

Property Council
New Zealand



PROPERTY
INSTITUTE

The Guide for the Measurement of

RESIDENTIAL PROPERTIES



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INTRODUCTION

The aim of this publication is to provide a guide to uniform and impartial methods of measuring floor space in residential buildings, which will be acceptable to property owners, developers, investors, tenant/lessees, the professions and all those involved in the provision and utilisation of residential space.

The need for affected parties to have an acceptable residential guide has been demonstrated by the introduction of International Property Measurement Standards (IPMS). Property Council New Zealand and the Property Institute of New Zealand have combined in this endeavour to establish a basis applicable throughout New Zealand which generally takes into account the International Property Measurement Standard: Residential Buildings (IPMS 3A) and considers aspects unique to New Zealand.

This method of measurement is intended to apply to all residential properties in New Zealand including single dwellings, semi-detached dwellings, townhouses and apartments.

This guide may be used for such purposes as determining floor areas for marketing, selling, buying, valuing, project feasibility, building efficiency and other related matters. The Method of Measurement is to be read in conjunction with the associated diagrams. Where there is any discrepancy between the text and the diagrams, the text prevails.

It is recommended by the Property Council New Zealand and the Property Institute of New Zealand that this method of measuring be used as widely as possible. To avoid possible misunderstandings, measurements in accordance with this document should identify it as the "Guide for the Measurement of Residential Properties".

Where specific areas are not covered by this document and require consideration, separate definitions should be agreed upon by the parties concerned.

DEFINITIONS

Single Dwelling

A freestanding or detached dwelling, terrace house or townhouse.

Apartments and Semi-Detached

A building containing two or more sole-occupancy units each being a separate dwelling.

Carpark Area

Is the area nominated as being for the exclusive use of the dwelling owner or occupier, predominantly for the use of vehicle parking.

Common Areas

Are described as areas within the building which are not for the exclusive use of a single owner or occupier.

Measurement Convention

Measurements shall be taken at a height of 1.5 metres above the finished floor level, except where otherwise stated.

Finished Surface

Means an internal or external wall finish, including glass and other materials.

Service Facilities

Are areas that contain utilities, pipes and conduits, and all associated mechanical and other such services needed to keep the building operational.

Shared Walls

Are dividing walls between two dwellings.

Storage Area

Is an area separate to the dwelling area which is for the exclusive use of the dwelling owner or occupier, predominantly for storage.

Void Area

Is the area of an opening in an upper floor of a multiple level dwelling.

Balcony

An external platform at an upper level with a balustrade to the open sides adjoining an external wall and including in this definition, generally accessible rooftop terraces, external galleries and loggias.

METHOD OF MEASUREMENT

Residential Properties

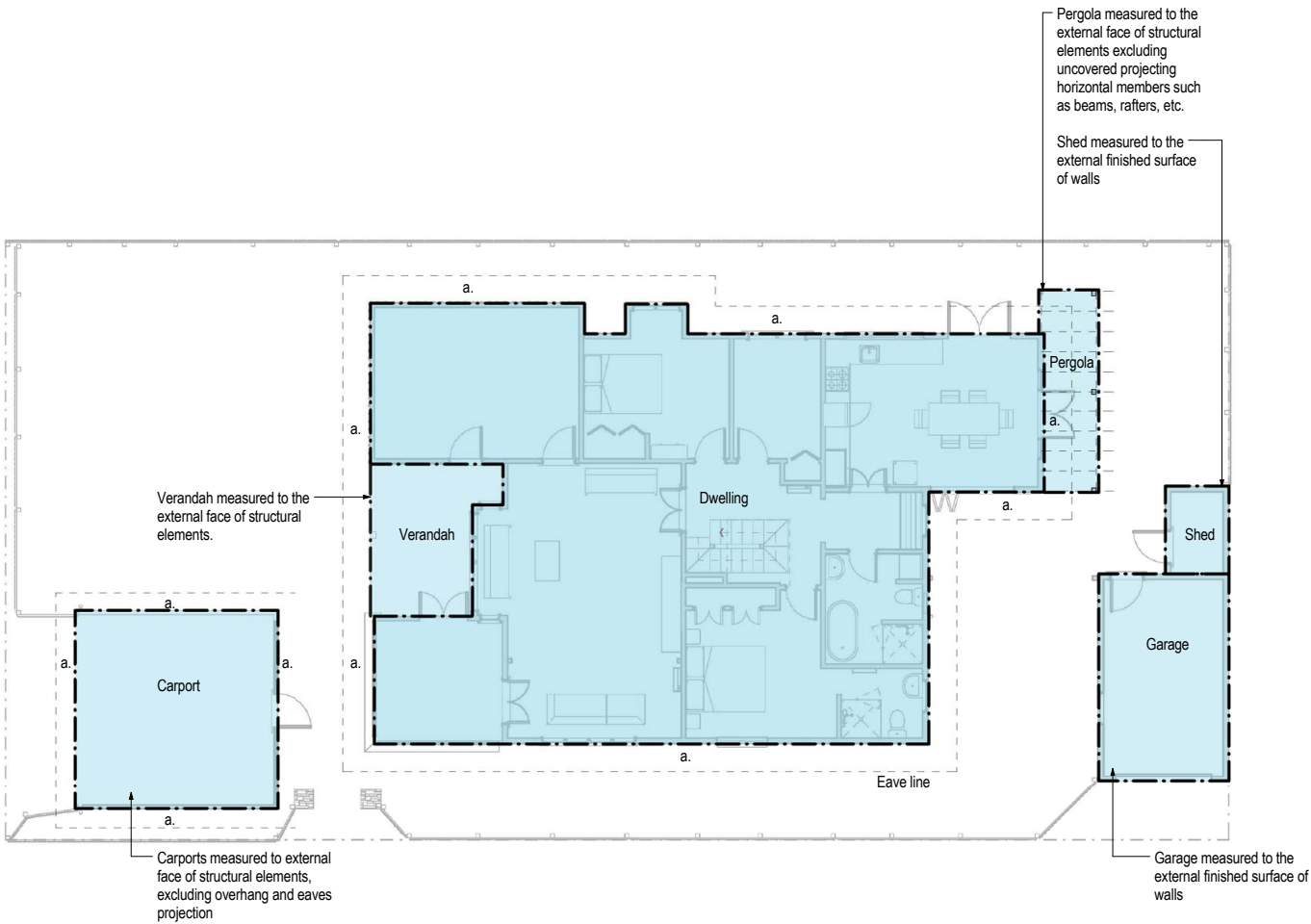
This method of measurement is intended to apply to all residential properties in New Zealand. Refer to diagrams 1 to 6 (pages 3 to 8 respectively) including single dwellings, semi-detached and terrace housing and apartments.

- 1.1** This method of measurement is largely in accordance with accepted New Zealand practice and generally takes into account the International Property Measurement Standard: Residential Buildings (IPMS 3A).
- 1.2** Measurement shall be taken at a height of 1.5 metres above the floor level, except where otherwise stated.
- 1.3** The exclusive use occupation areas are to be measured to:
- The external face of external walls.
 - The centre line of shared walls.
 - The external face of balcony balustrades, balcony rails, or walls and includes any planter within the balcony at a height of .50 metres above the finished floor level.
 - The finished surface of walls shared with service facilities, common areas, stairs and lifts.
- 1.4** The following areas are to be included but measured and identified separately in accordance with the measurement rules outlined in 1.2 and 1.3;
- Balconies and decks (enclosed or otherwise),
 - Verandas and pergolas
 - Garages
 - Carports
 - Attics
 - Cellars
 - Separate storage area
- 1.5** The following shall be excluded from areas of residential properties. However, these areas may be measured and stated separately.
- The areas comprising open light wells or the upper level voids of an atrium.
 - Vertical penetrations greater than .25 square metres in apartment buildings, other than a space above a stairwell.
 - Patios at ground level not forming part of the building structure.
 - Open stairways that are not an integral part of the structure, for example, an open framework fire escape.
 - External carparking, equipment yards, cooling equipment areas and refuse areas and other ground level
 - areas that are not fully enclosed.

DIAGRAM 1

RESIDENTIAL PROPERTIES

Single Dwelling



AREA MEASUREMENT LEGEND

a. Measured to external face of external walls

b. Measured to centre line of shared walls

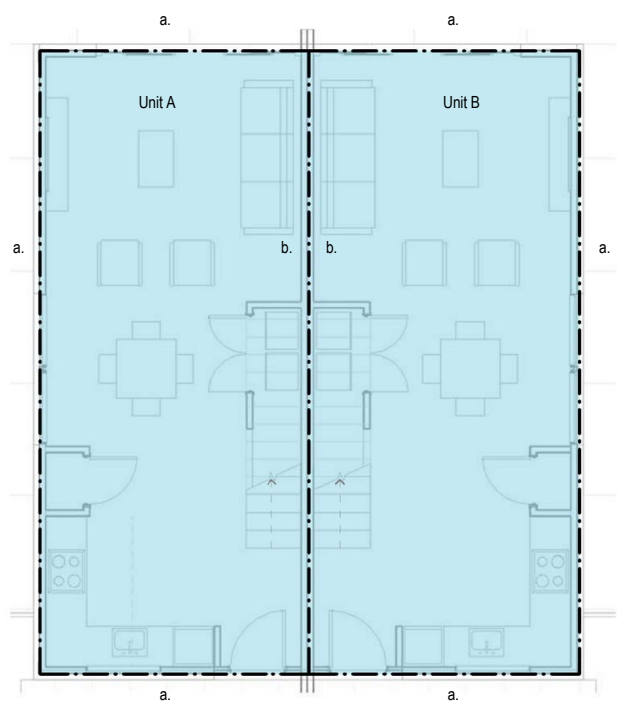
c. Measured to external face of balconies, balustrades, balcony rails, or walls and includes that part of any planter within the balcony.

d. Measured to finished surface of walls shared with Common Facilities, Common Areas, Stairs and Lifts.

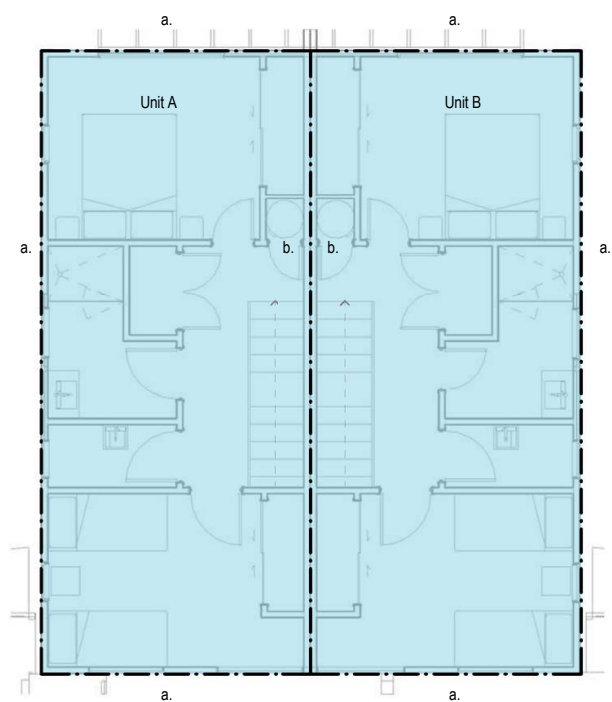
DIAGRAM 2

RESIDENTIAL PROPERTIES

Semi-Detached Dwellings and Townhouses



LOWER LEVEL



UPPER LEVEL

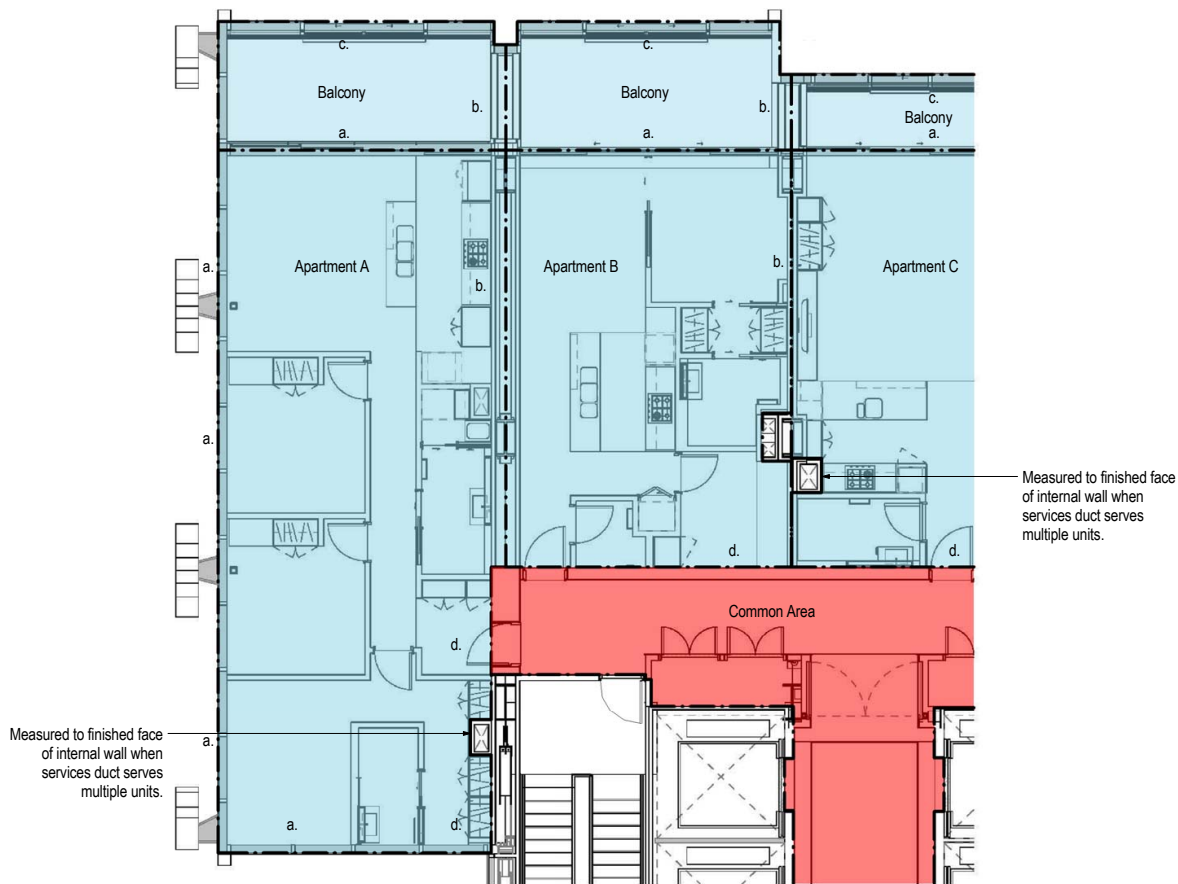
AREA MEASUREMENT LEGEND

a. Measured to external face of external walls
b. Measured to centre line of shared walls
c. Measured to external face of balconies, balustrades, balcony rails, or walls and includes that part of any planter within the balcony.
d. Measured to finished surface of walls shared with Common Facilities, Common Areas, Stairs and Lifts.

DIAGRAM 3

RESIDENTIAL PROPERTIES

Apartment



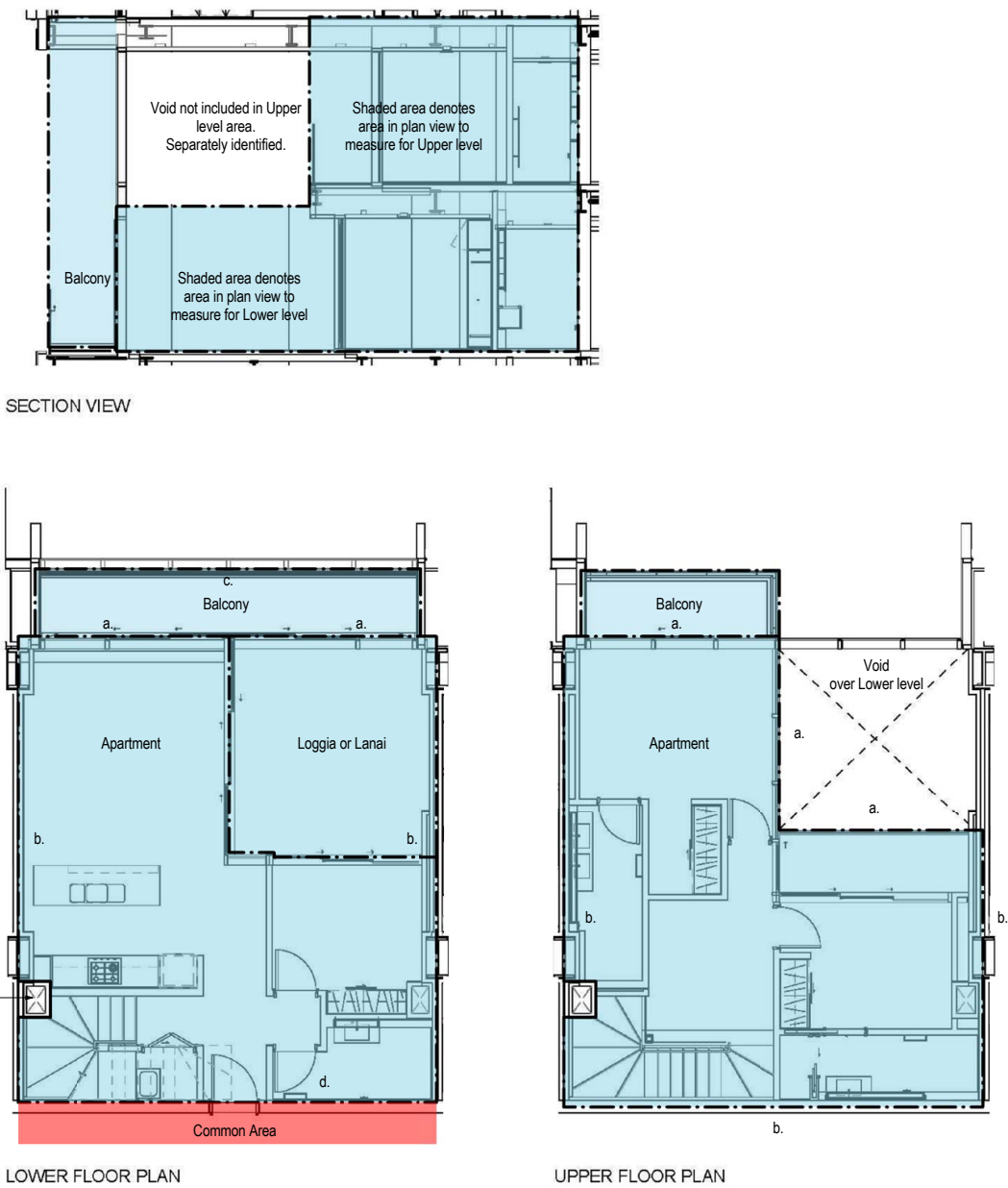
AREA MEASUREMENT LEGEND

a. Measured to external face of external walls
b. Measured to centre line of shared walls
c. Measured to external face of balconies, balustrades, balcony rails, or walls and includes that part of any planter within the balcony.
d. Measured to finished surface of walls shared with Common Facilities, Common Areas, Stairs and Lifts.

DIAGRAM 4

RESIDENTIAL PROPERTIES

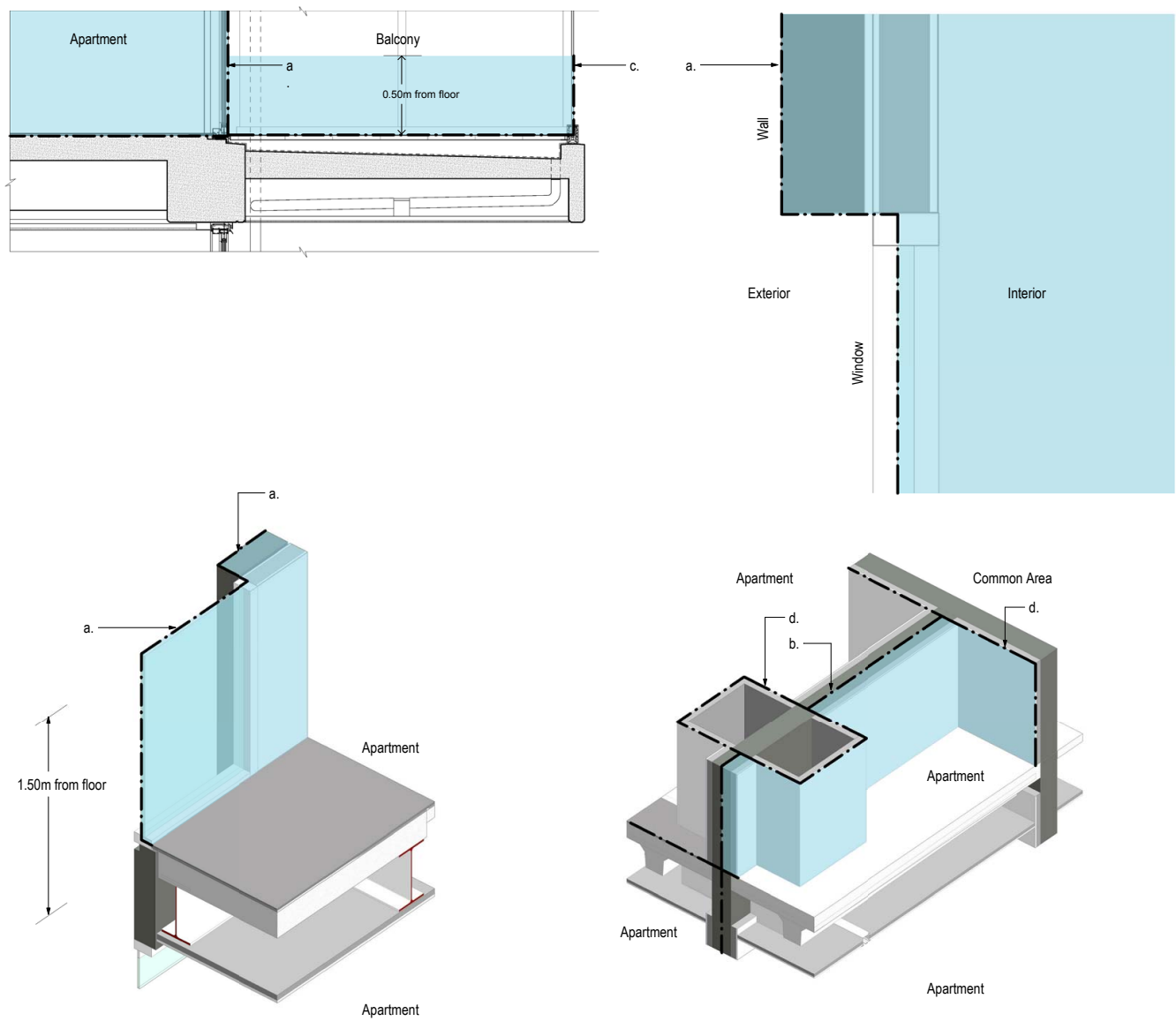
Duplex Apartment



- AREA MEASUREMENT LEGEND**
- a. Measured to external face of external walls
 - b. Measured to centre line of shared walls
 - c. Measured to external face of balconies, balustrades, balcony rails, or walls and includes that part of any planter within the balcony.
 - d. Measured to finished surface of walls shared with Common Facilities, Common Areas, Stairs and Lifts.

DIAGRAM 5

RESIDENTIAL PROPERTIES Measurement Convention

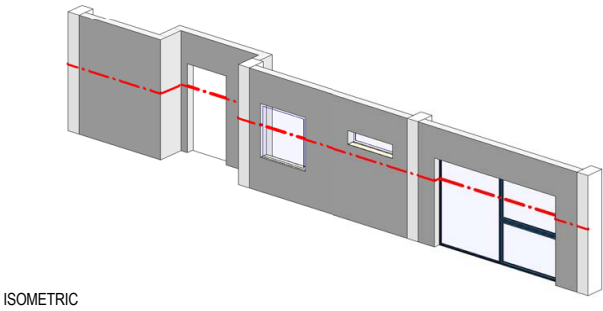


AREA MEASUREMENT LEGEND

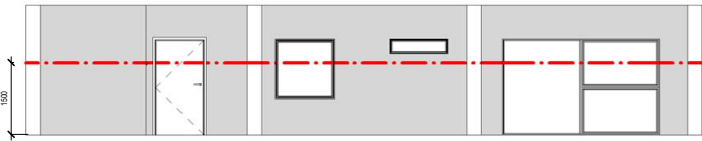
- a. Measured to external face of external walls
- b. Measured to centre line of shared walls
- c. Measured to external face of balconies, balustrades, balcony rails, or walls and includes that part of any planter within the balcony.
- d. Measured to finished surface of walls shared with Common Facilities, Common Areas, Stairs and Lifts.

DIAGRAM 6

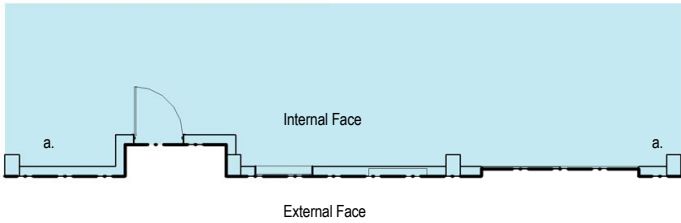
RESIDENTIAL PROPERTIES Measurement Convention



ISOMETRIC



ELEVATION



PLAN

AREA MEASUREMENT LEGEND

- a. Measured to external face of external walls
- b. Measured to centre line of shared walls
- c. Measured to external face of balconies, balustrades, balcony rails, or walls and includes that part of any planter within the balcony.
- d. Measured to finished surface of walls shared with Common Facilities, Common Areas, Stairs and Lifts.

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