



Measurement Matters:
Why ask for a property
measurement to RICS
standards?



[rics.org/consumerguides](https://www.rics.org/consumerguides)

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Measurement matters: Why ask for a property measurement to RICS standards?

RICS [Royal Institution of Chartered Surveyors] is the leading global professional body in the real estate sector. For many years it has developed standards for how properties should be measured. In residential properties for sales or letting, this is produced as a floorplan.

Residential property is measured inconsistently in the UK and there can be up to 58% variance in measurement depending on the measurement standard adopted and the measured areas included.

This guide offers insight on what measurement should and shouldn't be included within floor plan overall measurements.



Phil Spencer
TV personality and
property expert

“The size of a home – whether buying or renting – can often make the difference in what a buyer or renter will pay for that property. Yet over the years it’s become apparent that many companies measure the size of property differently, and can notch up square footage by an extra 10% which can result in them hiking the asking price or rent up.

“It’s vitally important that every room in a property is measured accurately so that buyers and renters pay a fair price, and RICS’ property measurement standard offers just that; it will provide one consistent and transparent way of measuring and producing accurate floorplans. In turn, this will create a fairer, more robust market place, and give buyers and renters the peace of mind that they are not paying for something they aren’t getting.”

Why does property measurement matter?

Purchasing a property is the biggest financial decision of most people's lives. Any floor area should be sufficiently accurate. Floor area can also affect the value of the property, especially in urban areas where space is limited and at a premium. Consumers will want to plan how they will live in the property – using accurate floor plan measurements is a good way to do this.

How do property measurements vary?

A house or flat can be measured in different ways, and in many instances the measurements included are not useable, some examples include:

- External measurements included [i.e. parking area or sheds]
- Loft measurements included even when there is no loft conversion
- Common parts and shared corridors included
- Measurement of inhabitable/unusable space [i.e. low ceiling height]

Having a standard way of measurement ensures that the sizes of rooms and properties can be compared accurately.



Why do I need a consistent property measurement standard?

Anyone who purchases a house, or rents a property, is doing so based on information about the property, which needs to be accurate and not misleading. One of the key pieces of information is the size of it – its floor area.

A standard is required to ensure that:

- Accurate comparison of alternative properties in the market
- Personal decision making for property occupation [i.e. interior design, furnishing and refurbishment etc.]
- Confidence to rely on the measurement provided by someone competent to do so, using a consistent standard for property measurement.

What is RICS Property Measurement?

RICS has produced a standard to ensure that all residential properties are measured consistently, whether it is for sales or lettings purposes.

Residential agents are encouraged to use RICS Property Measurement standard, which is in line with International Property Measurement Standards (IPMS) and industry best practice, to produce floor plans.

To enable accuracy of your plans, please ensure that you ask your sales/ letting agent to demonstrate their use of the RICS standard to give you confidence on the measurements received.

For your information, the full standard is available for free and you can download it at: [rics.org/uk/knowledge/professional-guidance/professional-statements/rics-property-measurement-2nd-edition/](https://www.rics.org/uk/knowledge/professional-guidance/professional-statements/rics-property-measurement-2nd-edition/)

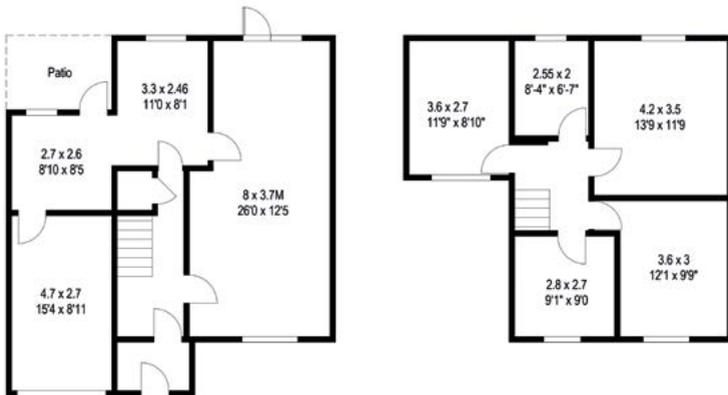


How should you ensure the property is measured accurately?

An example of a floor plan which can lead to inconsistency and misleading information:

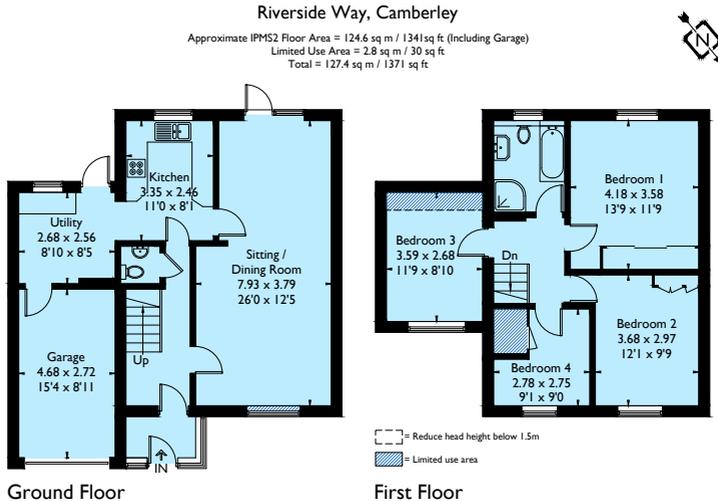
Riverside Way, Camberley

Approximate Area = 131.9 sq m / 1420 sq ft



This plan is for layout guidance only and is not drawn to scale.

1. You should look at the floor plan to ensure the areas included are in accordance with the RICS standards. If it has been measured to RICS standards, it will look like the below:



Floorplanz © 2018 0203 9056099

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

2. In addition, you should check with the agent if the person measuring the property is competent to do so. This can be evidenced if they are an RICS qualified professional or an RICS Certified Measurer.

RICS chartered (MRICS) and associate (AssocRICS) surveyors comply with the RICS standard, and RICS provides assurance across a range of their skills, abilities and services relevant to their area of surveying practice.

RICS Certified Property Measurers are technicians who have been trained and assessed by RICS to deliver measurement reports (for example, floor plans) in compliance with the RICS Property Measurement standard and RICS provides continued assurance of their abilities.

This document provides high level measurement information for residential consumers. Detailed information on RICS Property measurement is contained here [rics.org/standards](https://www.rics.org/standards)

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Free RICS guides

RICS has a range of free guides available for the property issues listed here.

Development issues

Compulsory purchase
Home extensions

Home hazards

Dilapidations
Flooding
Japanese knotweed
Subsidence

Neighbour issues

Boundary disputes
Party walls
Right to light

Residential

Buying a home
Buying and selling art and antiques at auction
Home surveys
Letting a property
Property auctions
Renting a property
Selling a home

Further information

We hope this guide is useful to you. If you'd like to know more about property measurement, or how RICS can help, please contact us.

Visit our website

[rics.org/consumerguides](https://www.rics.org/consumerguides)

alternatively email

contactrics@rics.org or call the RICS Contact Centre **02476 868 555**

Consumer helplines

RICS offers telephone helplines giving you 30 minutes of free advice on:

- Boundary disputes
- Party walls
- Compulsory purchase.

Just call **02476 868 555** and you will be put in touch with an RICS member local to you, willing to provide a free 30 minute initial consultation. Lines are open **0830 -1730 [GMT], Monday to Friday.**

Find a Surveyor

Contact us if you want to find independent, impartial advice from a qualified professional with good local knowledge.

Look out for firms that are 'Regulated by RICS'. Estate agents and surveying firms that are regulated by RICS are easy to spot as they use 'Regulated by RICS' on their stationery and promotional material.

To find an RICS firm in your area visit

[ricsfirms.com](https://www.ricsfirms.com)

alternatively email

contactrics@rics.org or call the RICS Contact Centre **02476 868 555**



Confidence through professional standards

RICS promotes and enforces the highest professional qualifications and standards in the valuation, development and management of land, real estate, construction and infrastructure. Our name promises the consistent delivery of standards – bringing confidence to markets and effecting positive change in the built and natural environments.

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