure enclosing any such pipes, wires, cables, or ducts.</p>

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## 6.9 Australian Capital Territory

There are two classes of strata subdivision: Class A units, which are bounded by reference to floors, walls, and ceilings (generally high-rise apartments) and Class B units, which are subdivisions at the ground level, boundaries are unlimited in height to the extent of any encroachment above or below ground level (generally townhouses). The method of measurement for Class A units is described below.

Walls	Centre
Floor	Centre
Ceilings	Centre
Balconies	Class A plans must show whether an uncovered balcony is part of a Lot or Common Property. It is optional for a Class B plan.
Stairs	Class A plans must show whether an uncovered stairway is part of a Lot or Common Property. It is option for a Class B plan.
May be included as part of the Lot (not exhaustive)	Part of a parcel being a balcony, corridor, garage or carport, gazebo, laundry, pergola, porch, stairway, shed, storeroom, utility room, verandah, any other approved part, and part of a parcel for the purpose of garden, lawn or yard, car space or parking area, recreation area and any other approved purpose by planning and land authority.

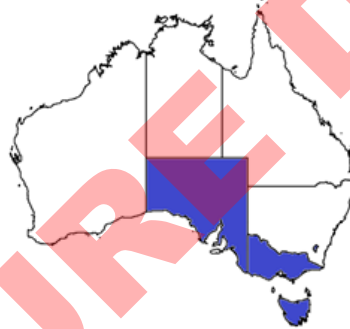
Pipes, wires, cables, and ducts for utility services appear to be included in each unit owners Lot. The provision of these services is provided by easements under s34(b)&(c) of the Unit Titles Act 2001.

### Strata Title Plans



Measure from Centre Line of walls, floors and ceilings  
Measure from Inside Surface of walls, floors and ceilings

### Strata Title Plans



Allow deviations from standard if noted on plan

### Strata Title Plans



Utilities excluded from lot, unless for exclusive use of that lot  
Utilities excluded from lot  
Utilities included in lot, provision of services and maintenance by easements (ACT)

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## 7.0 Effective Date

This *GP* is applicable from DD MMMM YYYY. Earlier adoption is permitted and encouraged.

This *GP* replaces *APGP 401 Methods of Measurement* which was in effect from 1 July 2021 and was withdrawn DD MMMM YYYY.

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## Annexure 1 : Definitions for IPMS: All Buildings

The definitions contained below are defined terms included in *IPMS: All Buildings*. They are terms used in the IPMS and are only applicable to the interpretation and application of the IPMS. These definitions do not attempt to define basic real estate terms, as users of IPMS are assumed to have an understanding of such terms.

Where an IPMS defined term is included in this GP, it is shown as an italicised and capitalised term.

Balustrade	A protective barrier such as a <i>Wall</i> , parapet, railings or other construction feature that enables <i>Floor Area</i> with one or more open sides to be used safely.
Boundary	A physical, non-physical or legal line denoting the perimeter of an area to be measured.
Building	A construction providing shelter from the environment for occupants or contents, partially or totally enclosed by a roof, designed to stand in one place and comprising all levels within the construction.
Clear Height	The height within a level of a <i>Building</i> or section of a <i>Building</i> measured from the floor surface to the lowest point of the structural element above, ignoring the existence of any brackets, struts or fixtures and fittings.
Column	A <i>Building</i> member (may also be known as a Pillar), generally cylindrical or rectangular in shape and having a maximum ratio of 4:1, comparing the longest and shortest horizontal dimensions, whose primary purpose is to provide structural support. (If the ratio is greater than 4:1, the element is treated as a <i>Wall</i> .)
Component	One of the main elements into which the <i>Floor Area</i> of a <i>Building</i> can be allocated.
Component Area	The <i>Floor Area</i> attributed to one of the <i>Components</i> .
Covered Area	The extent of the area of a <i>Building</i> covered by one or more roofs, the perimeter of which is sometimes referred to as the drip line, being the outermost permanent structural extension, exclusive of ornamental overhangs.
Demising Wall	A <i>Wall</i> , other than an <i>External Wall</i> , between adjoining occupiers' space or an occupier's space and Standard Facilities.
External Floor Area	An external horizontal structure at any floor level of a <i>Building</i> with a <i>Balustrade</i> to the open sides, including generally accessible balconies, colonnades (with <i>Balustrade</i> ), rooftop terraces, external galleries and loggias but excluding structures such as patios and terraces when not integral to the structural construction of the <i>Building</i> .

External Wall	The enclosing element of a <i>Building</i> , excluding appendages and ornamental features, which separates the interior area from the exterior.
Finished Surface	The <i>Wall</i> surface directly above the horizontal wall-floor junction, ignoring any part-height walls, cladding, fittings, skirting boards, cable-trunking, pipework and heating or cooling units.
Floor Area	The area of a normally horizontal, permanent, load-bearing structure, inclusive of areas occupied by <i>Walls</i> , <i>Columns</i> , stairs, staircase openings, lift shafts and other vertical penetrations, for all or part of each level of a <i>Building</i> .
Internal Dominant Face (IDF)	The inside surface area comprising more than 50 per cent of the lowest 2.75 m measured vertically from the structural floor surface, or to the ceiling if lower, for each <i>Wall Section</i> . If such does not occur or if the <i>Wall Section</i> is not vertical, the <i>Finished Surface</i> is deemed to be the IDF.
Internal Height	The height within a <i>Building</i> or section of a <i>Building</i> measured from the floor to the lowest point of a ceiling, suspended ceiling, or similar defining feature.
Internal Wall	A full-height <i>Wall</i> within a <i>Building</i> that separates one interior area from another.
IPMS 1	The <i>Floor Area</i> measured to the external extent of the <i>External Walls</i> and to any <i>Notional Boundaries</i> , <i>External Floor Areas</i> or <i>Sheltered Areas</i> .
IPMS 2	The <i>Floor Area</i> measured to the internal extent of the <i>Internal Dominant Face</i> and to any <i>Notional Boundaries</i> and <i>External Floor Areas</i> .
IPMS 3.1	The <i>Floor Area</i> available on an exclusive basis to an occupier measured externally to any <i>Notional Boundaries</i> , <i>External Walls</i> , <i>Demising Walls</i> and including any <i>External Floor Areas</i> , <i>Sheltered Areas</i> and <i>Secondary Areas</i> .
IPMS 3.2	The <i>Floor Area</i> available on an exclusive basis to an occupier measured internally to any <i>Notional Boundaries</i> , the <i>Internal Dominant Face</i> , <i>Demising Walls</i> and including any <i>External Floor Areas</i> , <i>Sheltered Areas</i> and <i>Secondary Areas</i> .
IPMS 4.1	The selected <i>Floor Area</i> in a <i>Building</i> measured to <i>Finished Surfaces</i> and to any <i>Notional Boundaries</i> , <i>External Floor Area</i> and <i>Sheltered Area</i> including all <i>Floor Area</i> occupied by <i>Walls</i> and <i>Columns</i> .

IPMS 4.2	The selected <i>Floor Area</i> in a <i>Building</i> measured to <i>Finished Surfaces</i> and to any <i>Notional Boundaries</i> , <i>External Floor Area</i> and <i>Sheltered Area</i> but excluding (subtracting) all <i>Floor Area</i> occupied by <i>Walls</i> and <i>Columns</i> .
Limited Use Area	Areas in <i>Buildings</i> that are incapable of legal or effective occupation due to local or national legislation, such as areas with lack of natural light, or practical circumstances such as height restrictions.
Mezzanine	An intermediate or partial floor that is usually fully or partially open on one or more sides.
Notional Boundary	A non-physical line that forms part or all of a <i>Boundary</i> and is typically agreed as part of the measurement instruction or defined by a legal document.
Secondary Area	A demised area forming part of the <i>Building</i> that supports the primary use of an exclusive use area.
Sheltered Area	Any part of the <i>Covered Area</i> that is not fully enclosed where the permanent structural extension above provides effective shelter.
Standard Facilities	Shared areas in a <i>Building</i> that typically do not change over time, such as circulation areas, stairs, escalators, lifts/elevators and their motor rooms, toilets, cleaners' cupboards, plant rooms, fire refuge areas and maintenance rooms.
Wall	A normally vertical element, whether or not load-bearing, that separates one area from another.
Wall Section	The lateral portion of an <i>External Wall</i> , where the inside finished surface area of each part of a window, <i>Wall</i> or other external construction feature varies from the adjoining lateral portion of <i>External Wall</i> , ignoring the existence of any <i>Columns</i> .

EXPOSURE DRAFT