

# THE GUIDE FOR THE MEASUREMENT OF RESIDENTIAL PROPERTIES

Property Council  
New Zealand



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The Guide for the Measurement of

# RESIDENTIAL PROPERTIES



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Summary & Overview

# BACKGROUND – THE GUIDE FOR THE MEASUREMENT OF RESIDENTIAL PROPERTIES

- ▶ The need for a guide was identified in part due to uncertainty and the potential for variation around the treatment and measurement of some components associated with the measurement of residential properties in New Zealand and the introduction of International property measurement Standards (IPMS)
- ▶ In 2016 a review committee was formed and tasked with producing the Guide for the Measurement of Residential Properties for New Zealand
- ▶ The review committee included Surveyors, Registered Valuers, Architects, Lawyers and representatives of the Property Council
- ▶ In 2017 an exposure draft guide was released to the Property Institute of New Zealand and Property Council Members for consultation

# PURPOSE & USE

- ▶ The aim of the document is to provide a guide for uniform and impartial methods of measuring floor space in residential buildings
- ▶ It is intended to apply to all residential properties in New Zealand
- ▶ The guide is intended to be used for the purposes of determining floor areas for marketing, selling, buying, valuing, project feasibility and other related matters

# WHAT'S HAPPENING IN NEW ZEALAND ?

- ▶ The effective date for adoption of the guide is 1 January 2019 with earlier adoption recommended
- ▶ The New Zealand Guide generally takes into account the International Property measurement Standard – Residential 3A (IPMS 3A)
- ▶ The guide sits along side The New Zealand Guide for the measurement of Rentable Areas and is intended to reflect 'best practice'

# THE GUIDE FOR THE MEASUREMENT OF RESIDENTIAL PROPERTIES

## ► DEFINITIONS:

- Measurement Convention:
  - • Measurements shall be taken at a height of 1.5 metres above the finished floor level, except where otherwise stated

## ► METHOD OF MEASUREMENT:

- Exclusive use occupation areas are to be measured to:
  - • The external face of the external walls;
  - • The centre-line of shared walls;
  - • The finished surface of walls shared with common facilities
  - • External face of balcony balustrades, balcony rails, or walls at a height of .5 metres

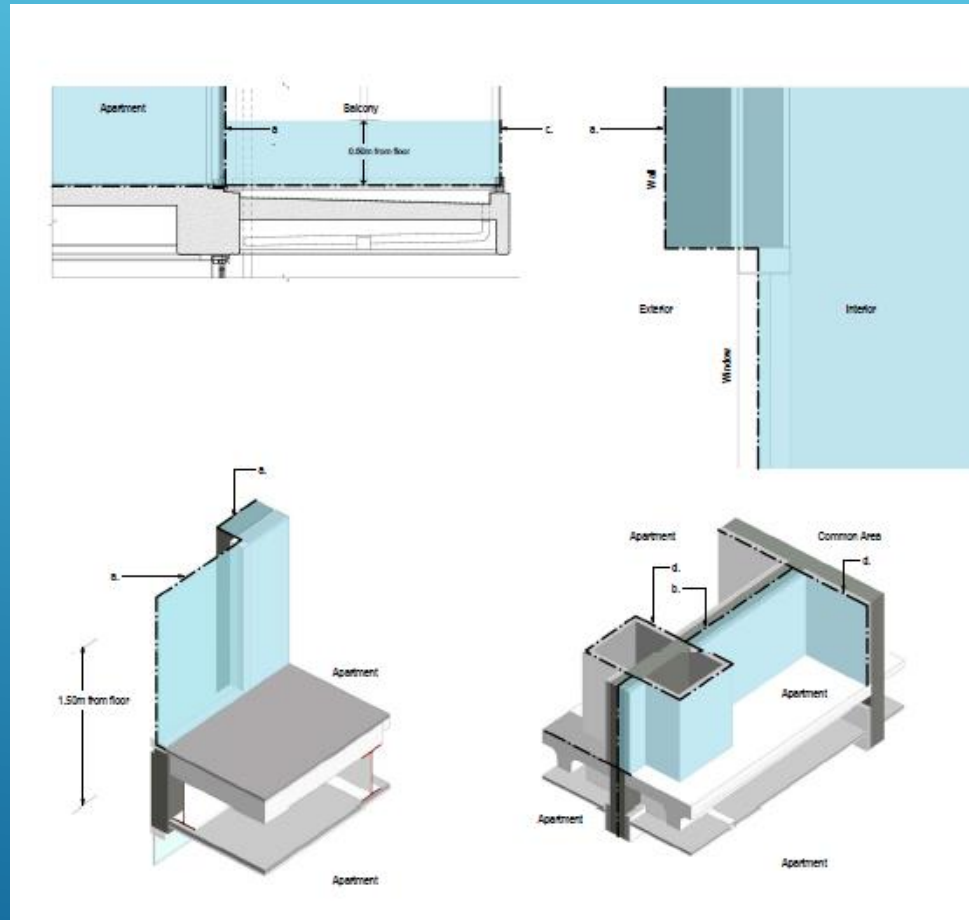
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- ▶ Areas to be included but identified separately:
  - ▶ • Balconies and decks (enclosed or otherwise)
  - ▶ • Verandas & pergolas
  - ▶ • Garages
  - ▶ • Carports
  - ▶ • Attics
  - ▶ • Separate Storage Areas

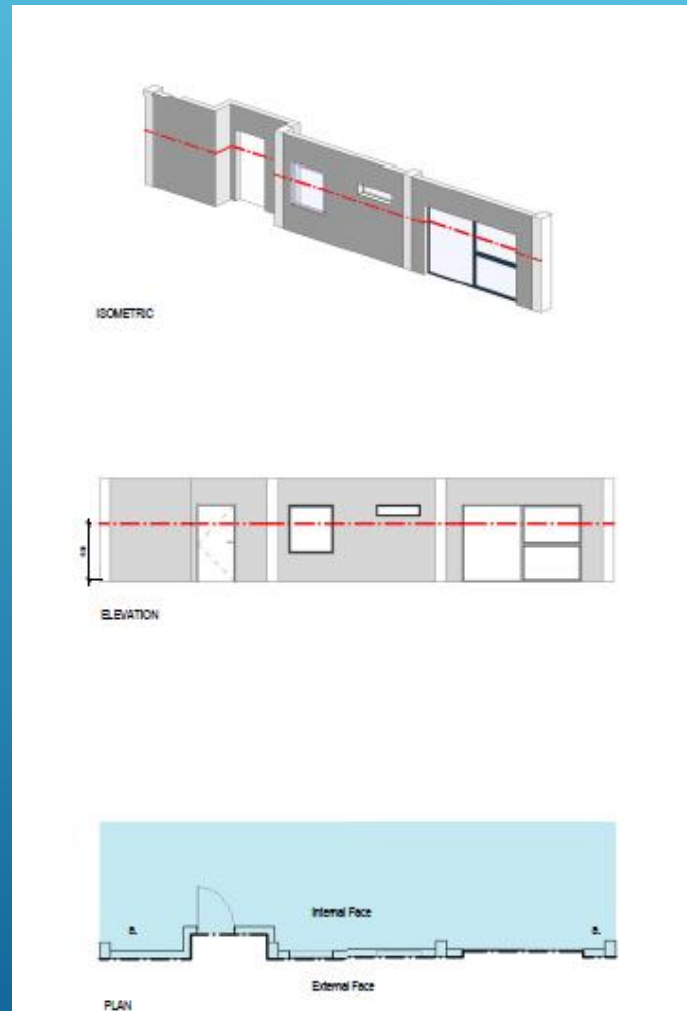
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- ▶ Areas which are to be excluded but may be measured & stated separately:
  - ▶ • Open light wells or upper level voids
  - ▶ • Vertical penetrations greater than .25 square metres in apartment buildings other than space above a stairwell
  - ▶ • Patios at ground level not forming part of the building structure
  - ▶ • Open Stairways
  - ▶ • External carparking, equipment yards, cooling equipment areas and refuse areas
  - ▶ • Areas that are not fully enclosed

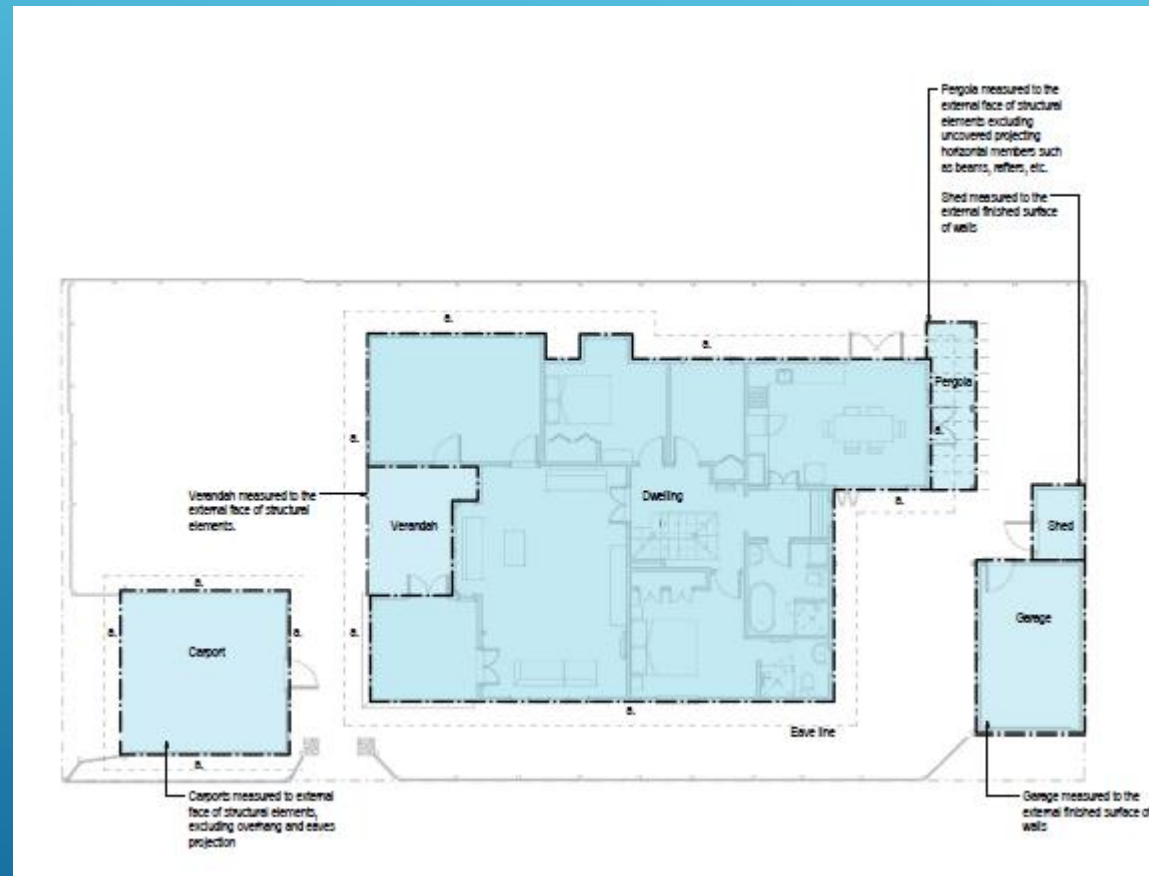
# MEASUREMENT CONVENTION



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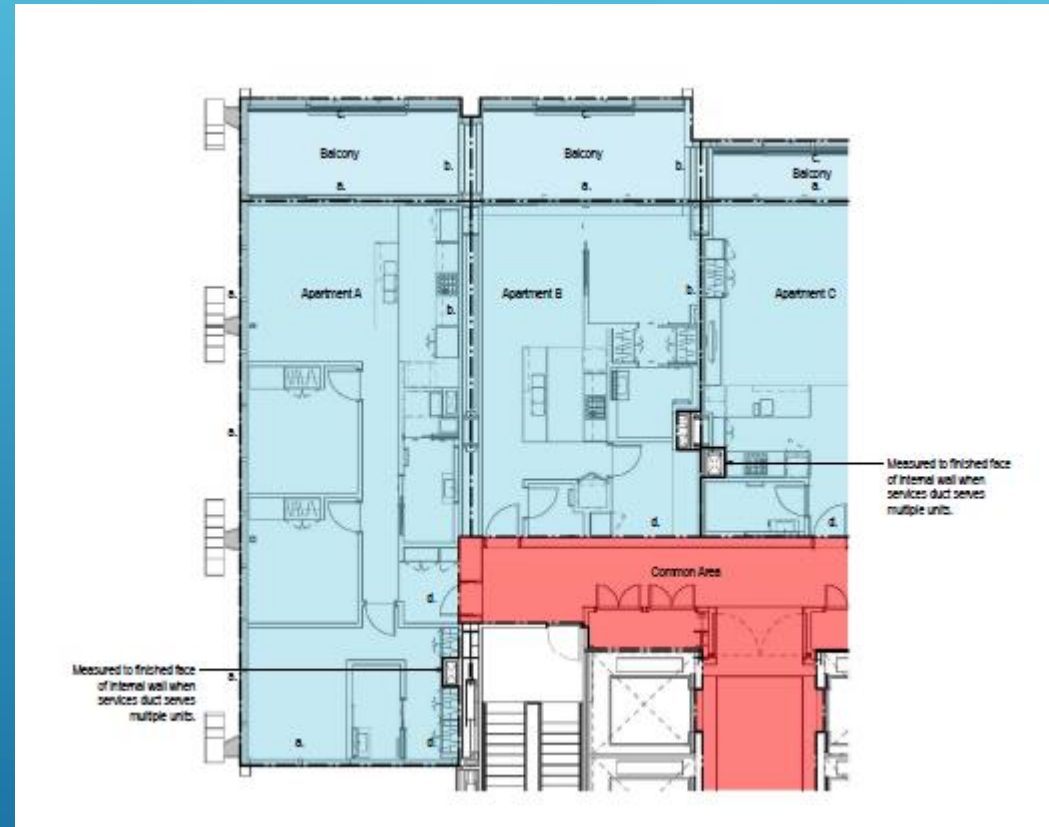
# DIAGRAM 1 – SINGLE DWELLINGS



# DIAGRAM 2 – SEMI –DETACHED DWELLINGS & TOWN HOUSES



# DIAGRAM 3 – APARTMENT



# INTERNATIONAL PROPERTY MEASUREMENT STANDARDS

Residential

# International Property Measurement Standards: Residential Buildings

International Property Measurement Standards Coalition

September 2016



# THE IPMS RESIDENTIAL STANDARD

- ▶ The IPMS Residential Standard was published in September 2016
- ▶ Key principles of IPMS 3A include;
  - ▶ Measure to:
    - The external face of the exterior wall;
    - The centre-line of shared walls; and
    - The finished surface of walls shared with common facilities

# ANZ REAL PROPERTY GUIDANCE NOTE 4 – ANZRPGN 4 METHODS OF MEASUREMENT

Residential

# ANZRPGN 4 METHODS OF MEASUREMENT

- ▶ Residential (Houses, Units, Town Houses, Flats)
  - ▶ States that residential property is generally measured on a GBA basis (non strata) or SA(strata) basis where there is a registered plan
  - ▶ Gross Building Area (GBA)- Measured between the normal outside face of any enclosing walls (or centre line of common walls between different properties), balustrades and supports
  - ▶ Stratum Area (SA)- Strata area shown on a registered strata plan. Usually measured from the inside face of the wall and calculated by a registered surveyor
  - ▶ The Standards Board intends to have this Guidance Note amended to incorporate a reference to the new New Zealand Guide for the Measurement of Residential Properties with a recommendation that the new guide takes precedence

# SUMMARY & KEY POINTS

- ▶ The aim of the document is to provide a guide for uniform and impartial methods of measuring floor space in residential buildings
- ▶ The effective date for adoption of the guide is 1 January 2019 with earlier adoption recommended
- ▶ Measurement Convention:
  - Measurements shall be taken at a height of 1.5 metres above the finished floor level, except where otherwise stated
- ▶ Measure to:
  - The external face of the exterior wall;
  - The centre-line of shared walls; and
  - The finished surface of walls shared with common facilities