

2024 Questionnaire--IPMS members

Dear members of the IPMS Coalition.

As you know, our IPMS – “[All Buildings](#)” standard was published last year. With this publication, a cycle of work comes to an end. Thanks to the efforts of the Standard Setting Committee, we have been able to publish this very important standard.

We would now like to begin the implementation phase. To this end, we would like to ask you the following questions to find out what the situation is in your organization / country.

We would be grateful for a response by 31 October at the latest. This questionnaire will be used to refine our strategy for the coming years.

Please kindly ignore this message if you already responded to the questionnaire. Thank you in advance for your cooperation!

On behalf of the committee:

Questionnaire:

- *Name of the person completing the survey?*

[David Brandon, Manager Professional Standards](#)

- *In personal name or in name of an organisation, company or government agency?*

[On behalf of Australian Property Institute \(API\)](#)

- *National or international based?*

[National](#)

- *Size of the organisation (number of employees, members, ...)?*

[The API has 5,943 professional members as at September 2025.](#)

- *Do you already use property measurement standards in your Organization/Country/Region of operation?*

[Yes](#)

- o *If yes, which ones?*

[API recognises and promotes the use of IPMS as the measurement standard for the built environment as per our Guidance Paper Methods of Measurement.](#)

[Property Council of Australia \(PCA\) *Methods of Measurement for Lettable Area Commercial and Methods of Measurement for Residential Properties.*](#)

[The various State and Territory Governments have legislated measurement standards for strata title. Unfortunately, at present there is no commonality amongst the States and Territories. This is one issue we hope to resolve with IPMS: All Buildings.](#)

[Local Governments also use a variety of measurement conventions for commonality in development approvals. A common one is Gross Floor Area, which can apply equally to every asset class, and is essentially total floor area except ground floor foyer, balconies and vertical movement \(lifts and fire stairs\).](#)

All the above measurement standards/guidelines are used by members to the extent that the market uses them for the measurement and reporting of said measurements for buildings.

- *By whom were they implemented?*

As above, API, PCA and State, Territory and Local Governments all have measurement standards/guidelines in place. The PCA has been consistent since the measurement conventions were adopted in Australia from 1984.

- *Who is using them besides you?*

Surveyors, architects, real estate agents, property managers, facility manager, cost estimators and other building professionals. *PCA Methods of Measurement for Lettable Area Commercial* remains widely used in the commercial and retail sector for transactional purposes. Unfortunately, the to purchase *PCA Methods of Measurement* is expensive and there are elements in our market who reference the conventions particularly the commercial conventions GLA, GLAR and NLA with poor understanding of the actual boundaries (inclusions and exclusions) of the conventions.

- *Have you already implemented a standard IPMS compliant?*

Yes

- o *If yes, which one?*

The previous IPMS standards were incorporated in the previous API Guidance Paper *Methods of Measurement. IPMS: All Buildings* has been incorporated into the updated API Guidance Paper which is due to be released in Q4 2025.

- o *If yes, can you tell us more about the difficulties, advantages, and disadvantages?*

Reconciliation between PCA measurement guidelines and *IPMS: All Buildings* presents some challenges as there are differences in terminology and inclusions/exclusions that are inconsistent. The API is working on a conversion guideline to assist members in negotiating the conversion between PCA and IPMS. There is an element of market resistance due to the same PCA measurement guidelines been in place for 40 plus years and it is expected to take ten years plus before IPMS is recognised as the predominant measurement convention.

- *If not already done, do plan to make your standards IPMS compliant?*

As previously noted, the API has incorporated *IPMS: All Buildings* into its updated Guidance Paper. The API will continue to promote the use of IPMS to its members and remind them that it is critical to understand and apply the measurement standard that the market uses.

- o *How will you do that (complete revision of the existing standards, use of a convertor tool,)?*

We are also drafting a conversion guideline/tool that explains the differences between PCA and the various IPMS measurement standards.

- o *And how much time do you think you will need for doing this?*

Hoping to finish drafting in 2025 and then testing with small cohort of practitioners. The intention is to incorporate the conversion guideline (PCA to IPMS) as an annexure in the

updated API Guidance Paper. Once the API has finalised and published its updated guidance paper we will need to work with the PCA and then the broader market to promote *IPMS: All Buildings* as the measurement standard for the built environment. This will also require support and adoption by local, state and national governments as changes will be required to legislation/regulation which will take time.

- *Do you think that a link can be established with IPMS, to make them IPMS compliant?*
 - o *If yes, Who could take care of this?*

As noted previously, this may be difficult particularly in relation to a standardised measurement convention for strata (or similar) title as the measurement standard is enshrined in legislation/regulation and varies across States and Territories. It would require all levels of government to agree that a consistent standard was required across all jurisdictions and it is difficult to see this occurring any time soon. It is, however, on our agenda.

- *Could your association / company be the link to IPMS?*

What is needed is for the IPMS to be promoted as the global measurement standard for the built environment across all markets, including the benefit of having a single, albeit flexible for different asset classes, consistent measurement standard.

This is critical to enable comparisons of energy efficiency ratings and/or ESG benchmarks to be relevant across jurisdictions/markets.

It would be good to see a global body, with the backing of the UN (or similar), taking the lead in developing a global measurement standard for assessing energy efficiency in the built environment, similar to the work that the IPMS Coalition and IFSS Coalition has done in relation to building measurement standards and fire safety standards in the built environment.

Such a standard should be based on a consistent measurement standard for the building itself which is where IPMS comes in.