



Amendment of Circular

Bahrain Properties Measurements Standards (BPMS)

With reference to the Council circular of 12 March 2020, the Council for Regulating the Practice of Engineering Professions would like to advise that **the Bahrain Properties Measurement Standards (BPMS) must be followed for the submissions of Building Permits via “Benayat”**.

Accordingly, please find attached a soft copy of the afore-mentioned document in Arabic and English.

Thank you for your cooperation.


تعديل على التعميم بشأن

المعايير الوطنية لقياس الوحدات العقارية (BPMS)

إشارة إلى تعميم المجلس الصادر بتاريخ 12 مارس 2020 بشأن دليل احتساب مساحة الوحدات العقارية من الداخل، يود مجلس تنظيم مزاولة المهن الهندسية أن يلفت عنايتكم إلى **ضرورة اتباع المعايير الوطنية لقياس الوحدات العقارية (BPMS) في جميع طلبات رخص البناء المقدمة عبر نظام "بنايات"**.

وعليه تجدون مرفق نسخة من الدليل باللغتين العربية والإنجليزية.

شاكرين لكم حسن تعاونكم.


المهندسة مريم أحمد جمعان
رئيس المجلس
2 يونيو 2020

*The English version of the previous circular is similar to this circular - النسخة الانجليزية من التعميم السابق مطابقة لهذا التعميم -
Only the title of the Arabic version has been amended - طرأ تغيير على العنوان في اللغة العربية فقط -*

Copies to:

- All Engineering Offices.
- Survey & Land Registration Bureau.
- Municipalities Affairs
- CRPEP's Notice Board & website.

نسخة إلى:

- جميع المكاتب الهندسية.
- جهاز المساحة والتسجيل العقاري.
- شئون البلديات بوزارة الأشغال وشؤون البلديات والتخطيط العمراني
- لوحة الإعلانات والموقع الإلكتروني للمجلس..

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Abbreviations

SLRB: Survey and Land Registration Bureau

RERA: Real Estate Regulatory Authority

MUN: Municipalities

BPMS: Bahrain Property Measurement Standards

IPMS: International Property Measurement Standards

IPMSC: International Property Measurement Standards Coalition

SSC: Standards Setting Committee

BVS: Bahrain Valuation Standards

IVS: International Valuation Standards

IMF: International Monetary Fund

BENAYAT: Building Permit Portal

International Property Measurement Standards in Bahrain

International Property Measurement Standards are part of the International Measurement Standards, an initiative launched by World Bank in 2011 with the support of IMF.

The initiative was welcomed by experts and countries throughout the world, especially those experiencing rapid expansion in the Real Estate Sector.

International Property Measurement Standards are a common language in measurement of properties.

Different measurement standards for properties leads to confusion and risk for all property owners, occupiers and investors, especially those that operate across borders. For buildings, it means that the same building could be up to 27% difference in size depending on the standard used (RICS, 2019).

A healthy and growing economy, based on the Real Estate and Construction Sector, depends on Valuation Property Standards, which in turn depends on Property Measurement Standards.

It is very important for Bahrain to launch the Bahrain Property Measurement Standards, incorporating IPMS to achieve the following:

- **Confidence to all parties**, Buyers, Developers, Investors and Financiers regarding the value of properties.
- **Provide improved solutions for Planning, Permitting and Approvals** by cross-government regulatory authorities and their services to the Private Sector (MUN-OSS, BENAYAT, RERA, SLRB and others).
- **Streamline processes and improve the quality and efficiency** of Engineers, Architects and Surveyors work.
- **Reduce real estate disputes**, reducing measurement related disputes that are estimated at up to 60% in the MENA region.
- **More accurately report and quantify the value of the Bahrain's Real Estate Sector** to the National Economy.
- **Improve Bahrain's competitiveness, increase FDI, ease of doing business**, and attract overseas Investors and Developers through increased transparency from the adoption of International Standards.
- **Promote investment in the real estate sector** in line with a strong development march towards the Kingdom of Bahrain's Economic Vision 2030.

The BPMS document is endorsed by the IPMSC SSC (October 2019)

The idea to adopt the IPMS in Bahrain presented in the Ministerial Committee on 1st of November 2017.

The DPM Ministerial Order 2017/107-3 ordered SLRB and Municipalities to deliver the Standards. On February 2019, with Ministerial Order 13/2019 the Undersecretary of Municipalities Affairs established a Task Force, consisting of a technical team (committee) from the Municipalities, to work with a coordination team from SLRB. After studying the IPMS the team decided to adopt the IPMS in principle, whilst proposing some amendments and adding new sections to make them relevant to the Bahrain market.

The Technical Committee of municipalities (part of the Task Force Team) presented their work to the Ministerial Committee on 8 May, 2019.

SLRB distributed the work to the stakeholders and the IPMS Coalition Standard Settings Committee for review. All the received comments were taken into consideration by the joint task force and incorporated into the documentation. The Municipality Technical Committee sent their final Study to SLRB on 22nd of August 2019.

SLRB Coordination Team wrote the BPMS Document, after receiving the necessary copyright from the IPMS Coalition.

BPMS will be regularly updated to comply with other IPMS Standards to meet the needs of the Real Estate Market.

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Introduction

This document, **Bahrain Property Measurement Standards**, sets up Property Measurement Standards for the Kingdom of Bahrain, adopting the International Property Measurement Standards.

Bahrain is adopting IPMS (for Residential, Office and Industrial Buildings) in principle, with amendments in order to reflect the needs of the local market.

It comprises of the following three Standards:

- 1 BPMS: Residential Buildings**
- 2 BPMS: Office Buildings**
- 3 BPMS: Industrial Buildings**

This document is to be updated over time to comply with other IPMS Standards on a regular basis.

The International Property Measurement Standards (IPMS) are International Measurement Standards produced by the International Property Measurement Standards Coalition (IPMSC). The Coalition currently comprises of 90 organizations (www.ipmsc.org) aims to bring about the harmonization of national property measurement standards through the creation and adoption of agreed international standards for the measurement of Buildings. The Royal Institution of Charter Surveyors, (RICS) is a member of the Coalition. RICS adopts and implements these standards within their professional statements.

International Property Measurement Standards are developed and implemented collectively by professional institutions worldwide, they are not owned by any one entity. Recognized across international markets, they are reflecting directly to the Real Estate Sector. The Kingdom of Bahrain (RERA) published BVS (Bahrain Valuation Standards), adopting the International Valuation Standards (IVS), which relies on the IPMS.

This document is produced, with the permission of the IPMSC SSC, IPMS: Residential Buildings, IPMS: Office Buildings and IPMS: Industrial Buildings in its entirety.

IPMS is classified according to the nature of the intended building use.

These are divided into sub-criteria by type of building and can be illustrated in the following table:

Building Type	International Standard Adopted					
	IPMS 1	IPMS 2	IPMS 3	IPMS 3A	IPMS 3B	IPMS 3C
Residential Buildings	✓	✓		✓	✓	
Offices	✓		✓			
Industrial Buildings	✓	✓		✓	✓	

Aim of this Document

The aim of this document is to set out clear and unambiguous guidelines for the property measurements in Bahrain. It adopts IPMS in Bahrain Measurement Practices in accordance with the laws and regulations approved by the Kingdom of Bahrain.

Benefits of setting up the Bahrain Property Measurement Standards

1. Definition of international standards for measuring properties as an initiative to standardize the language of measurement and avoid the effects of any differences.
2. Increase confidence in the Bahrain real estate market by providing a strong, safe, transparent and sustainable regulatory environment for the real estate sector that will encourage investment.
3. Facilitate the efficiency of settling real estate disputes.
4. Protect the interests of investors, consumers and all stakeholders in the real estate sector, including government agencies, real estate developers, brokers, sales agents and appraisers, and supporting the ethics of real estate professions, leading to the development of the local economy and attracting foreign investment.
5. Keeping a pace with real estate development, while still ensuring that the real estate sector in Bahrain meets the best international standards and practices.
6. Applying the sustainable development goals compatible with the government's economic and financial agenda.
7. Supports the goals of Bahrain 2030 vision

Methodology

Review the International Property Measurement Standards (www.ipms.org) adopted for each type of building.

1. Determine the appropriate standard for each type of building while adjusting the approved standard in accordance with the nature of work, laws and legislation adopted in the Kingdom of Bahrain.
2. Apply the proposed standards to engineering models for all areas required for measurement.

As detailed in the following table:

Area Type	Use
Total Area (Gross Area)	Calculating the estimated cost of the project and Municipal fees.
<ul style="list-style-type: none"> - Net area - Built up Percentage - Units Area 	<ul style="list-style-type: none"> - Calculating the infrastructure fees. - Implementing Building regulations as per Approved area zone.
Area of independent, distributed units	Property Ownership

Application of this Document

1.1 Background and aims of the document (BPMS)

IPMS: Residential, Office and Industrial Buildings enable properties to be compared like-for-like using one global language on a widely understood basis. They are the overarching International Property Measurement Standards, which has been used as the basis for the BPMS for the Kingdom of Bahrain.

BPMS adopts IPMS in principle, with amendments. All the amended IPMS are referred as BPMS and are accompanied by their diagrams.

The aim of the BPMS is to provide guidelines to all the Professionals working in the Real Estate Market in the Kingdom of Bahrain. As what to measure in Residential, Office and Industrial buildings in accordance with IPMS. To provide a consistent and transparent global basis for measurement. The BPMS will provide a basis to support the valuation of property, the analysis of market transactions on a global accepted basis and the functional requirements of others, including owners, occupiers, facility managers, property managers, asset managers, agents, brokers, space measurement professionals, cost consultants and architects.

This BPMS document is mandatory in the Kingdom of Bahrain. It adopts IPMS: Residential, Office and Industrial Buildings and includes detail on their practical implementation.

“In circumstances where the BPMS Document is silent on a matter, professionals should refer to the related Governmental Authority to discuss the direct application of the IPMS. In circumstances where BPMS specifies additional requirements to IPMS then requirements of BPMS must be followed. If IPMS is not covering the matter, this should be reported to the related Governmental Authority to forward to the ipms.org Coalition. Any differences/departures from IPMS should be done through the use of “Limited Use Areas, Section 2.4”

1.2 Effective date of the BPMS

This Document effect from 2019.

1.3 Application of the BPMS

The full implementation of BPMS will take time to be adopted by Bahrain market. Therefore, the application will take place in a dual reporting basis, during a non-defined transition period. In the event of a physical change to a building then professionals must take the opportunity to adopt BPMS as the primary basis for measurement. Professionals must also use BPMS for any new event requiring the use of building measurements. In circumstances where BPMS is not adopted, due to instructions by clients or/and any special project's terms, then the report must state the reason for departure. In any case, this must be in a direct discussion with the related Governmental Authority.

1.4 Scope of the BPMS

This Document (BPMS) deals only with measurement practice for Residential, Office and Industrial Buildings. Valuation techniques such as the adoption of different rates of value for areas with limited headroom, special uses, and particular forms of construction, basement rooms and the like do not form part of the BPMS. These matters and the value, if any, to be attributed to any particular floor areas because of their special characteristics are part of the value's, agent's or developer's judgment. However, such areas may be separately identified within IPMS and BPMS as "limited use areas".

This Document is meant as a manual to guide the owner of any project on how to meet the requirements of the Real Estate and Property Market in the Kingdom of Bahrain.

1.5 Use of the BPMS Document

BPMS Document defines what to be measured in a Building (Residential, Office, Industrial) and the measurement parameters and it does not dictate how measurements are to be obtained or used.

1.6 Accuracy

Service Providers must adopt appropriate measuring and computing processes to satisfy the stated Accuracy Standards of the related Governmental Authorities.

1.7 Responsibility to users

Service providers should follow a Code of Ethics and understood professional responsibilities to clients. In many jurisdictions, it is a criminal offence for those involved in property transactions to give false or misleading information about properties that are offered for sale. The BSE Code of Ethics also binds Bahrain Society of Engineers (BSE) members.

Measurement Guidelines

2.1 General guidelines of measurement and calculation

The measurement of Residential, Office and Industrial Buildings has to comply with the following requirements:

- Provide a statement of the dates when the measurements are taken, or captured and transferred to plan.
- Provide a statement of the measurement methodology adopted.
- Provide the reference and scale of any plans, when used.

In addition to above guidelines, there are the Principles of Measurement introduced by IPMS and stated in each one of the IPMS: Residential, Office and Industrial Buildings. Summarized below:

2.2 General Principles of Measurement and Calculation

BPMS adopt the following **IPMS** fundamental principles of measurement and calculation, which apply to all **Buildings**:

1. The item must be capable of being measured.
2. The measurement must be objectively verifiable.
3. All measurements with the exception of height are to be taken horizontally.
4. The measurements and calculations must be clearly documented and the following stated:
 - The **IPMS or BPMS** standard used
 - The method of measurement and the tools used
 - The unit of measurement
 - The measurement tolerance
 - The date of the measurement.
 - Whether the measurement is verified on site.
5. **Buildings are** to be measured individually and reported on a floor-by-floor basis.
6. Inevitably there will be situations not directly covered by BPMS or by IPMS. In these circumstances the principles of BPMS/IPMS should be extrapolated using a common-sense approach.

[Copy right from IPMS]

2.3 Best Measurement Practice

2.3.1 General

All **BPMS** measurement is 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. The Service Provider must report how the Floor Area has been established, for example by computer-generated drawings, other drawings or by laser or tape measurement. It is highly recommended that where possible measurements are verified onsite.

2.3.2 Unit of Measurement

All surveys and calculations should be in the metric system with the base unit of measurement being metres.

2.3.3 Accuracy - Tolerance

Service Providers must adopt appropriate measuring and computing processes to satisfy the stated Accuracy Standards of the related Governmental Authorities. They should take measurements as accurately as is reasonably possible, having regard to the equipment used and the conditions at the time of measurement. They should state the degree of tolerance, as a percentage of the area measurement reported, to reflect the maximum potential for inaccuracy.

2.3.4 Measurement Reporting

Any Component Area under BPMS or IPMS reported to a User or Third Party should, where practical and where appropriate, be cross-referenced to an appropriately coloured drawing and Component Area spreadsheet. When reporting measurements and Floor Areas for proposed developments, Service Providers must take special care to ensure that measurements are cross-referenced as accurately as is reasonably possible to plans at the date of reporting.

2.4 Limited use areas

Service providers need to be aware that in certain markets there may be areas in buildings that are incapable of legal or effective occupation due to local or national legislation. Such areas and their limitations are to be identified, measured and stated separately within IPMS reported areas. For example, if areas are subject to a height restriction the height should be stated in the reporting document and in any component area spreadsheet. Users and third parties need to be aware that the inclusion of measured areas in IPMS does not necessarily mean that the areas are available for legal occupation or use.

IPMS does not specify what a limited use area is, as that differs from market to market. For example, one market may classify an area as limited use but in another it is not regarded as limited use. In all cases the area is included but where appropriate identified as limited use. Limited use areas allow members and users to quantify separately those areas in the relevant IPMS total, such as areas with limited height, where special consideration may need to be applied for valuation, leasing or other purposes. In some jurisdictions it is common practice to exclude, or treat differently, areas below 1.5m (5ft) in height. Limited use areas also enable a comparison to be made between IPMS areas and Code of measuring practice areas, and assist conversion from one to the other.

Examples of potential limited use areas include:

Example 1 - Area difference from internal dominant face

There may be a need to show the difference, if any, in floor area between measurements taken to the internal dominant face and measurements taken to the wall-floor junction.

Example 2 - Areas with limited height

In various markets, areas with limited height are identified separately and this height can vary between jurisdictions. When parts of a building with restricted height need to be separately identified, the clearance height is to be stated.

Example 3 - Areas with limited natural light

In various jurisdictions, areas with limited natural light in a building may need to be identified separately. If areas are subject to any such restriction, the area should be stated in the reporting document.

Example 4 - Above and below ground

A building is generally composed of floors [on the ground,] above ground and possibly floors below ground. For measuring purposes, this distinction may be important in determining the conditions under which the premises may be used in compliance with local or national [labor] legislation, rules on fitness for habitation or taxation.

Example 5 - Area difference from covered area

Where a sheltered area is not functional for the primary use, this part of the covered area may be classified as a limited use area.

Examples of potential additional limited use areas include:

Internal structural walls, columns: there may be a need to take account of the area taken up by the thickness of internal walls and/or columns when making a comparison between IPMS and the Code of measuring practice, 6th edition. The examples above (with the exception of internal structural walls, columns) are drawn directly from IPMS: Office Buildings and IPMS: Residential Buildings. The list is not exhaustive and members may wish to add other areas in particular buildings, such as steps, ramps, disabled access, etc. As considered appropriate. The adoption of limited use areas will vary according to circumstances but the IPMS figure will remain constant.

2.5 Amendments to definitions in IPMS

BPMS document is stating different definitions in order to reflect the current Measurement Practices in Bahrain, as per a dual basis use with IPMS. All the definitions IPMS and BPMS are included in the Glossaries of the three standards, Residential, Office and Industrial.

<https://ipmsc.org/standards/residential/>

Standards Adopted from IPMS

The international standards vary depending on building type. The standards for implementation in the Kingdom of Bahrain; subject to modifications in order to comply with existing rules and regulations; can be summarized in the following table.

Building	Building Type	Area type	Adopted IPMS					
			IPMS1	IPMS2	IPMS3	IPMS3A	IPMS3B	IPMS3C
Residential Buildings	Residential Apartments /Flats	Total Area	✓					
		Net Area				✓		
		Ownership Area					✓	
	Detached Villas	Total Area	✓					
		Net Area				✓		
		Ownership Area		✓				
	Attached Villas	Total Area	✓					
		Net Area				✓		
		Ownership Area					✓	
	Residential Villas Compound	Total Area	✓					
		Net Area				✓		
		Ownership Area					✓	
Office Buildings	Open-plan office or multiple office units	Total Area	✓					
		Net Area			✓			
		Ownership Area			✓			
Industrial Buildings	Single Industrial Unit	Total Area	✓					
		Net Area				✓		
		Ownership Area		✓				
	Industrial Compound/ Multiple Industrial Units	Total Area	✓					
		Net Area				✓		
		Ownership Area					✓	



RESIDENTIAL BUILDINGS



Residential Buildings Glossary / Definitions

Balcony	<p>BPMS Definition: It is an external platform at an upper floor level and mainly include handrails in the built-up area which is hanging out from the external wall. This definition includes generally accessible roof terraces and exterior areas. In addition, the balcony depth should not exceed 1.5 meters; in case that parameter goes beyond the mentioned depth, it will be considered part of the main building.</p> <p><i>(The related IPMS definition: An external platform at an upper floor level with a balustrade to the open sides projecting from or recessed from an External Wall and including in this definition generally accessible rooftop terraces, external galleries and loggia.)</i></p>
Building	<p>BPMS Definition: A separate building overlooking an approved road consisting of several stories, residential flats, business suites or independent business premises that are combined or separate in the entrances, staircase and lifts</p> <p><i>(The related IPMS definition: An independent Structure forming part of a property).</i></p>
Catwalk	An internal or external walkway above the surrounding area that provides higher-level access.
Clearance Height	The maximum height within a Building or section of a Building measured from the floor to the lowest point of the roof structural element, roof access door or building equipment such as ducting, gantries, pipework and sprinklers.
Coalition	The Trustees of IPMS, comprising not-for-profit organizations each with a public interest mandate.
Common Facilities	<p>BPMS Definition: Those parts of the building provide common areas for facilities generally do not change over time, and these areas include circulation areas, escalators, stairs, elevators, engine rooms. Public toilets, detergent cabinets, factory rooms, fire shelter areas, maintenance rooms, unallocated parking spaces, rooftops and garages, ducts, interior streets and recreational floors.</p> <p><i>(The related IPMS definition: Those parts of a Building providing shared facilities that typically do not change over time, including for example, circulation areas, stairs, escalators, lifts/elevators and motor rooms, toilets, cleaners' cupboards, plant rooms, fire refuge areas, maintenance rooms and unallocated parking spaces).</i></p>
Component	One of the main elements into which the Floor Area of a Building can be divided.
Component Area	The total Floor Area attributed to one of the Components.
Covered Area	The extent at ground level of the area of a Building covered by one or more roofs, the perimeter of which (sometimes referred to as the drip line) is the outermost structural extension, exclusive of ornamental overhangs.
External Wall	<p>BPMS Definition: The procedure for the calculation of the percentage of construction area of units, net area and the total area includes the outer walls of all types of buildings.</p> <p><i>(The related IPMS definition: The external enclosure of a Building, which comprises the area between the Internal Dominant Face and the outside of a Building).</i></p>
Finished Surface	The wall surface directly above the horizontal wall-floor junction, ignoring skirting boards, cable trunking, heating and cooling units, and pipework.
Floor Area	The area of a normally horizontal, permanent, load-bearing structure for each level of a Building.

Internal Dominant Face (IDF) Wall Section	Each internal finish of a section of an External Wall, ignoring the existence of any columns, that is either recessed from or protrudes from its adjacent section. (See IPMS, Section 2.4 and Diagram 1.)
Internal Dominant Face (IDF)	The inside surface area comprising more than 50% of the first 2.75 meters measured vertically from the floor, or to the ceiling if lower, for each IDF Wall Section. If such does not occur, then the Finished Surface is deemed to be the IDF.
Inversion areas (Setback)	BPMS Definition: The trapped areas between properties boundaries and the borders of the built-up area for each anterior of the building will be divided into front, back, and the sides of the property.
IPMS	International Property Measurement Standards.
IPMSC	The International Property Measurement Standards Coalition.
IPMS 1	The total of the areas of each floor level of a Building measured to the outer perimeter of External Walls, Sheltered Areas and Balconies.
IPMS 2 – Residential	The total of the areas of each floor level of a Building measured to the Internal Dominant Face, of all External Walls and Balconies on each level.
IPMS 3 – Residential	The Floor Area available on an exclusive basis to an occupier.
Loading Bay(s)	Area(s) designed for vehicles next to or adjacent to a Loading Dock.
Loading Dock(s)	Elevated platform(s) designed for receiving or dispatching goods or equipment.
Mezzanine	<p>BPMS Definition: An excluded floor including part of the height of the ground floor whether it is a retail outlet, factory, workshop or service facility, provided that its building percentage shall not exceed 70% (seventy percent) of the ground floor area. It shall be intended for storage, management, offices and business purposes. It shall not be directly accessible from outside. Its entrance shall be from the ground floor level and its height shall not be more than 2.60 meters (Two meters and sixty centimeters), provided that the height of the ground floor including the mezzanine floor shall not be more than 6 meters (Six meters).</p> <p>(The related IPMS definition: An intermediate or partial story, other than a Catwalk, between the floor levels or roof of a Building and usually fully or partially open on one or more sides).</p>
Patio	A paved or floored terrace, adjacent to a building, which may or may not covered by an independent framework.
Permanent Mezzanine	A Mezzanine that is an integral part of the structure of a Building.
Property	Any real estate asset in the built environment.
Property Industry	Service Providers, Third parties and Users with interests in real estate assets.
Residential Building	A Building predominantly used for residential purposes, whether or not part of the Building is used for other purposes.
Service Provider	Any entity providing real estate advice to a User or Third Party including, but not limited to, Valuers, surveyors, facility managers, property managers, asset managers, agents and brokers, Space Measurement Professionals, cost consultants, interior designers and architects.

Sheltered Area	Any part of the Covered Area that is not fully enclosed, but excluding insignificant areas under the eaves.
Space Measurement Professional	A Service Provider qualified by experience or training to measure Buildings in accordance with IPMS.
SSC	The Standards Setting Committee appointed by the IPMSC to develop global standards for property measurement.
Standard Facilities	See Common Facilities.
Structure	A construction that provides shelter or serves an ancillary function, but is not necessarily fully enclosed.
Temporary Structure	A physical element within a Building installed on an interim or permanent basis, the removal of which would not damage the physical integrity of the Building.
Temporary Mezzanine	A Mezzanine that is not an integral part of the structure of a Building. <i>Not used in The Kingdom of Bahrain.</i>
Third Party	Any entity other than a User or Service Provider with an interest in property measurement including, but not limited to, governments, banks, other property financing bodies, data analysts and researchers.
User	An owner-occupier, developer, investor, purchaser, vendor, landlord or tenant.
Valuer	A Service Provider with an appropriate professional qualification in valuation or appraisal.
Veranda	An open or partly enclosed area on the outside of a Building at ground level (Level 0), and covered by a roof that is an integral part of the Building.
Villa [Residential House]	BPMS Definition: A separate or connected building comprising a living room, bedroom, dining room, sanitary utilities, closed and open spaces and has its own entrances and internal staircase, if any, separately from any other residential house

Internal Dominant Face – Residential Buildings

The **Internal Dominant Face (IDF)** is the inside **Finished Surface** comprising more than 50% of the floor to ceiling height for each **IDF Wall Section**. If such does not occur, then the **Finished Surface** is deemed to be the IDF.

An **IDF Wall Section** refers to each internal finish of a section of an **External Wall**, ignoring the existence of any columns that is either recessed from or protrudes from its adjacent section.

(See Diagram 5.)

If there is no **Internal Dominant Face**, because no face in an **IDF Wall Section** exceeds 50%, or if the **Internal Dominant Face** is not vertical, the measurement should be to the **Finished Surface**.

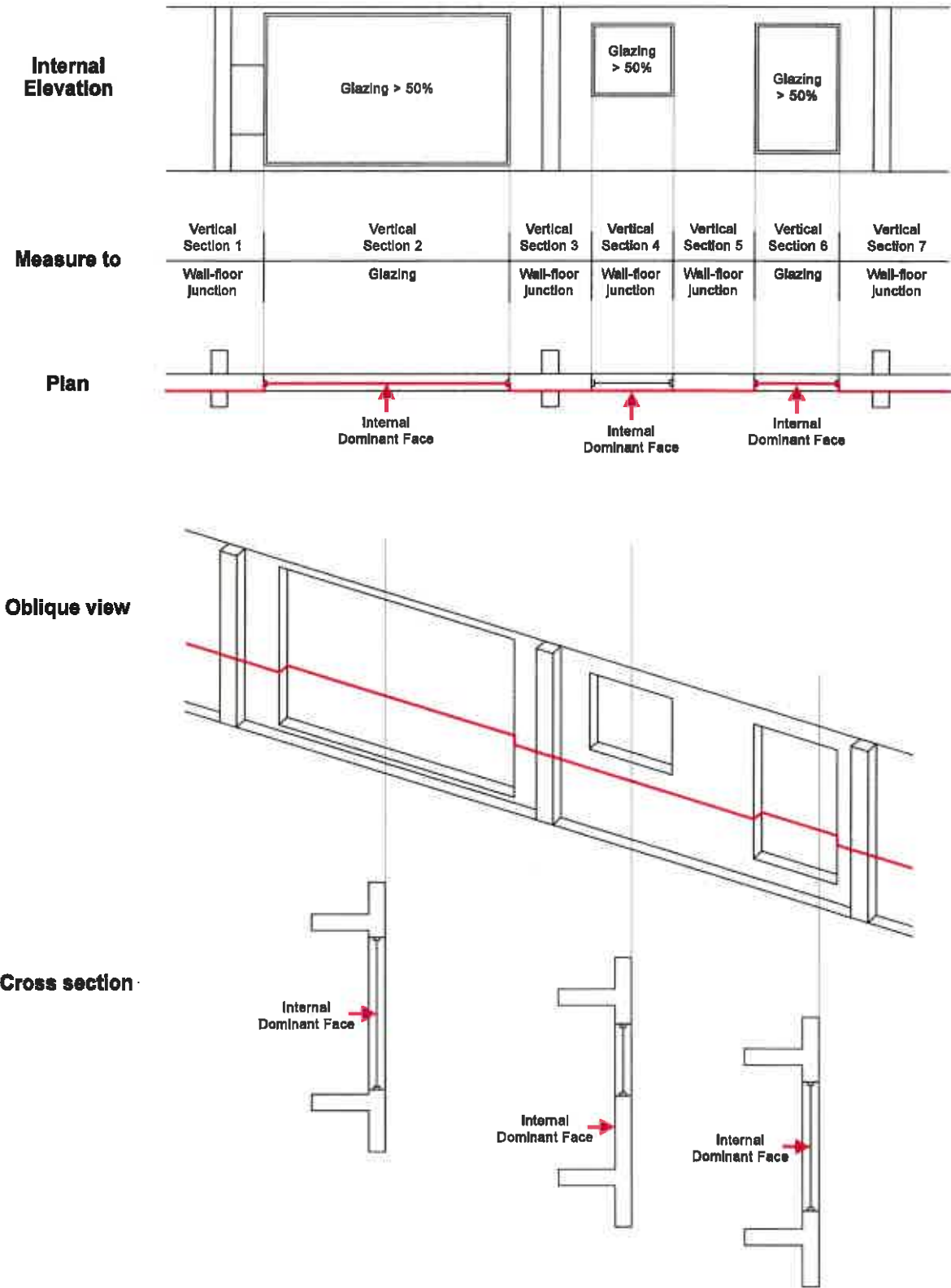


Diagram: Internal Dominant Face – Residential Buildings

Bahrain Standard for Residential Building (Apartments)

Proposed Standard	Use	Bahrain Current Practice	Diagram Number
BPMS 1 Based on IPMS 1	Calculating the gross area to estimate project cost and municipal fees.	Separate Area Tables are not used	Diagram 1A Diagram 1B Diagram 1C Diagram 1D
BPMS 3A Based on IPMS 3A	Calculating the building percentage, flats areas and net buildable area to determine the cost of infrastructure.	<ul style="list-style-type: none"> • Separate Area Tables are not used • Does not include Balconies, Verandas and their likes. 	Diagram 2A Diagram 2B Diagram 2C Diagram 2D
BPMS 3B Based on IPMS 3B	Property Ownership	Includes common walls between apartments and excludes the roof of the building	Diagram 3A Diagram 3B Diagram 3C Diagram 3D

Bahrain Standard for Total Area (BPMS 1, based on IPMS 1)

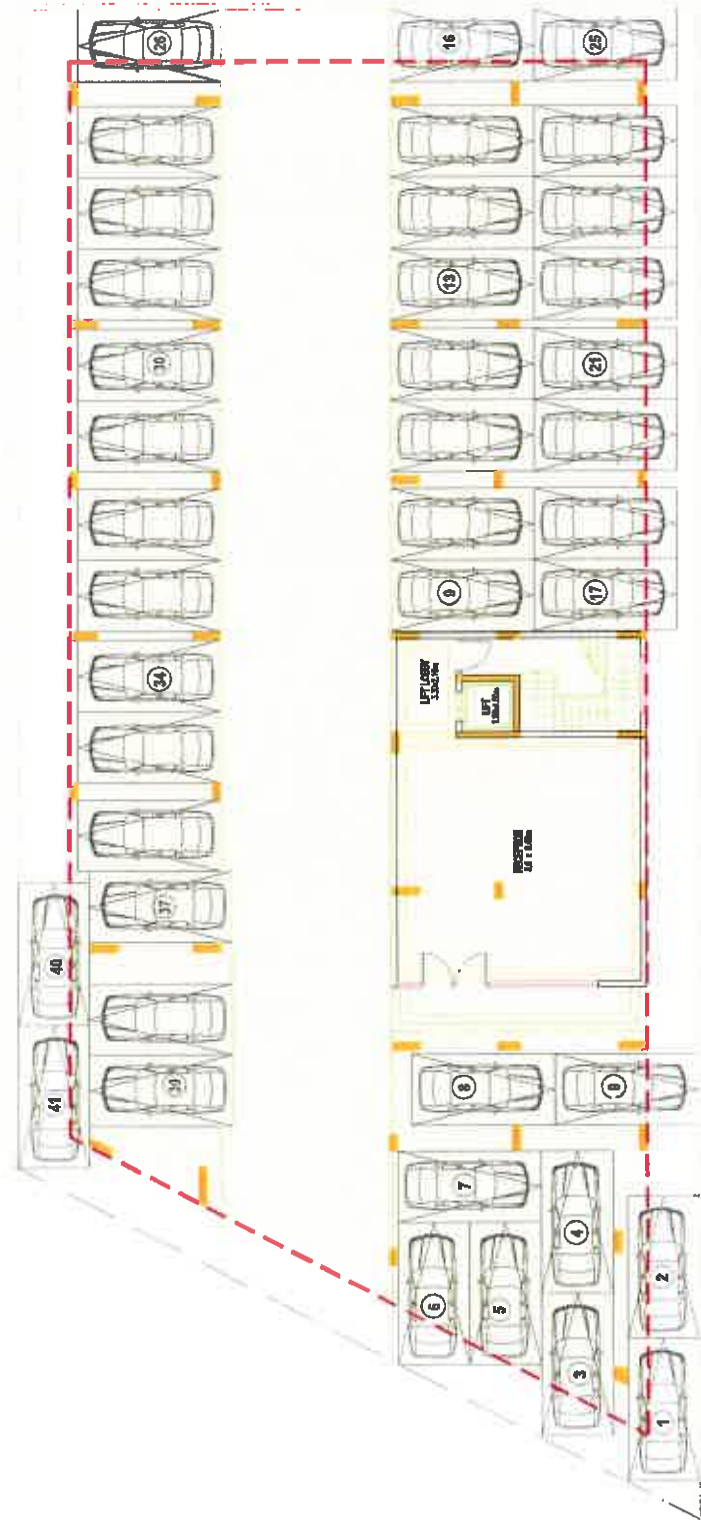


Diagram 1A: BPMS 1

Estimated Cost of the Project and fees of Building Permits (Gross Area)

Ground Floor Plan

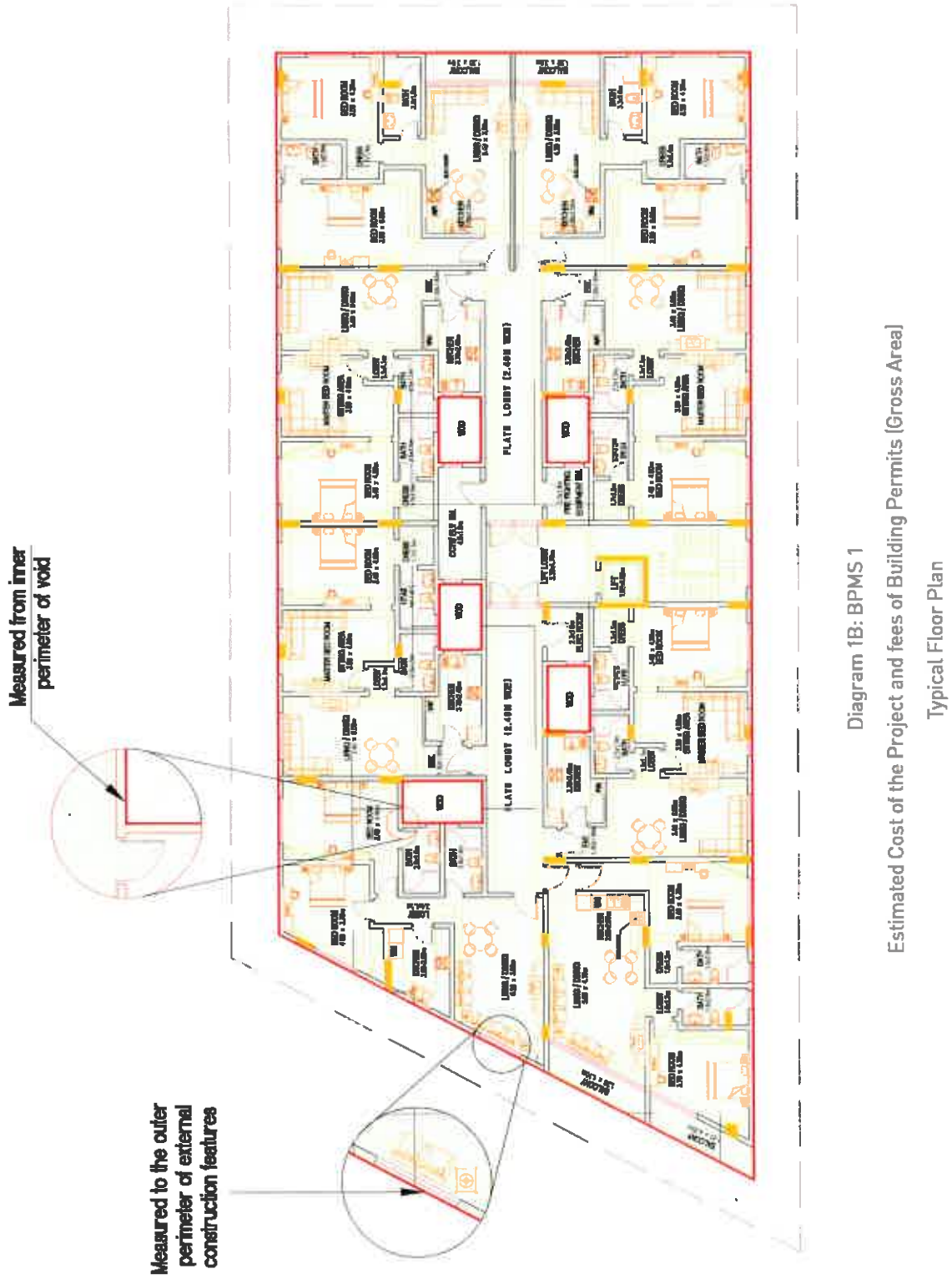


Diagram 1B: BPMS 1

Estimated Cost of the Project and fees of Building Permits (Gross Area)

Typical Floor Plan



Diagram 1C: BPMS 1
 Estimated Cost of the Project and fees of Building Permits (Gross Area)
 Service Floor Plan

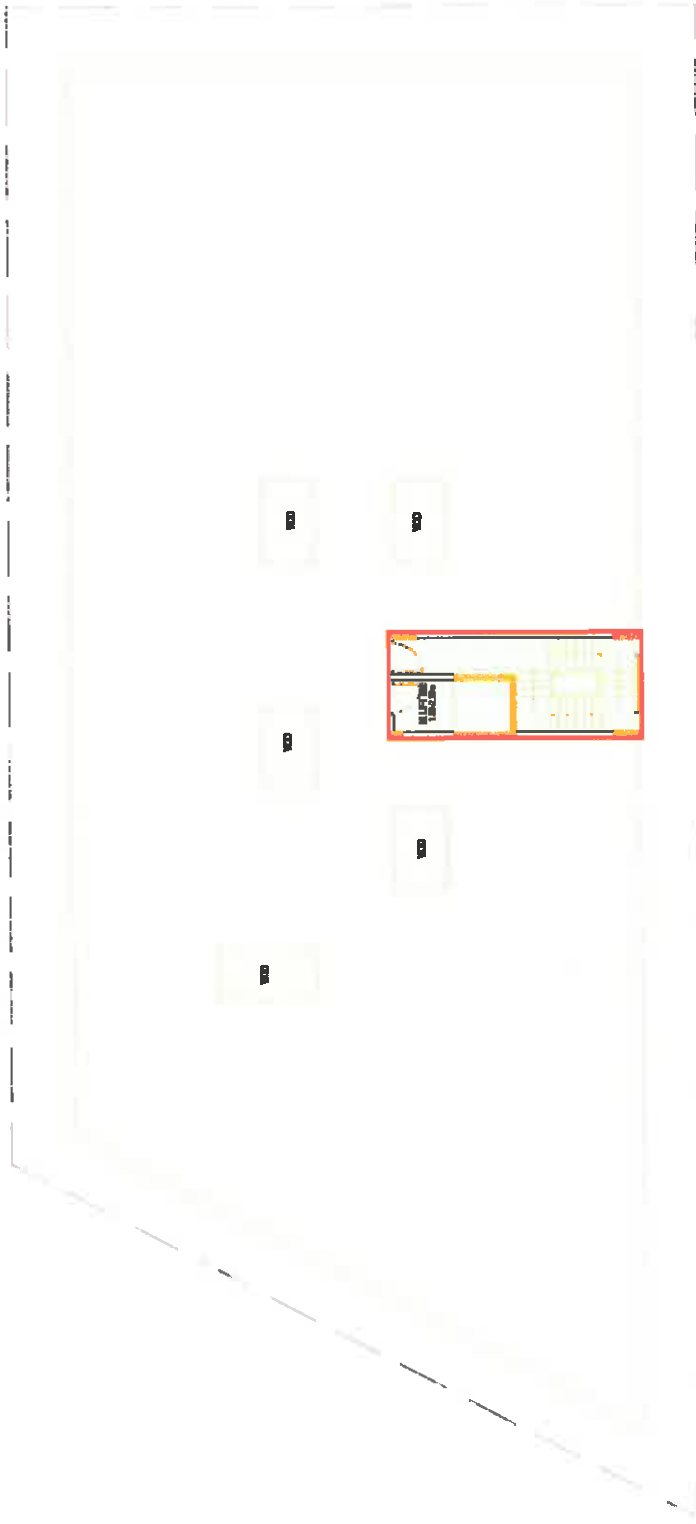


Diagram 1D: BPMS 1
Estimated Cost of the Project and fees of Building Permits (Gross Area)
Roof Floor Plan

Bahrain Standard to calculate percentage of construction area, area of apartment and net area (BPMS 3A based on IPMS 3A)

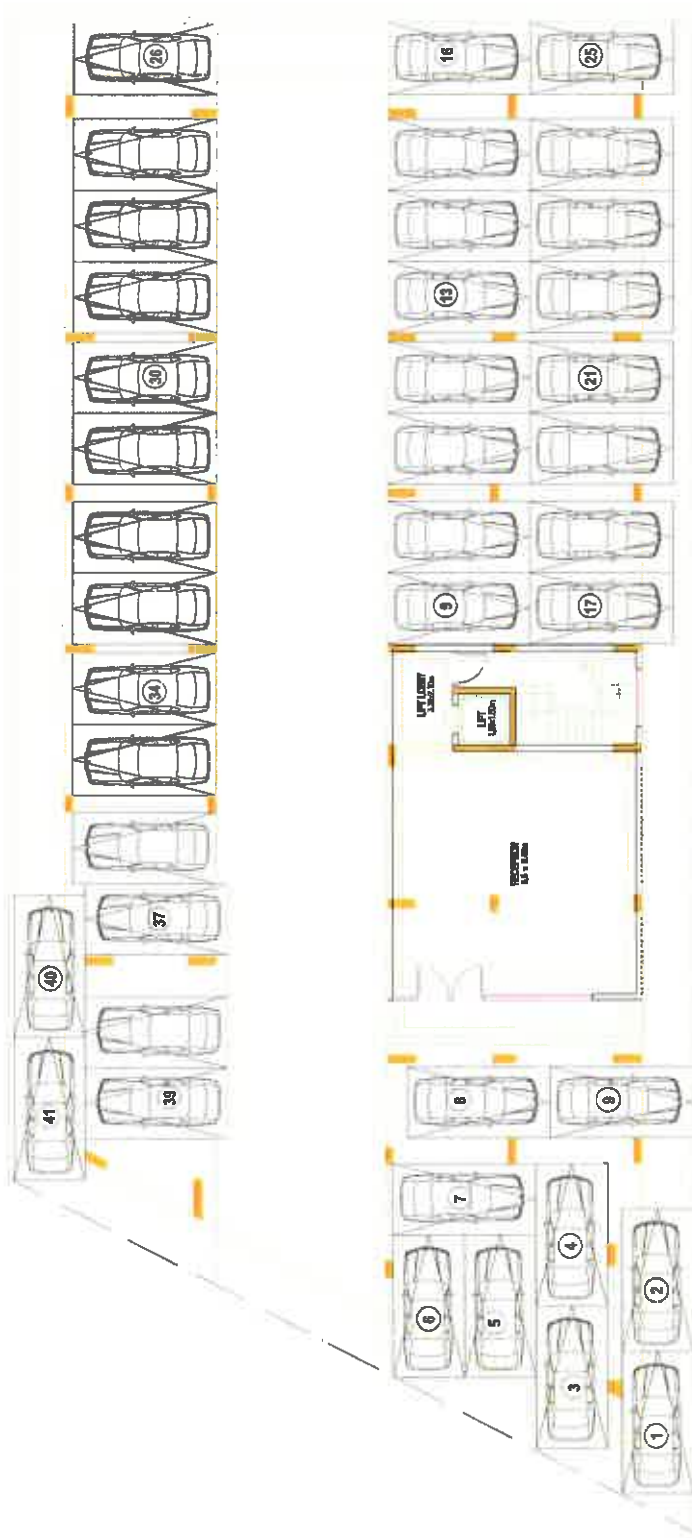
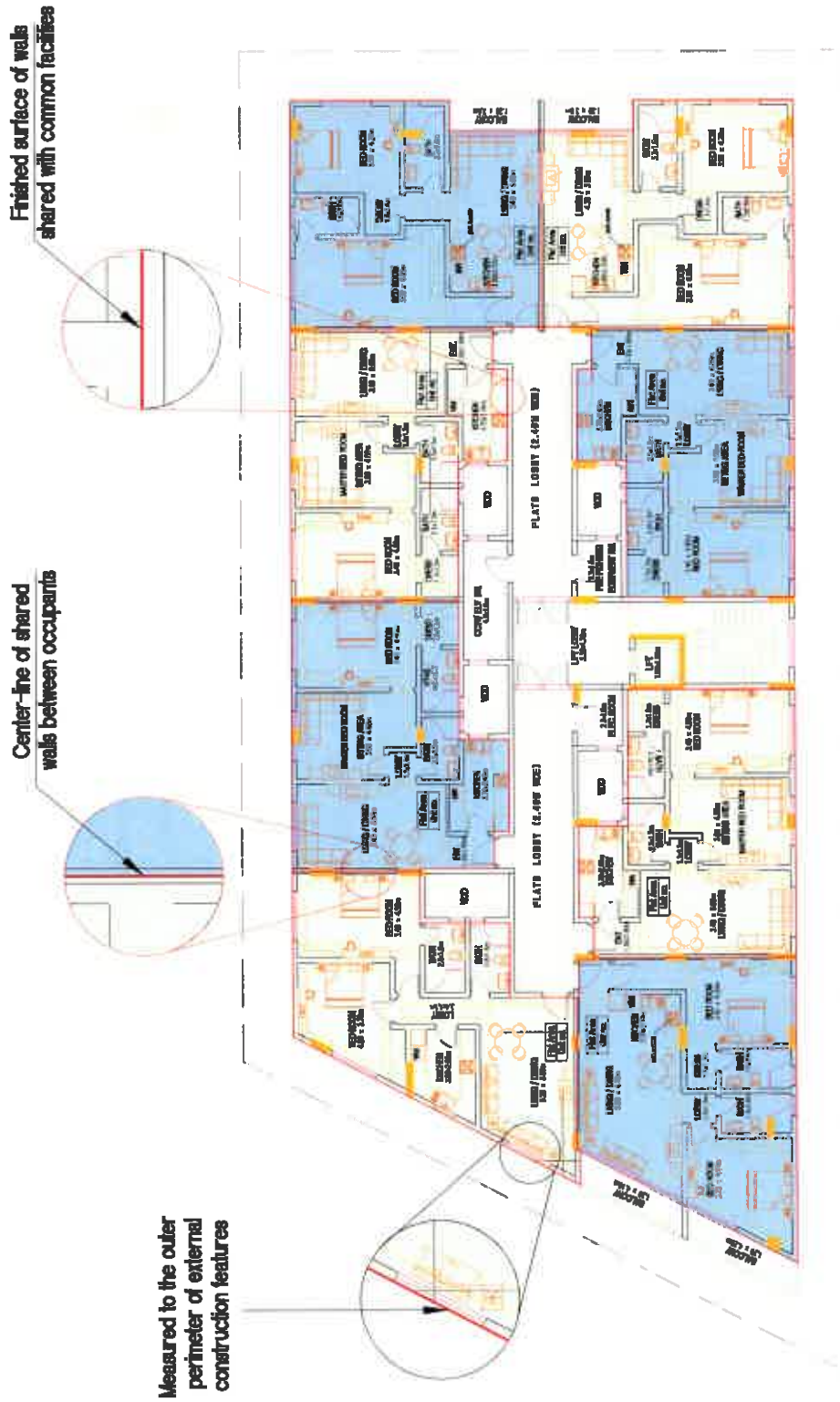


Diagram 2A: BPMS 3A
Building Percentage, Flats areas and Net Buildable Area
Ground Floor Plan



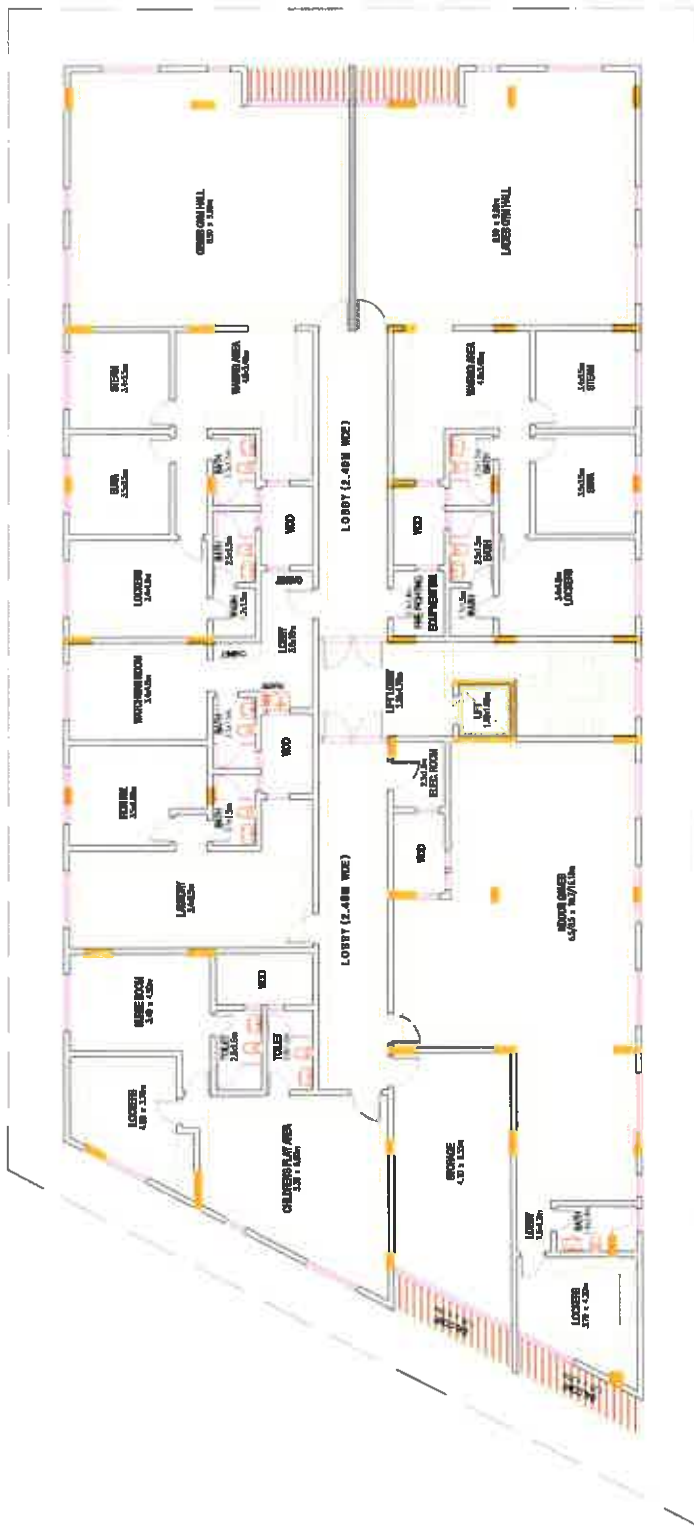


Diagram 2C: BPMS 3A
 Building Percentage, Flats areas and Net Buildable Area
 Service Floor Plan

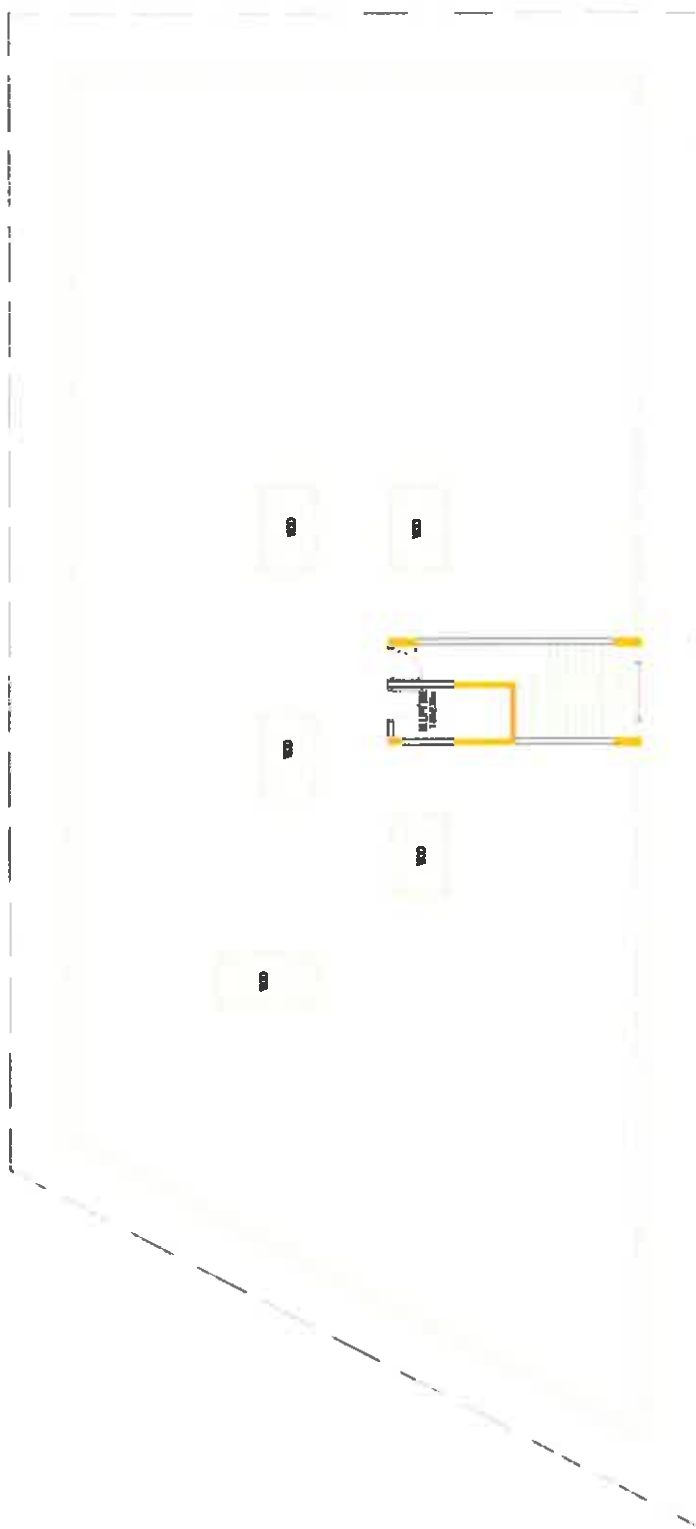


Diagram 2D: BPMS 3A
Building Percentage, Flats areas and Net Buildable Area
Roof Floor Plan

Bahrain Standard to calculate the area of ownership (IPMS 3B)

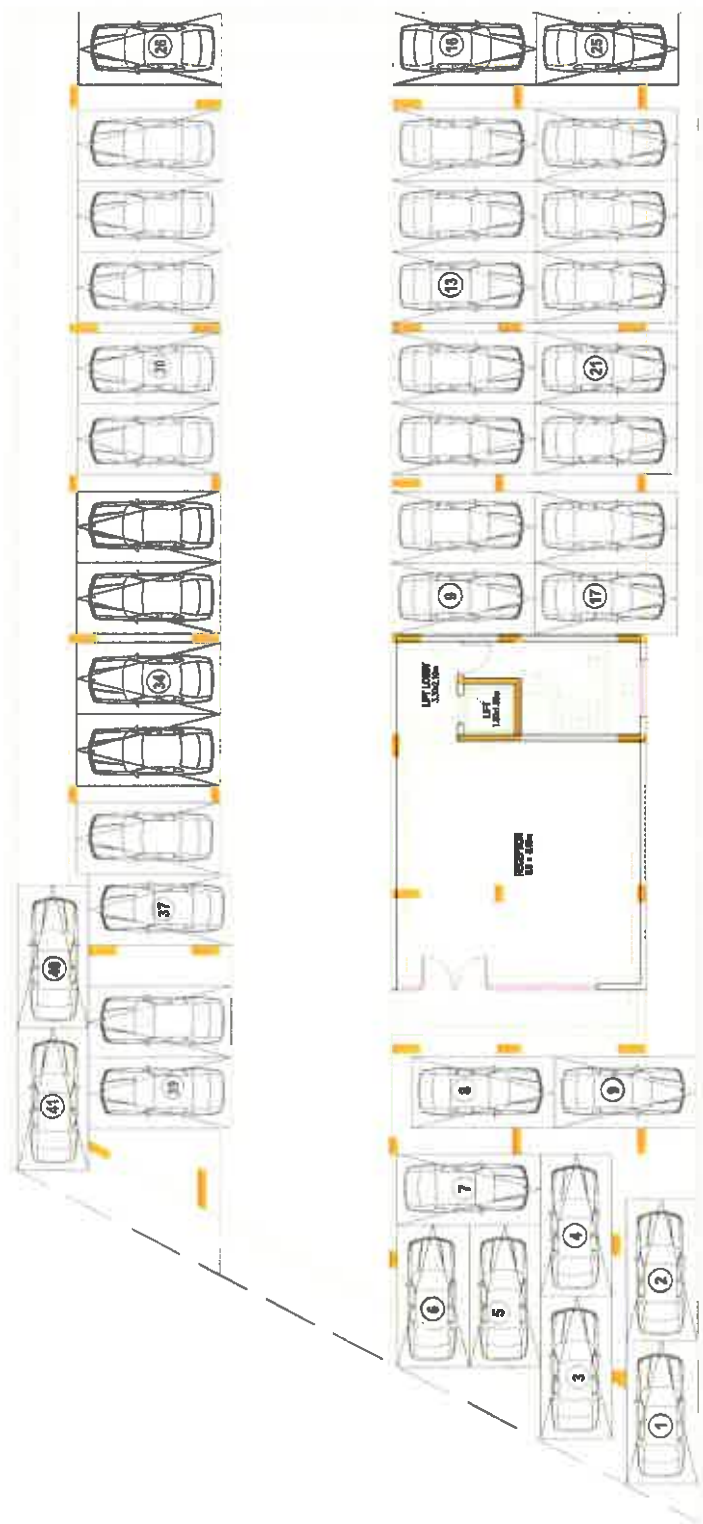


Diagram 3A: BPMS 3B
Property Ownership
Ground Floor Plan

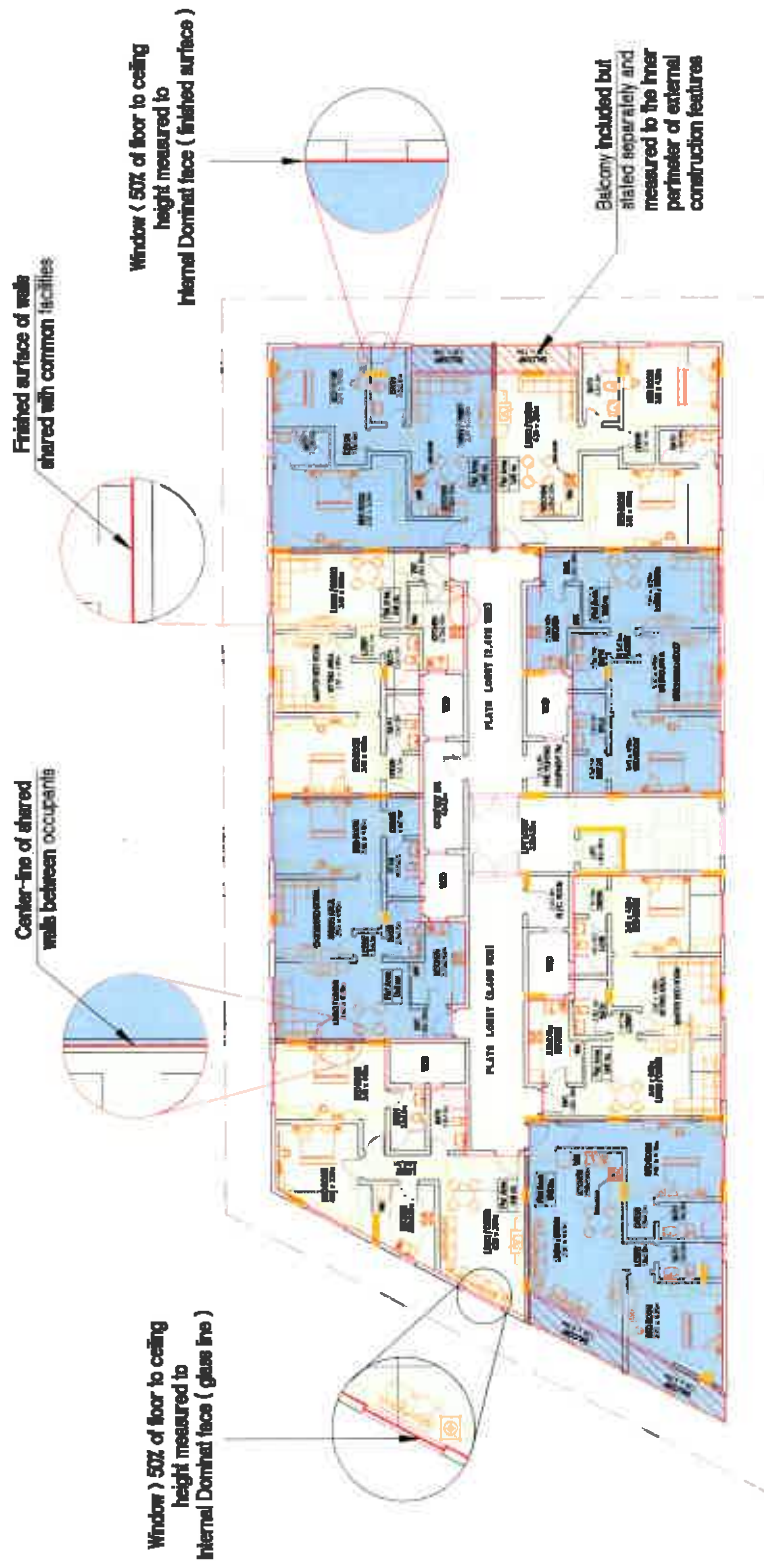


Diagram 3B: BPMS 3B
Property Ownership
Typical Floor Plan

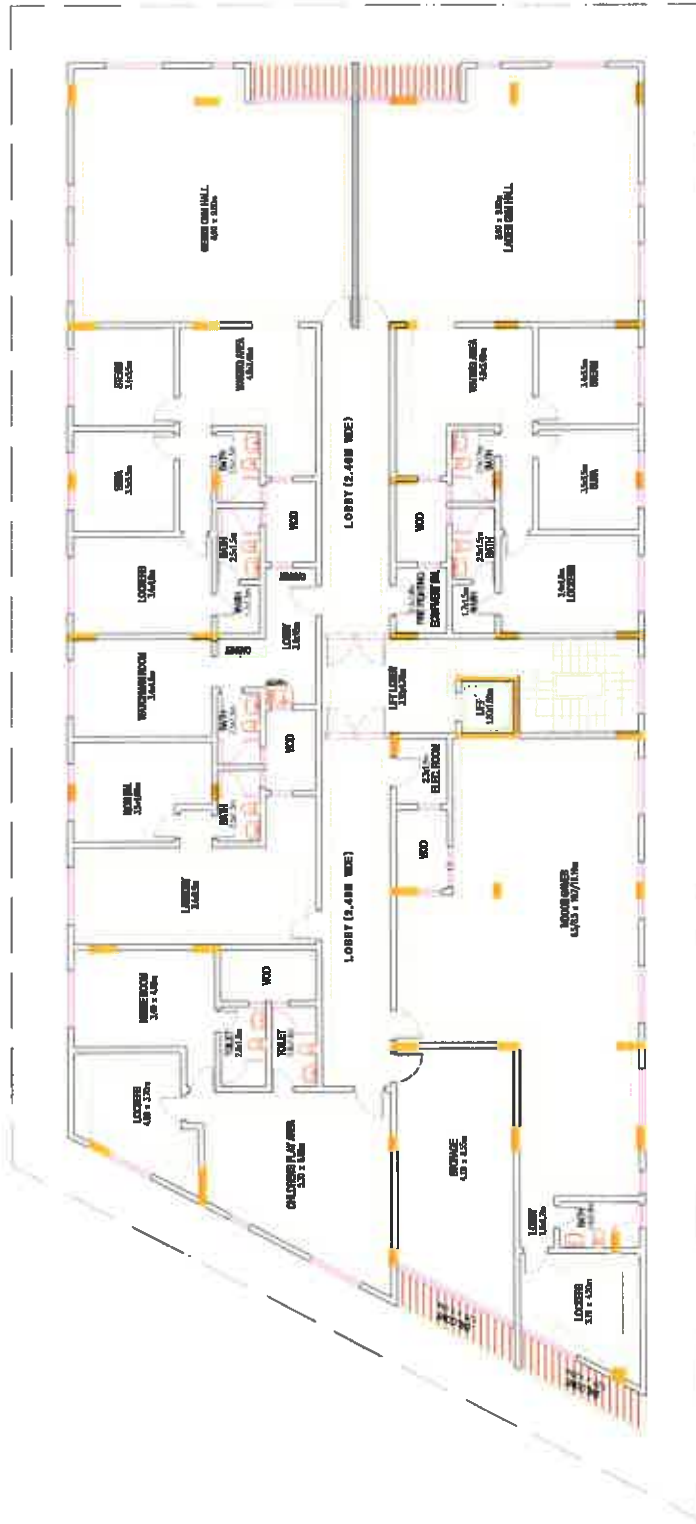
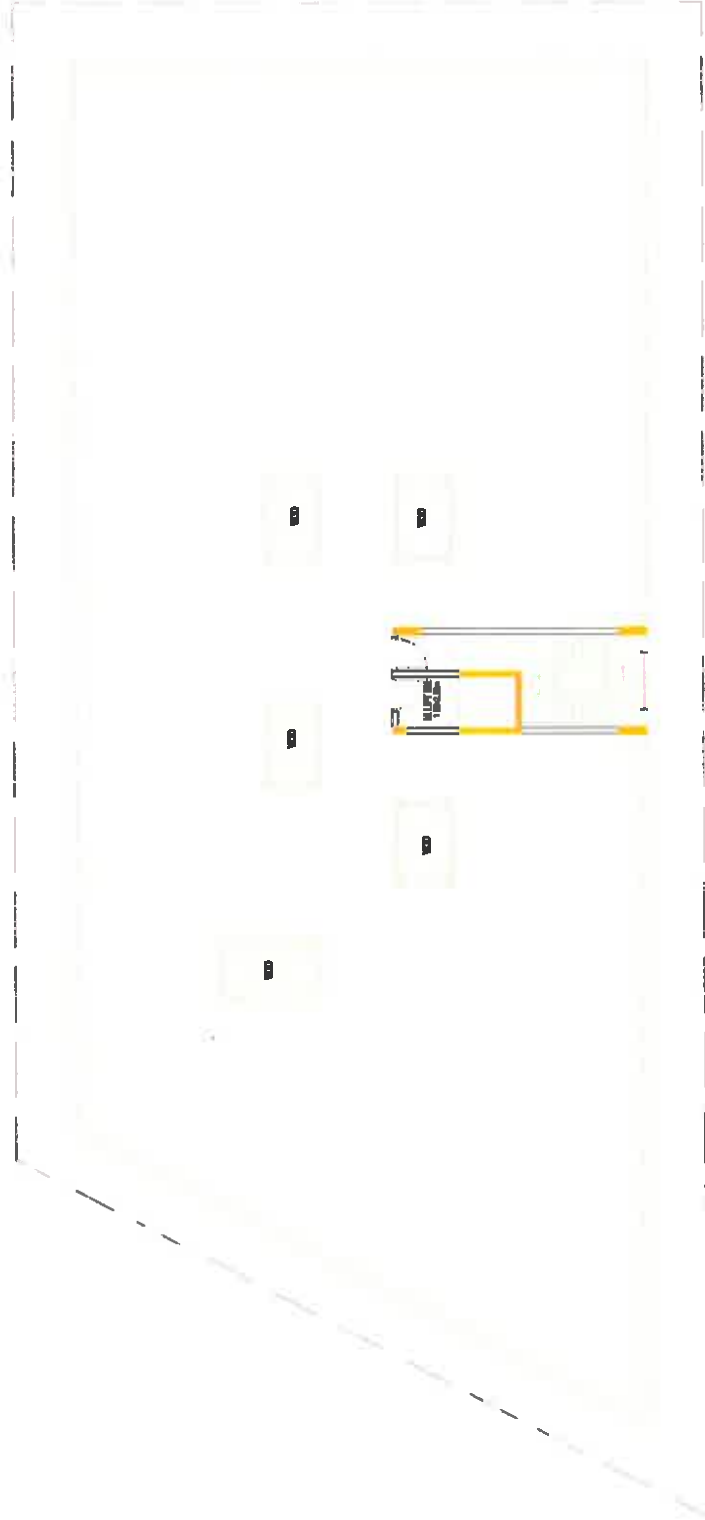


Diagram 3C: BPMS 3B
Property Ownership
Service Floor Plan



Hatched areas are to be stated separately.

Diagram 3D: BPMS 3B
Property Ownership
Roof Floor Plan

Proposed Standard for Residential Buildings (Residential Villas)

Proposed Standard	Use	Bahrain Current Practice	Diagram Number
BPMS 1 Based on IPMS 1	Calculating the gross area to estimate project cost and municipal fees.	Separate Area Tables are not used	Diagram 4A Diagram 4B Diagram 4C
BPMS 3A Based on IPMS 3A	Calculating the building percentage, villa area and net buildable area to determine the cost of infrastructure (underground utilities)	<ul style="list-style-type: none"> • Separate Area Tables are not used • Does not include Balconies, Verandas, detached facilities and their likes. • Attached facilities are included, except for those in setback areas. 	Diagram 5A Diagram 5B Diagram 5C
BPMS 2 Based on IPMS 2	Property Ownership	<p>Includes building roof and setback areas (measured from inner boundary to inner boundary) but in separate area tables.</p> <p>Roofed garages are included within building area.</p>	Diagram 6A Diagram 6B Diagram 6C

Note: Ownership of a villa unit can only be defined if it exists within common buildings within a single plot.

Bahrain Standard for Total Area (IPMS 1)

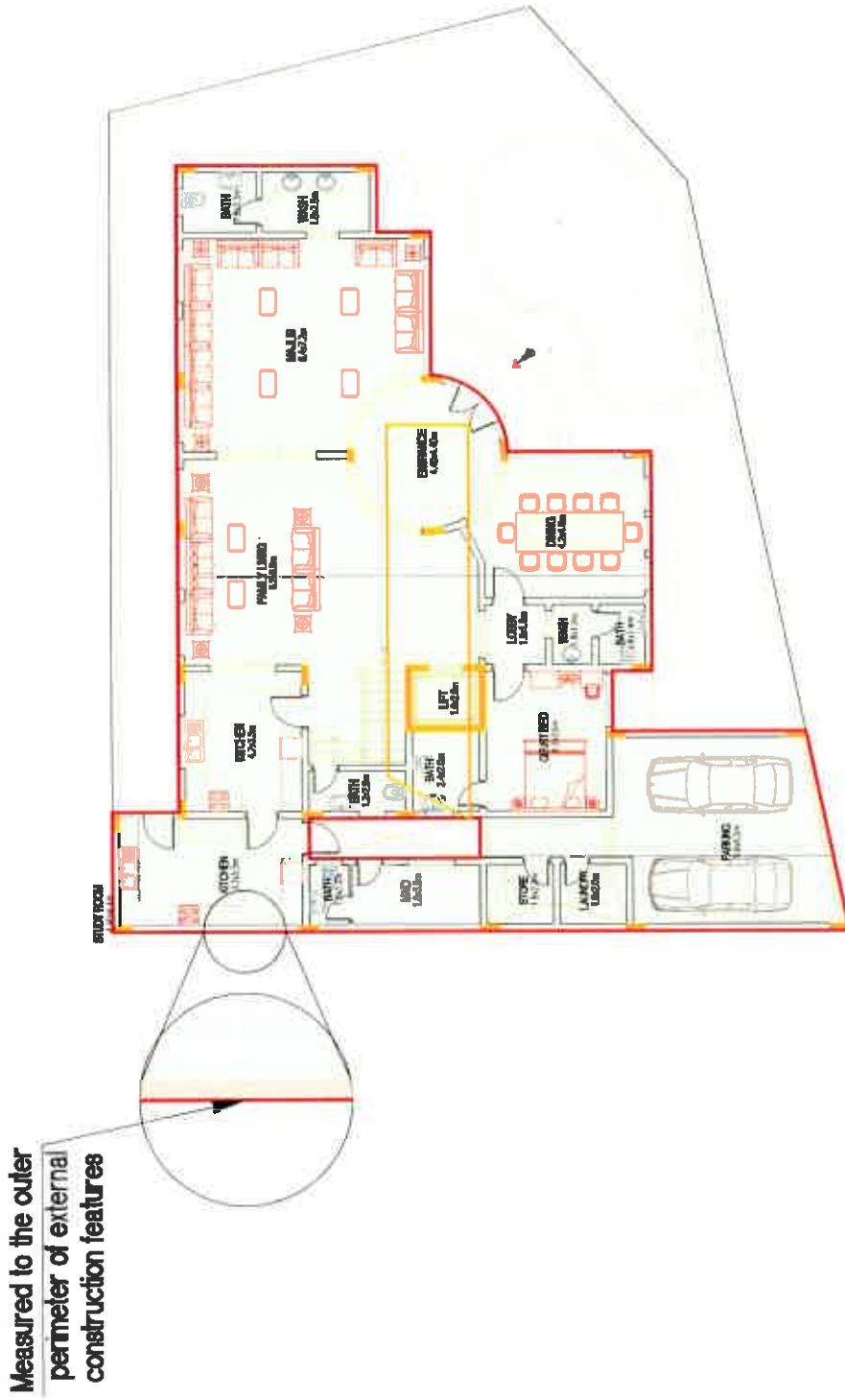


Diagram 4A: BPMS 1
Estimated Cost of the Project and fees of Building Permits (Gross Area)
Ground Floor Plan

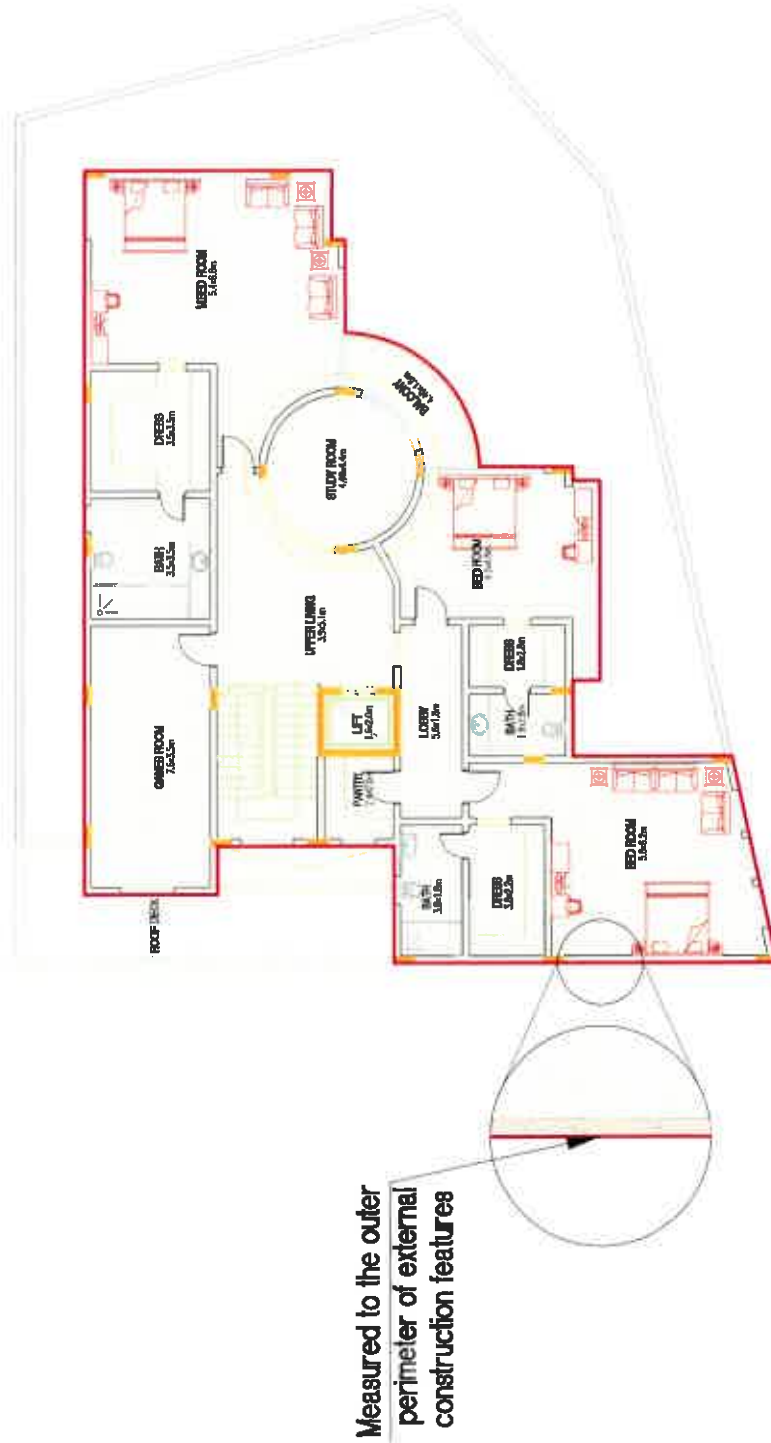


Diagram 4B: BPMS 1

Estimated Cost of the Project and fees of Building Permits (Gross Area)

First Floor Plan

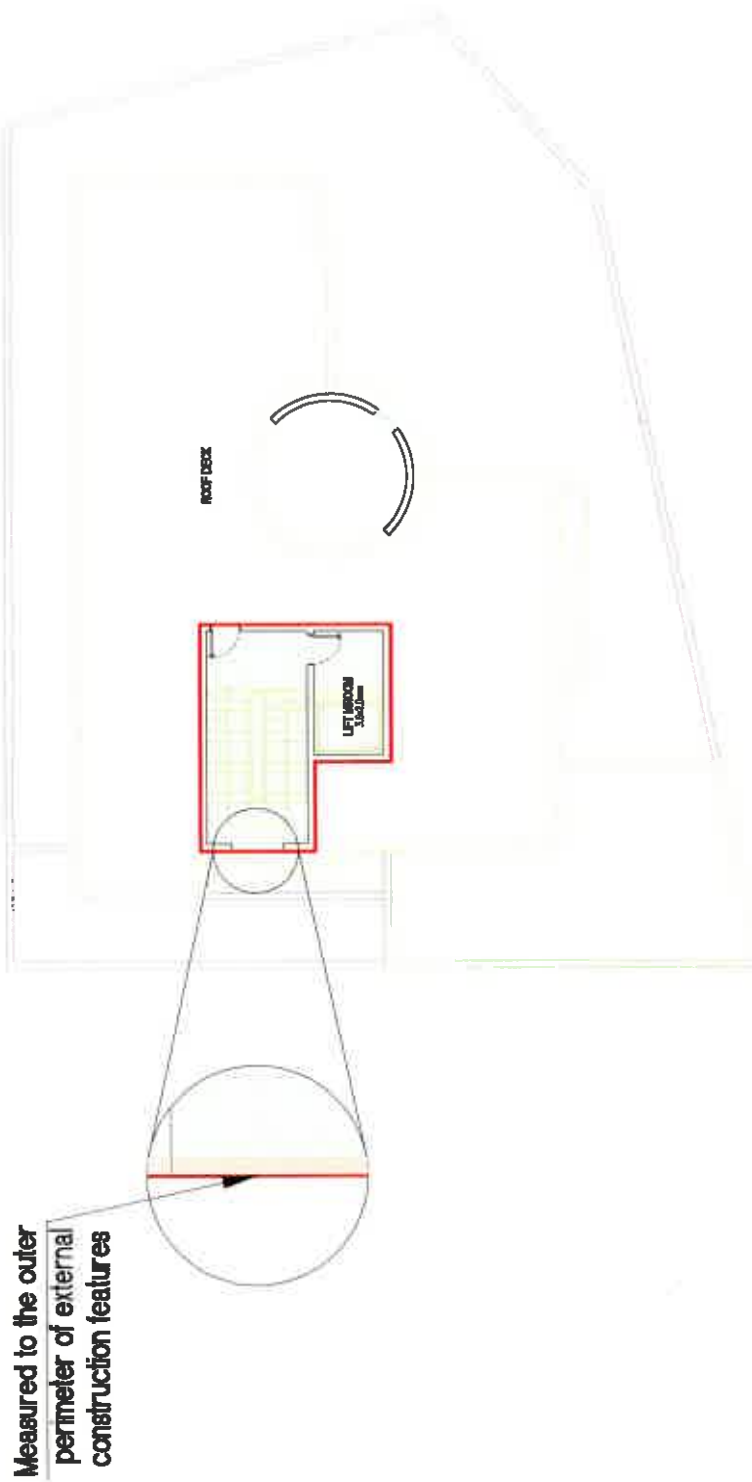


Diagram 4C: BPMS 1
Estimated Cost of the Project and fees of Building Permits (Gross Area)
Second Floor Plan

Bahrain Standard to calculate percentage of construction area, area of apartment and net area (IPMS 3A)

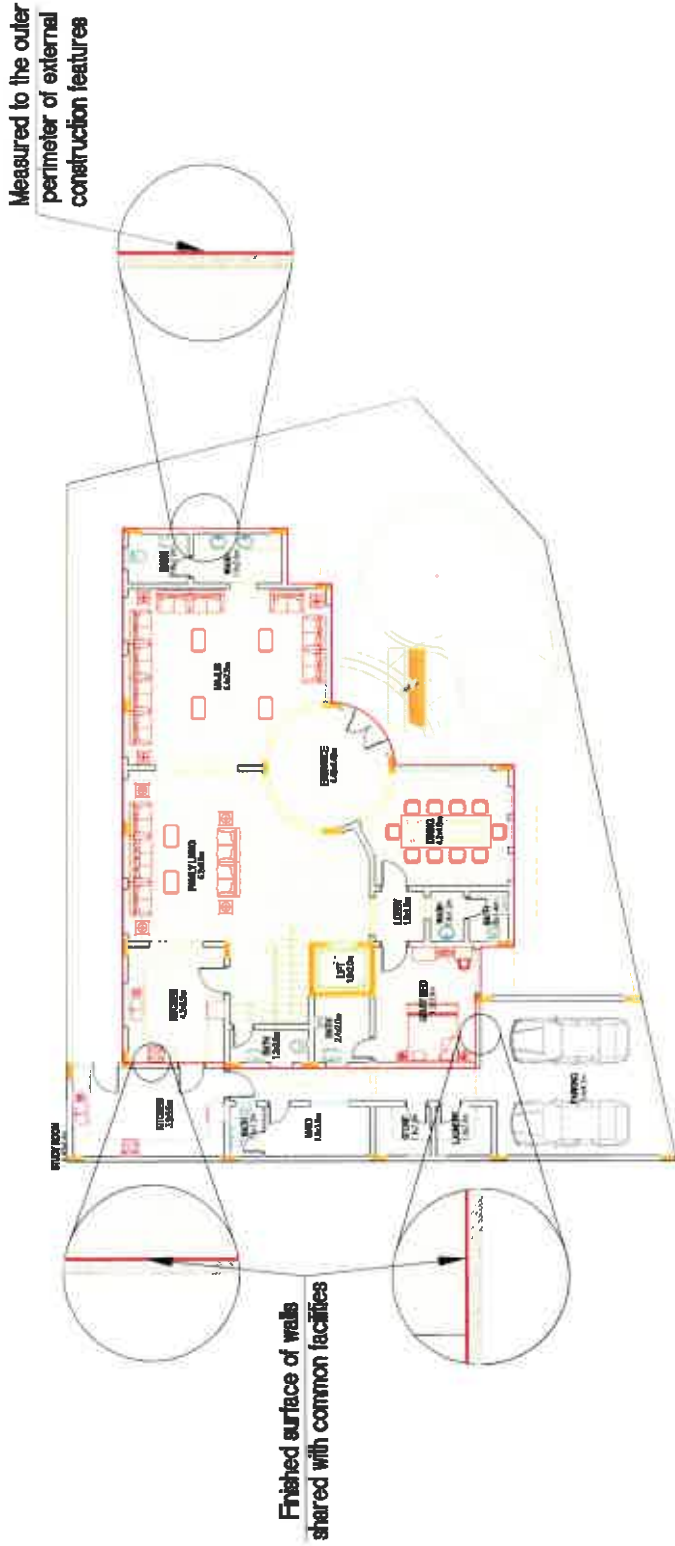
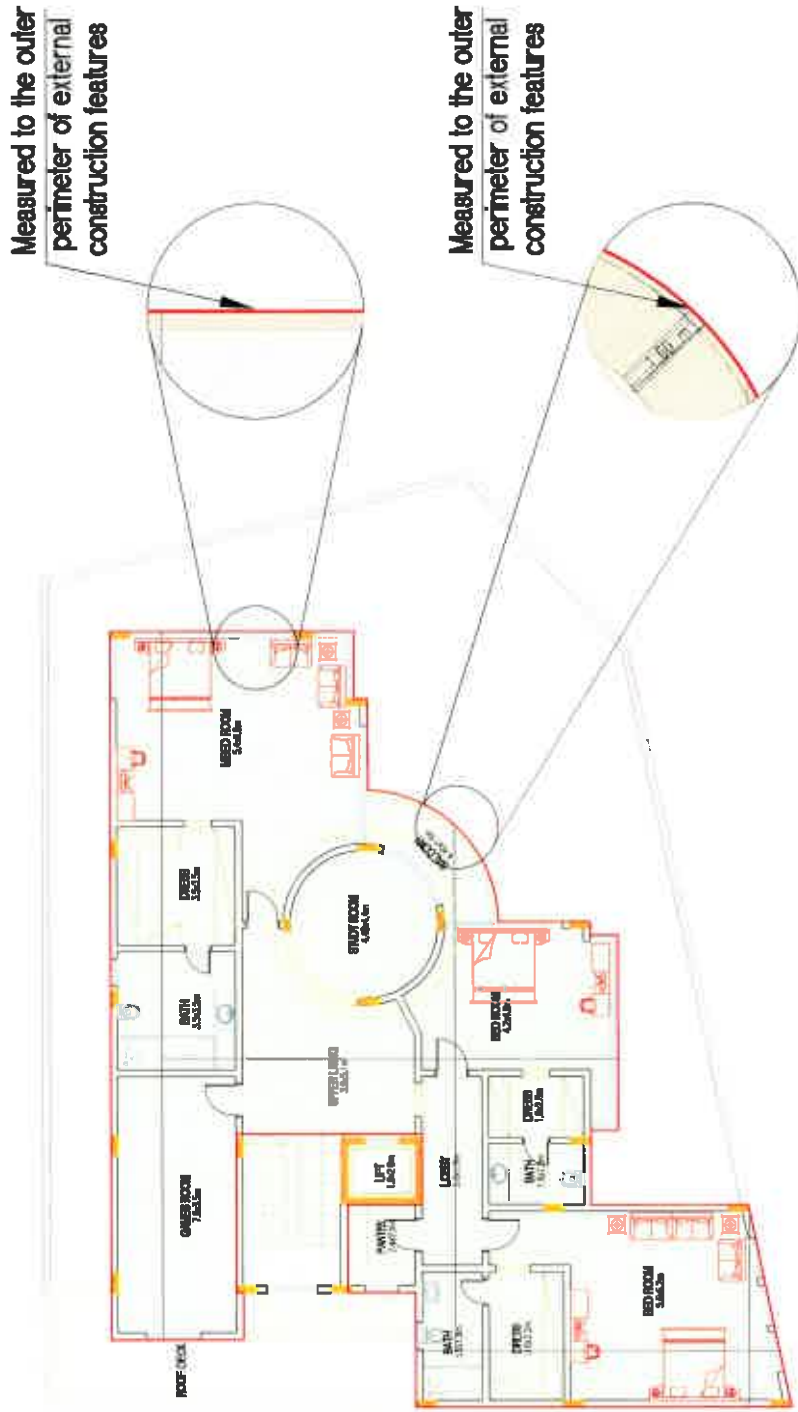


Diagram 5A: BPMS 3A
Building Percentage, Villa area and Net Buildable area
Ground Floor Plan



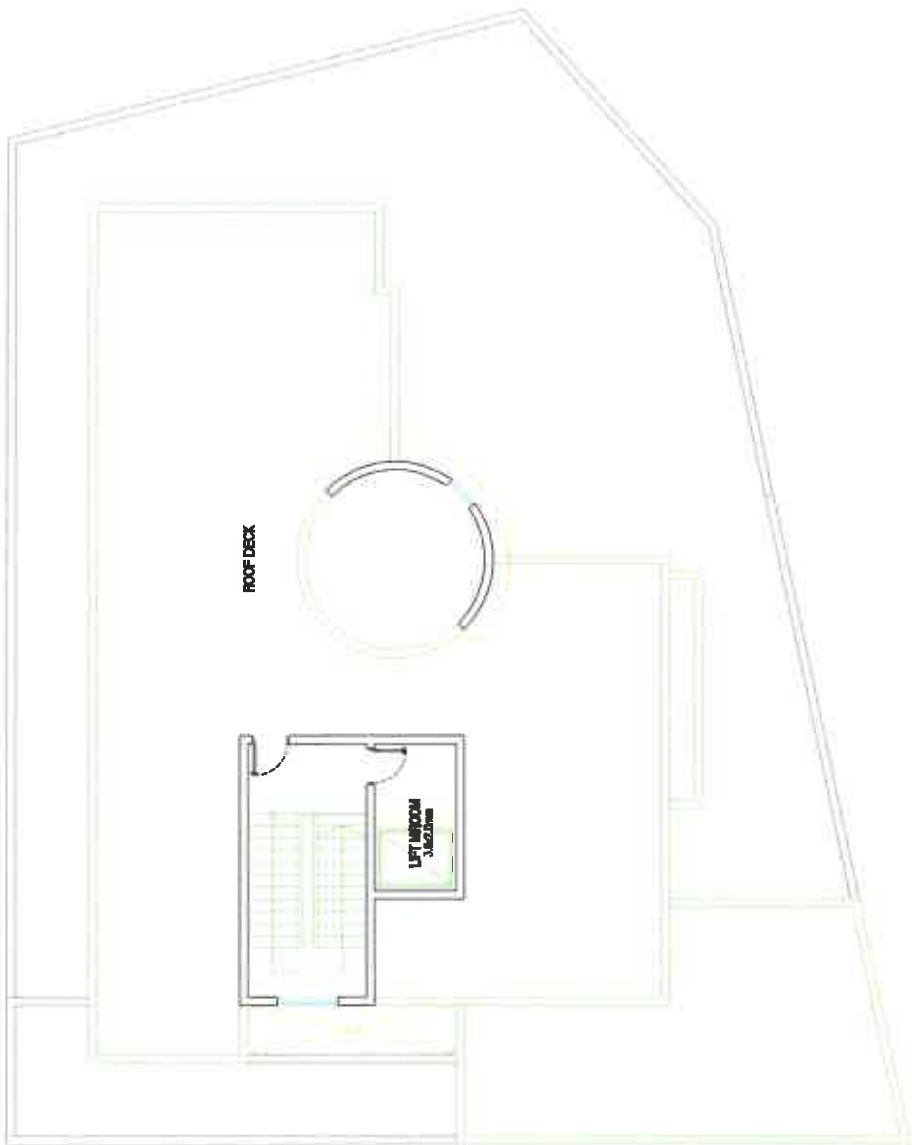


Diagram 5C: BPMS 3A
Building Percentage, Villa area and Net Buildable area
Second Floor Plan

Bahrain Standard to calculate the area of ownership (IPMS 2)

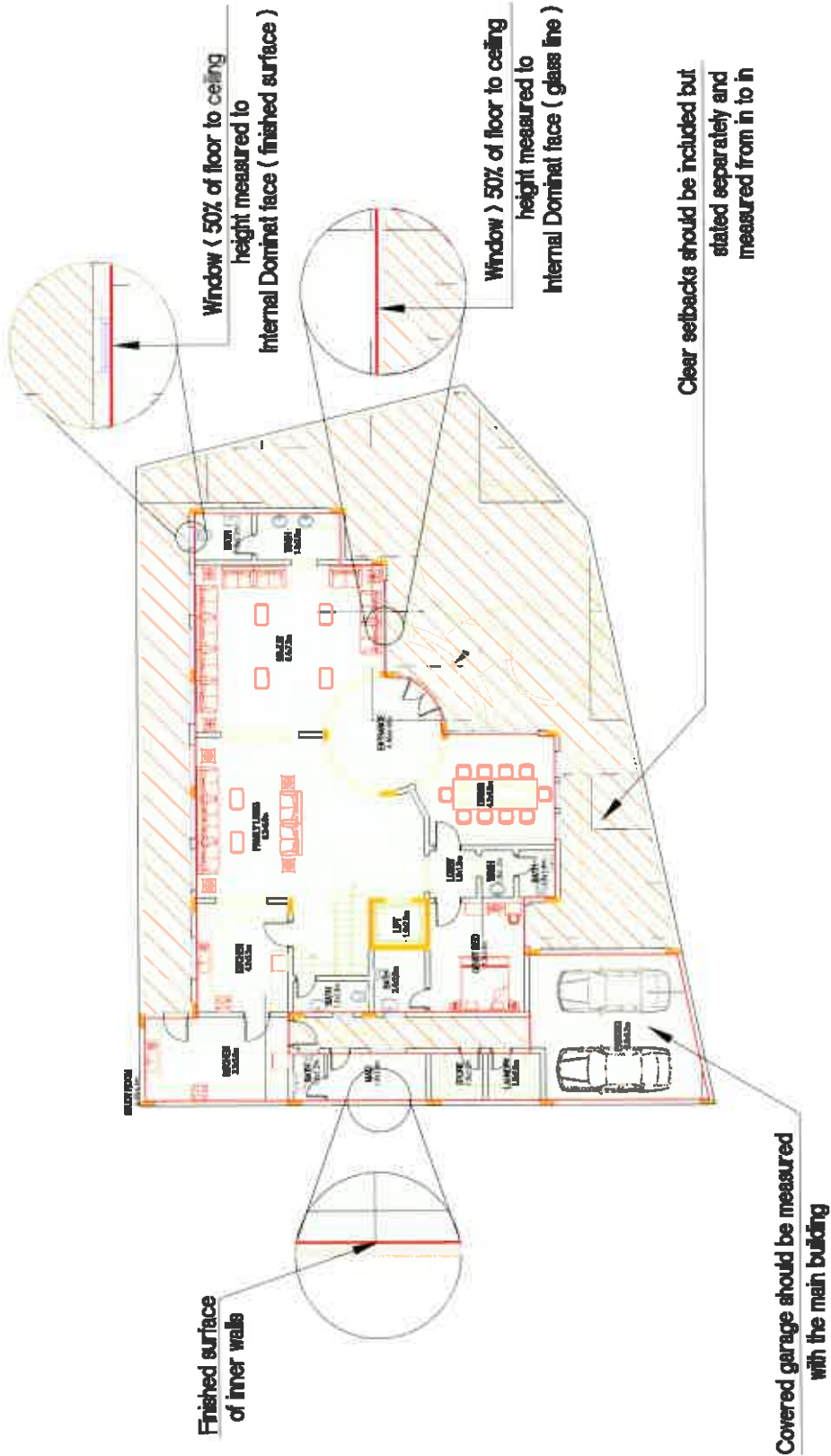


Diagram 6A: BPMS 2
Property Ownership
Ground Floor Plan

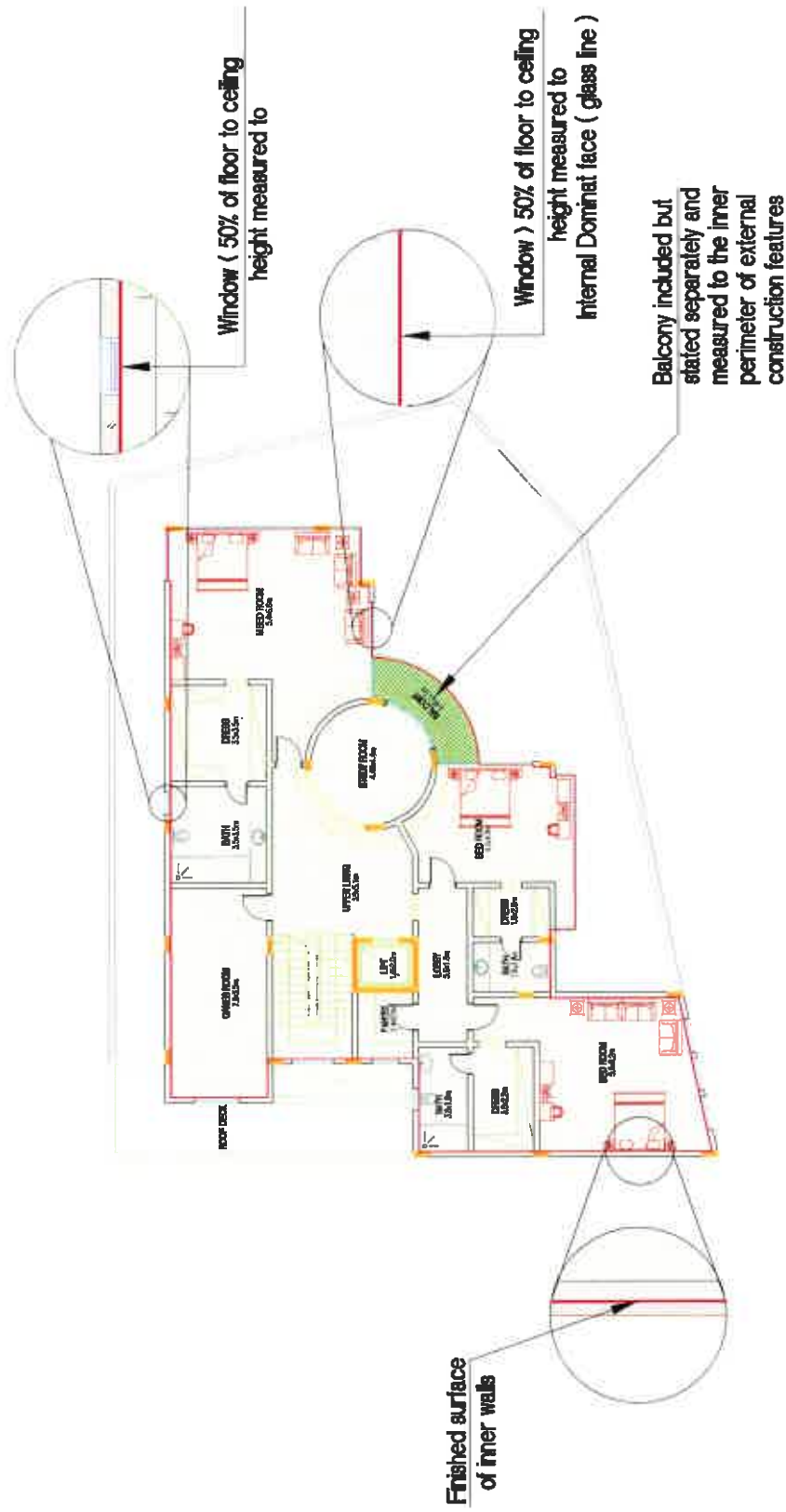


Diagram 6B: BPMS 2

Property Ownership

First Floor Plan

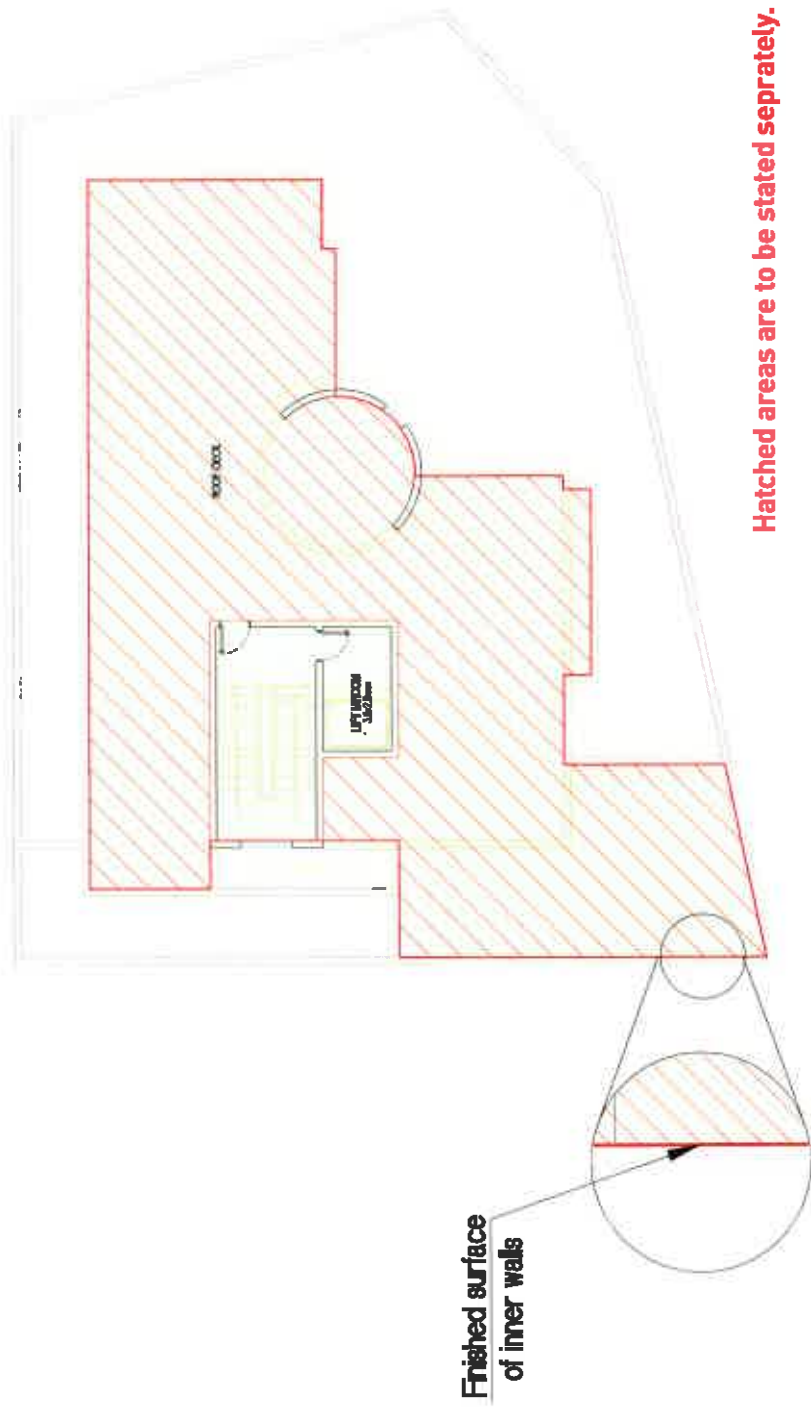


Diagram 6C: BPMS 2
Property Ownership
Second Floor Plan

Bahrain Standard for residential Buildings (Attached Villas)

Standard Suggested	Use	Bahrain Current Practice	Diagram Number
BPMS 1 Based on IPMS 1	Calculating the gross area to estimate project cost and municipal fees.	Separate Area Tables are not used	Diagram 7A Diagram 7B Diagram 7C
BPMS 3A Based on IPMS 3A	Calculating the building percentage, villa area and net buildable area to determine the cost of infrastructure (underground utilities)	<ul style="list-style-type: none"> • Separate Area Tables are not used • Does not include Balconies, Verandas, Detached Facilities and their equivalent. • Attached facilities are included, except for those in setback areas. 	Diagram 8A Diagram 8B Diagram 8C
BPMS 3B Based on IPMS 3B	Property ownership.	<p>Including staircases in upper stories, common walls between units, roof surfaces and setback areas (measured from inner boundary to inner boundary) in separate area tables.</p> <p>Roofed garages are included within building area.</p>	Diagram 9A Diagram 9B Diagram 9C

Bahrain Standard for Total Area (IPMS 1)

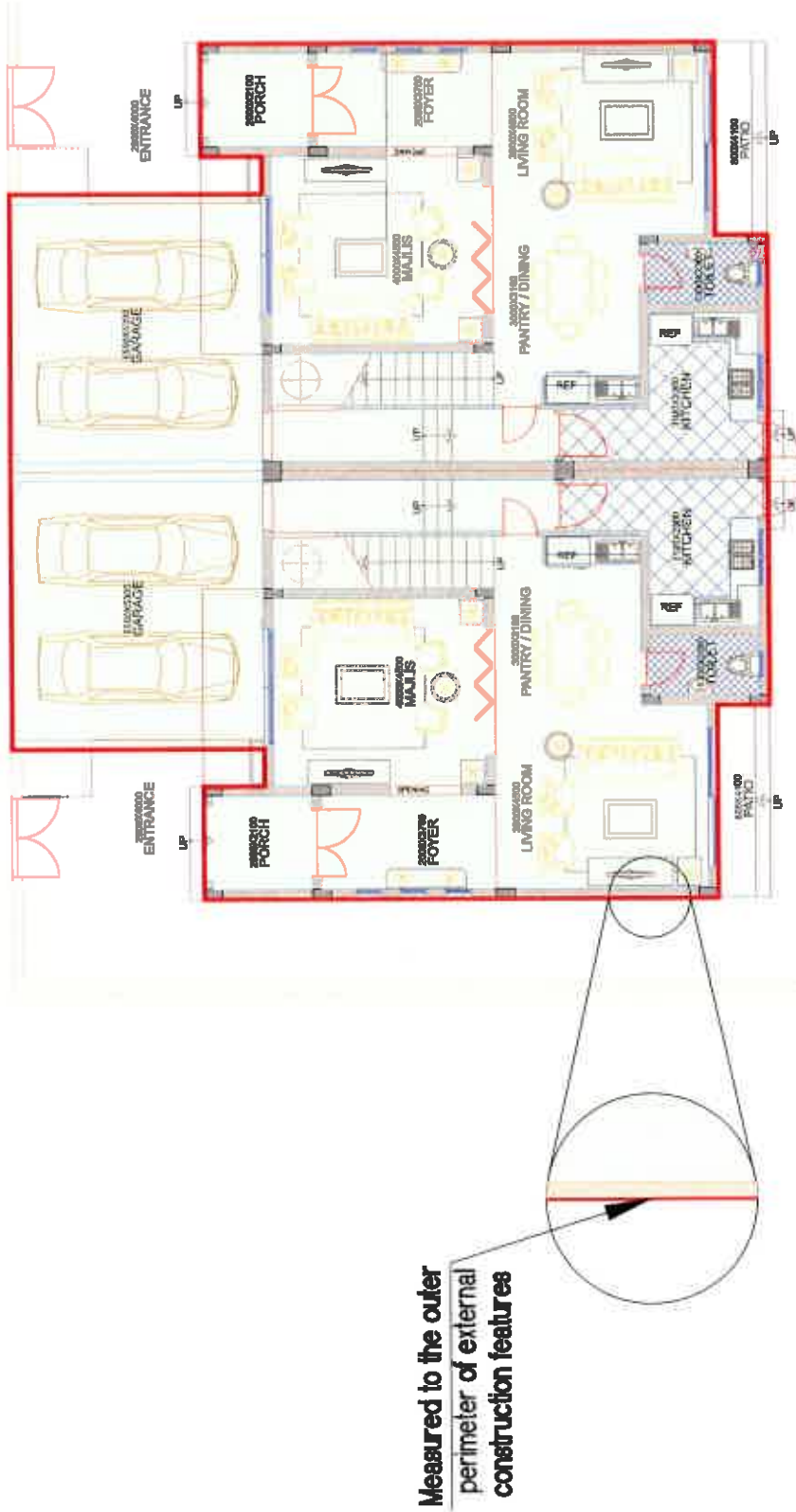


Diagram 7A: BPMS 1

Estimated Cost of the Project and fees of Building Permits (Gross Area)
Ground Floor Plan

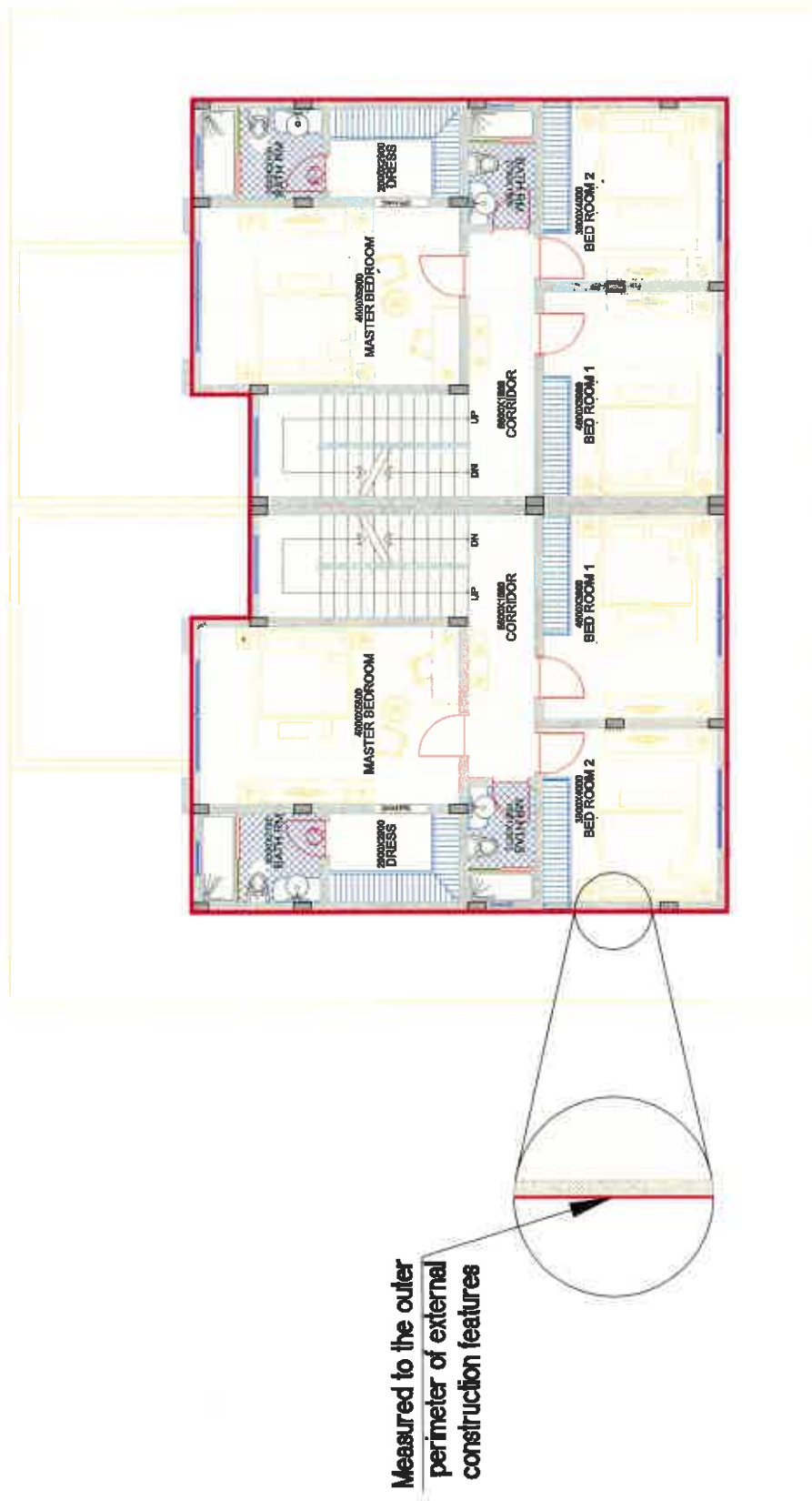


Diagram 7B: BPMS 1

Estimated Cost of the Project and fees of Building Permits (Gross Area)

First Floor Plan

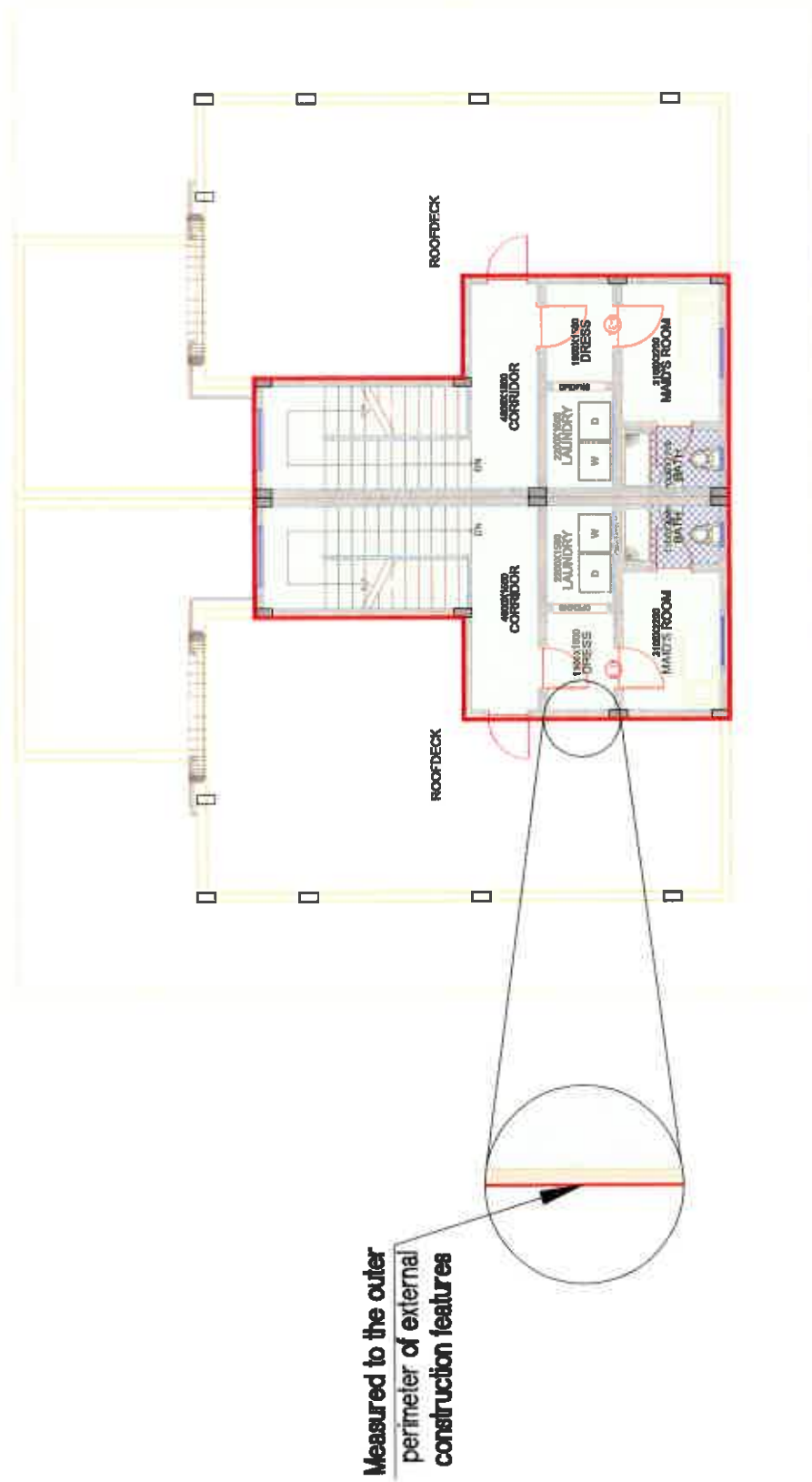


Diagram 7C: BPMS 1

Estimated Cost of the Project and fees of Building Permits (Gross Area)
Second Floor Plan

Bahrain Standard to calculate percentage of construction area, area of Villas and net area (IPMS3A)

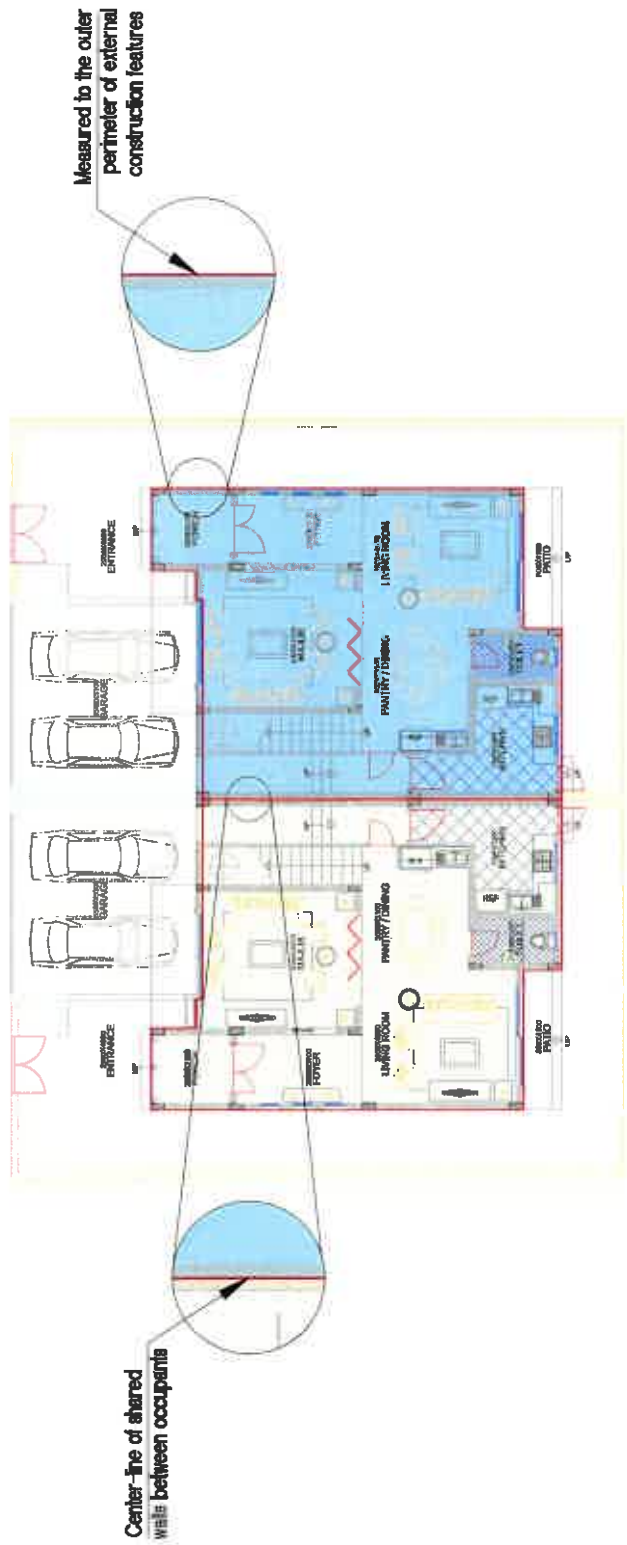


Diagram 8A: BPMS 3A
Building Percentage, Flats areas and Net Buildable area
Ground Floor Plan



Diagram 8B: BPMS 3A
Building Percentage, Flats areas and Net Buildable area
First Floor Plan

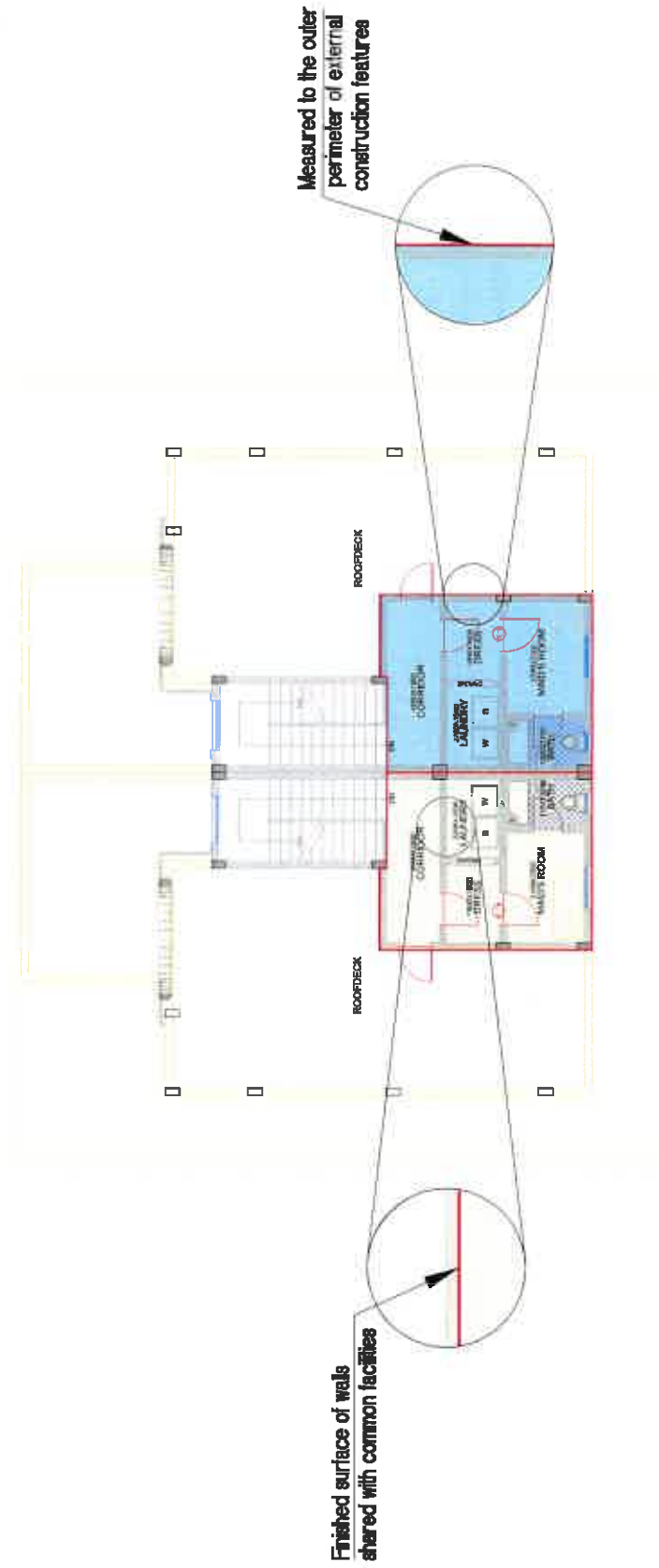


Diagram 8C: BPMS 3A

Building Percentage, Flats areas and Net Buildable area
Second Floor Plan

Bahrain Standard to calculate the area of ownership (IPMS 2)

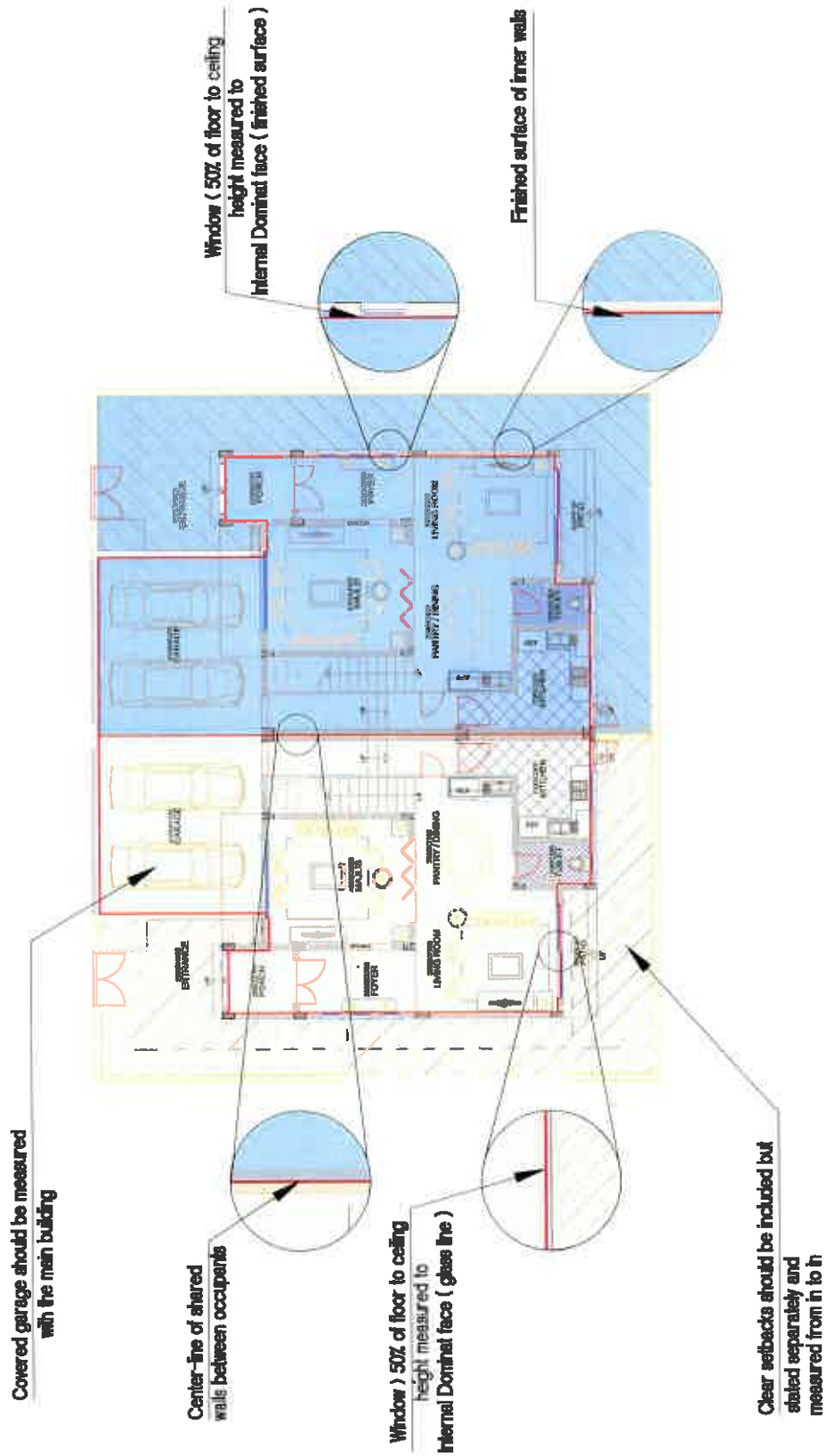
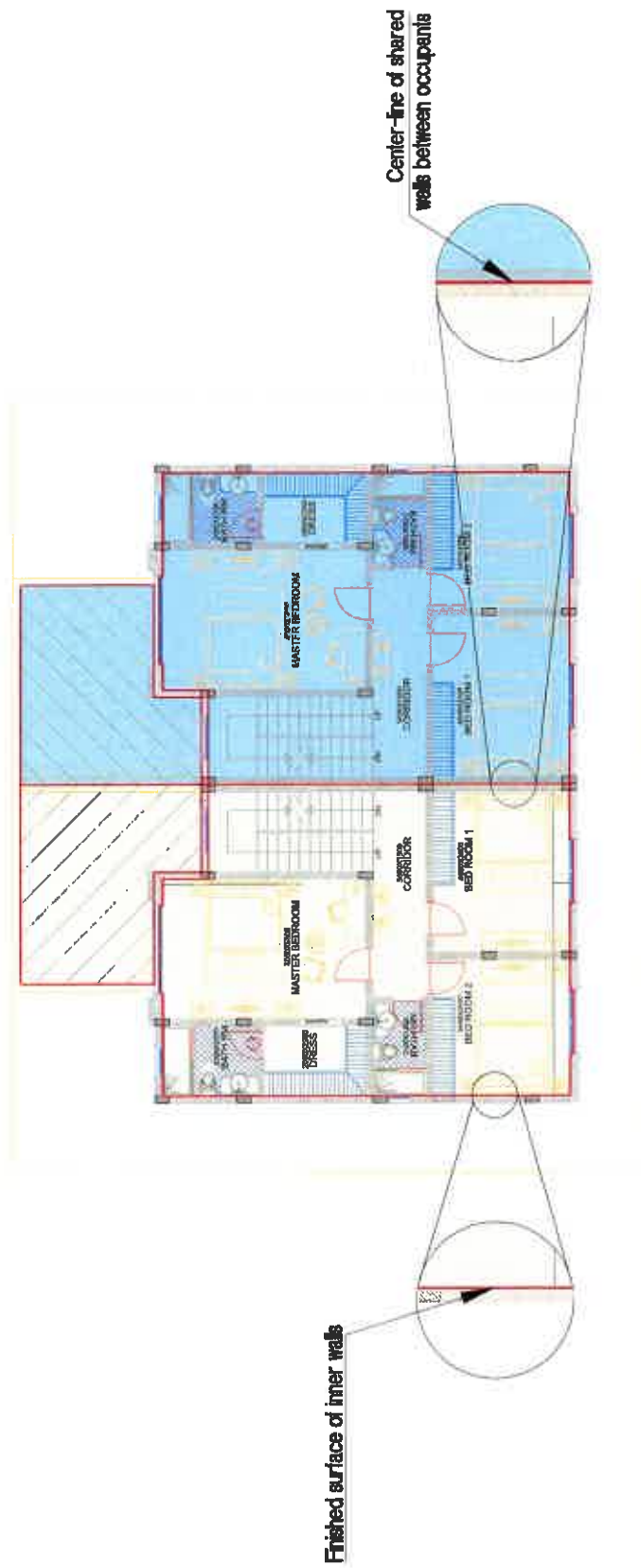


Diagram 9A: BPMS 3B
Property Ownership
Ground Floor Plan



Hatched areas are to be stated separately.

Diagram 9B: BPMS 3B
Property Ownership
First Floor Plan

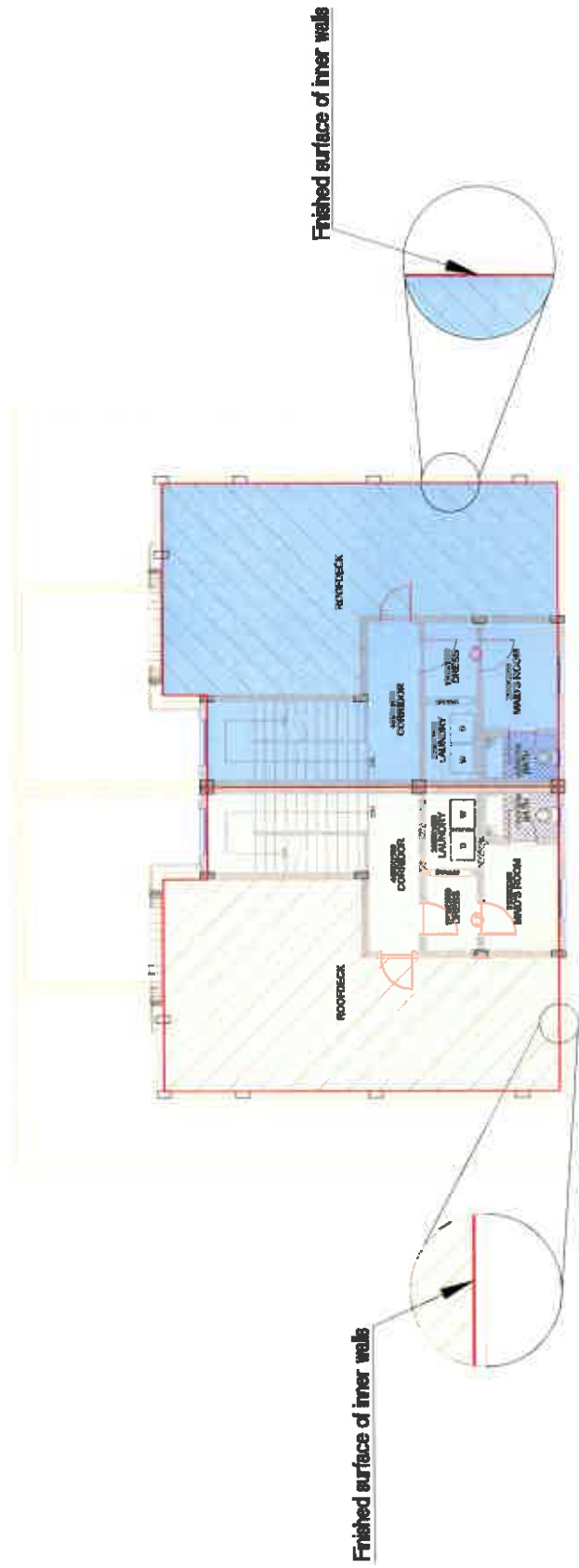


Diagram 9C: BPMS 3B
Property Ownership
Second Floor Plan

Bahrain Standard for residential Buildings (Compounds)

Standard Suggested	Use	Bahrain Current Practice	Diagram Number
BPMS 1 Based on IPMS 1	Calculating the gross area to estimate project cost and municipal fees.	Separate Area Tables are not used	Diagram 10A Diagram 10B Diagram 10C
BPMS 3A Based on IPMS 3A	Calculating the building percentage, unit areas and net buildable area to determine the cost of infrastructure (underground utilities)	<ul style="list-style-type: none"> • Separate Area Tables are not used • Does not include Balconies, Verandas, Detached Facilities and their equivalent. • Attached facilities are included, except for those in setback areas. 	Diagram 11A Diagram 11B Diagram 11C
BPMS 3B Based on IPMS 3B	Property ownership.	<ul style="list-style-type: none"> • Including staircases in upper stories, common walls between units, roof surfaces and setback areas (measured from inner boundary to inner boundary) in separate area tables. • Roofed garages are included within building area. 	Diagram 12A Diagram 12B Diagram 12C

Bahrain Standard for Total Area (IPMS 1)



Diagram 10A: BPMS 1

Estimated Cost of the Project and fees of Building Permits (Gross Area)
Ground Floor Plan

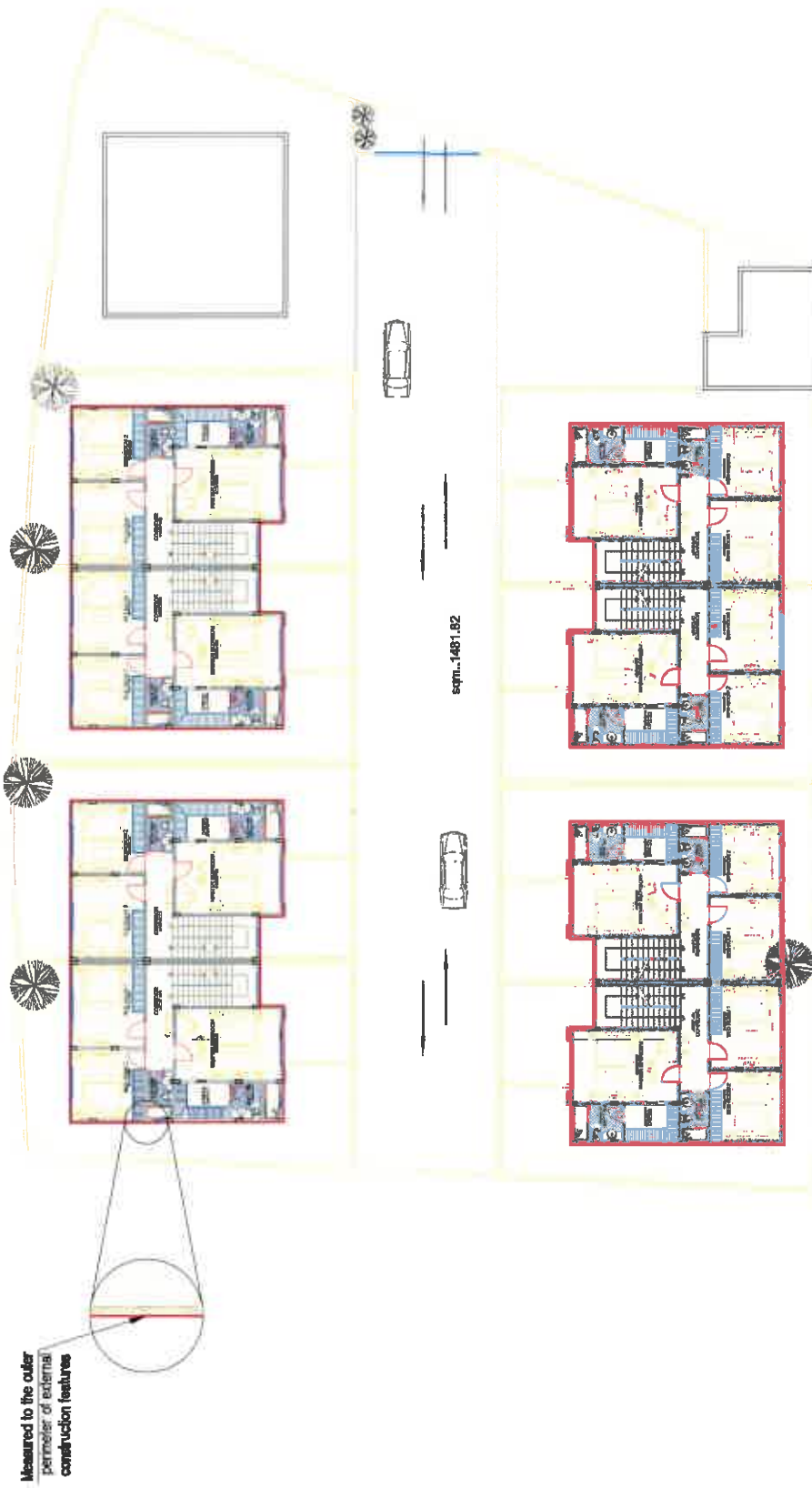


Diagram 10B: BPMS 1
Estimated Cost of the Project and fees of Building Permits (Gross Area)
First Floor Plan



Diagram 10C: BPMS 1
Estimated Cost of the Project and fees of Building Permits (Gross Area)
Second Floor Plan

Bahrain Standard to calculate percentage of construction area, area of Villas and net area (IPMS 3A)



Diagram 11A: IPMS 3A

Building Percentage, Flats areas and Net Buildable area
Ground Floor Plan



Diagram 11B: BPMS 3A
 Building Percentage, Flats areas and Net Buildable area
 First Floor Plan

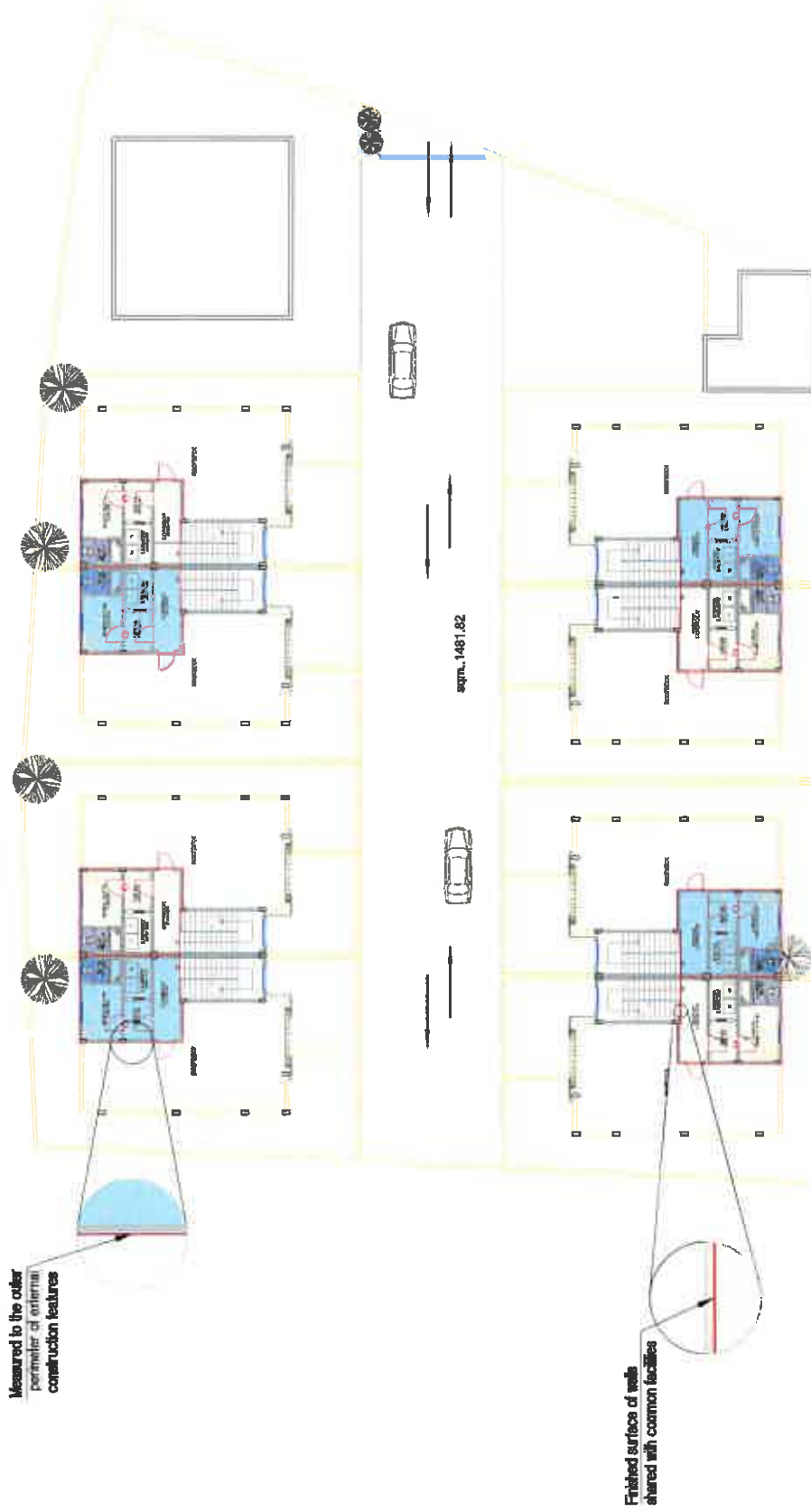


Diagram 11C: BPMS 3A
 Building Percentage, Flats areas and Net Buildable area
 Second Floor Plan

Bahrain Standard to calculate the area of ownership (IPMS 2)

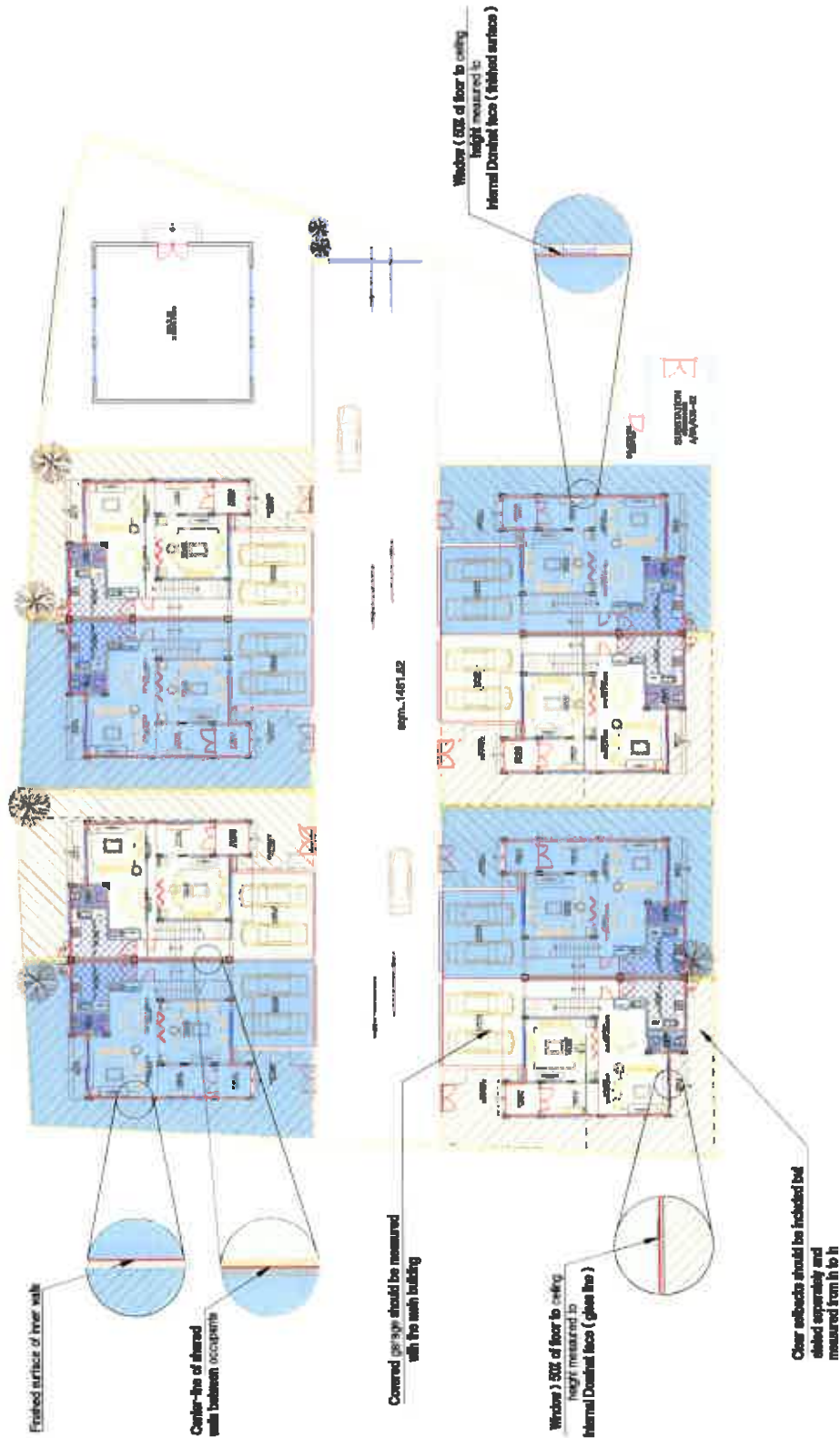
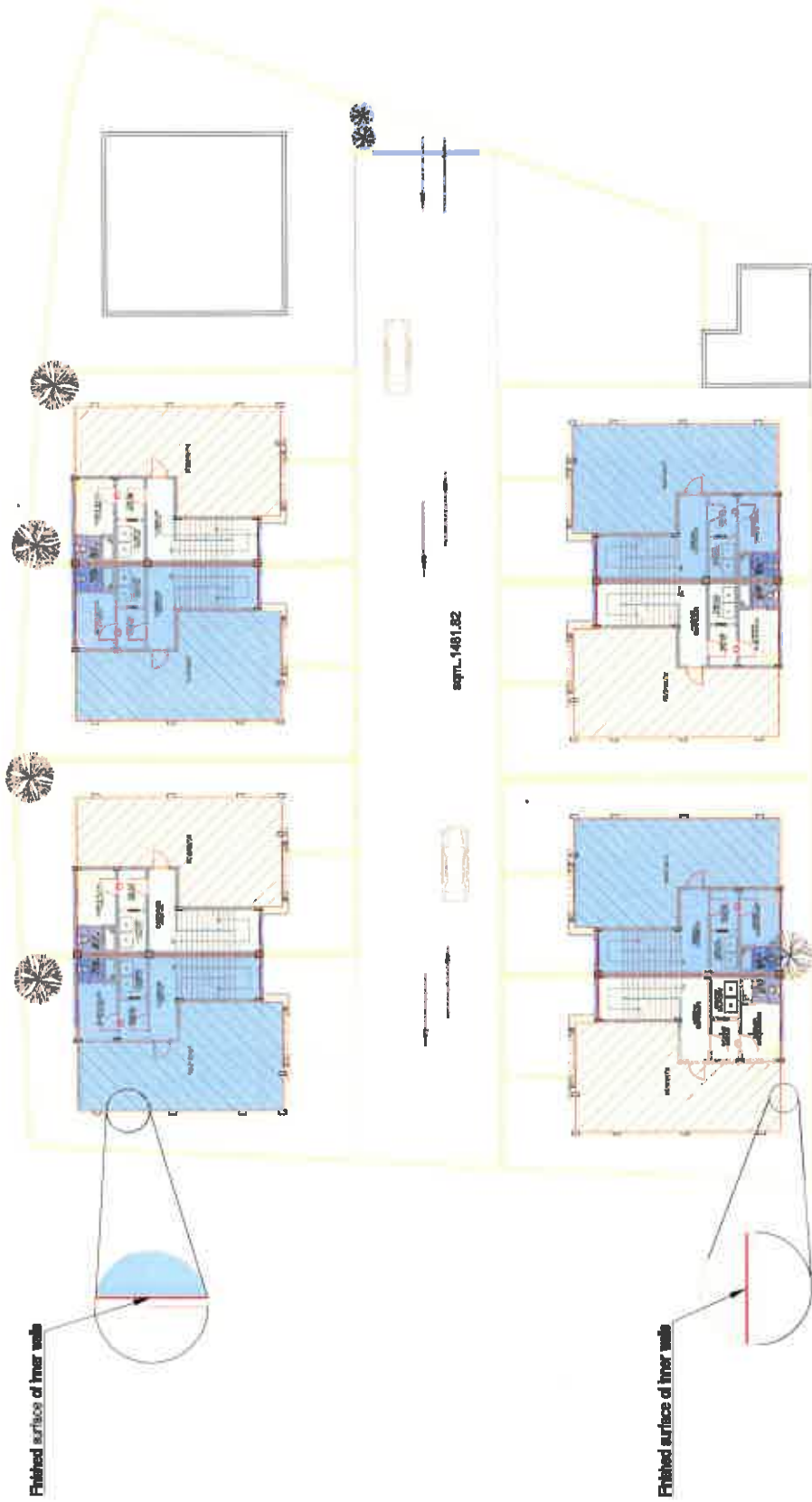


Diagram 12A: BPMS 3B
Property Ownership
Ground Floor Plan



Diagram 12B: BPMS 3B
Property Ownership
First Floor Plan



Hatched areas are to be stated separately.

Diagram 12C: BPMS 3B
Property Ownership
Second Floor Plan

OFFICE BUILDINGS



Glossary for Office Buildings

Building	An independent attached or detached structure forming all or part of a property.
Coalition	The Trustees of IPMS, comprising not-for-profit organizations each with a public interest mandate.
Component	One of the main elements into which the Floor Area of a Building can be divided.
Component Area	The extent at ground level of the area of a Building covered by one or more roofs, the perimeter of which (sometimes referred to as the drip line) is the outermost structural extension, exclusive of ornamental overhangs.
Floor area	The area of a normally horizontal, permanent, load-bearing structure for each level building.
Internal Dominant Face	The inside surface area comprising 50% of the first 2.75 meters measured vertically from the floor to the ceiling if lower, for each IDF Wall Section. If such does not occur, then the Finished Surface is deemed to be the IDF.
IPMS	International Property Measurement Standards.
IPMSC	The International Property Measurement Standards Coalition.
IPMS 1	The total of the areas of each floor level of a Building measured to the outer perimeter of External Walls, Sheltered Areas and Balconies.
IPMS 2 – Office	The total of the areas of each floor level of a Building measured to the Internal Dominant Face of all External Walls and Balconies on each level.
IPMS 3 – Office	The Floor Area available on an exclusive basis to an occupier, but excluding Standard Facilities, and calculated on an occupier-by occupier or floor-by-floor basis for each Building.
Property	Any real estate asset in the built environment.
Property industry	Comprises Users, Service Provider and Third Parties
Service Provider	Any entity providing real estate advice to a User including, but not limited to, Valuers, Surveyors, facility managers, property managers, asset managers, agents and brokers, Space Measurement Professionals, cost consultants, interior designers and architects.
Space Measurement Professional	A Service Provider qualified by experience or training to measure Buildings in accordance with IPMS.
Standard Facilities	Those parts of a Building providing shared or common facilities that typically do not change over time, including, for example, stairs, escalators, lifts/elevators and motor rooms, toilets, cleaners' cupboards, plant rooms. Fire refuge areas and maintenance rooms.
Third Party	Any entity than a User or Service Provider with an interest in property measurement including, but not limited to, governments, banks, other property financing bodies, data analysts and researchers.
User	An owner-occupier, developer, investor, purchaser, vendor, landlord or tenant.
Valuer	A Service Provider with an appropriate professional qualification in valuation appraisal.
Vertical Section	Each part of a window, wall or external construction feature of an office Building where the inside finished surface area varies from the inside finished surface area of the adjoining window, wall or external construction feature, ignoring the existence of any columns.

Internal Dominant Face – Offices Buildings

The Internal Dominant Face is the inside finished surface comprising 50% or more of the surface area for each Vertical Section forming an internal perimeter.

A Vertical Section refers to each part of a window, wall or external construction feature of an office Building where the inside finished surface area varies from the inside finished surface area of the adjoining window, wall or external construction feature, ignoring the existence of any columns.

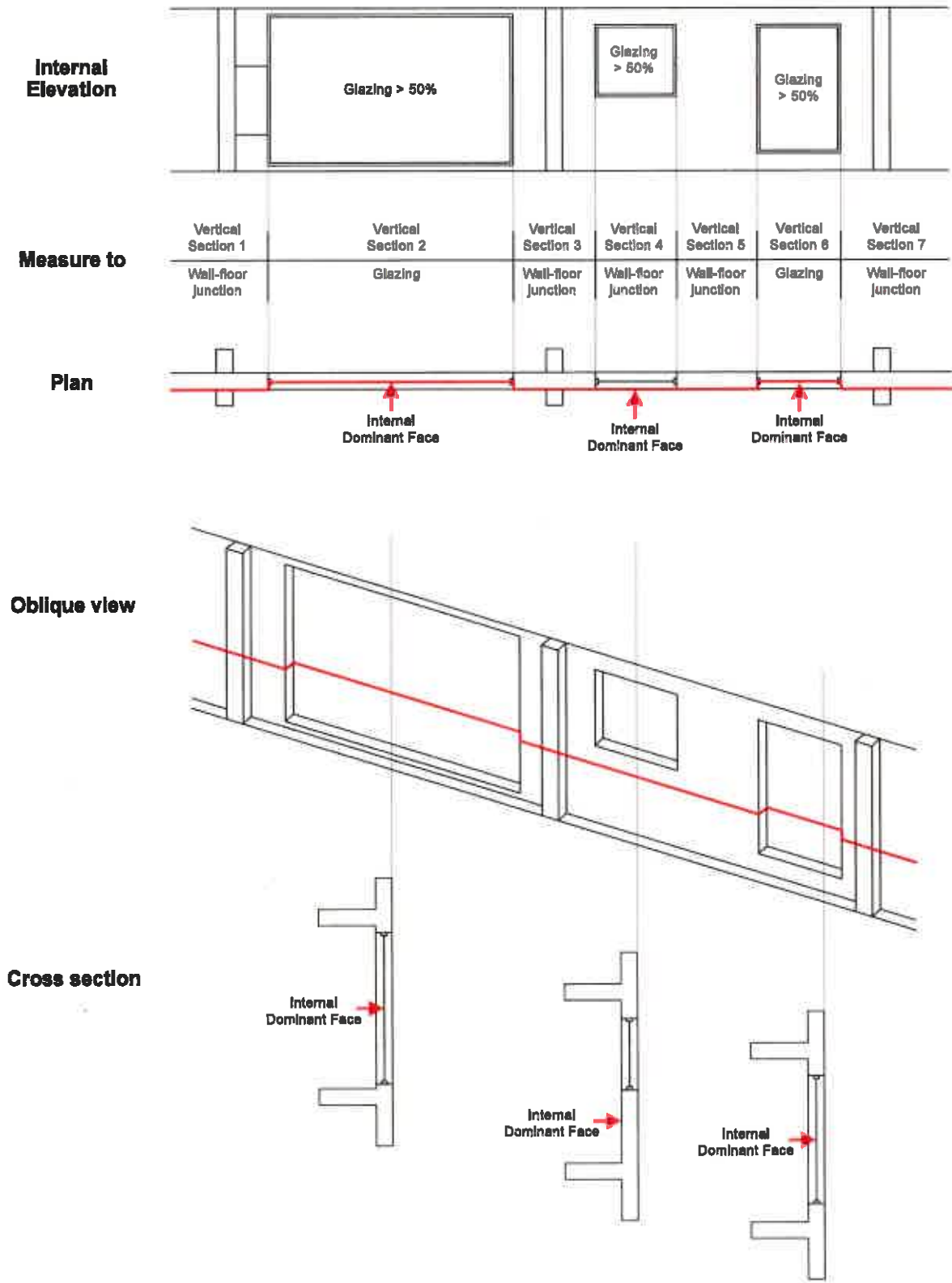
If there is no Internal Dominant Face, because no face in a Vertical Section exceeds 50%, or if the Internal Dominant Face is not vertical, the measurement should be to the wall-floor junction, ignoring skirting boards, cable trunking, heating and cooling units, and pipework.

When determining the Internal Dominant Face of a Vertical Section.

The following guidelines should be used:

- Skirting boards and decorative elements are not classified as being part of a wall
- The existence of columns is ignored
- Window frames and mullions are deemed to form part of the window
- Air conditioning units, ducting bulkheads and cornices are ignored.

Diagram: Internal Dominant Face – Office Buildings



Bahrain Standard for Office Buildings

Proposed Standard	Use	Comments	Diagram Number
BPMS 1 Based on IPMS 1	Calculating the gross area to estimate project cost and municipal fees.	Separate area tables are not required.	Diagram 13A Diagram 13B Diagram 13C Diagram 13D Diagram 13E
BPMS 3 Based on IPMS 3	Calculating the building percentage, unit areas and net buildable area to determine the cost of infrastructure (underground utilities)	Inclusive of exterior walls. Separate area tables are not required.	Diagram 14A Diagram 14B Diagram 14C Diagram 14D Diagram 14E
BPMS 3 Based on IPMS 3	Property ownership	Does not include roof area	Diagram 15A Diagram 15B Diagram 15C Diagram 15D Diagram 15E

Bahrain Standard for Total Area (IPMS 1)

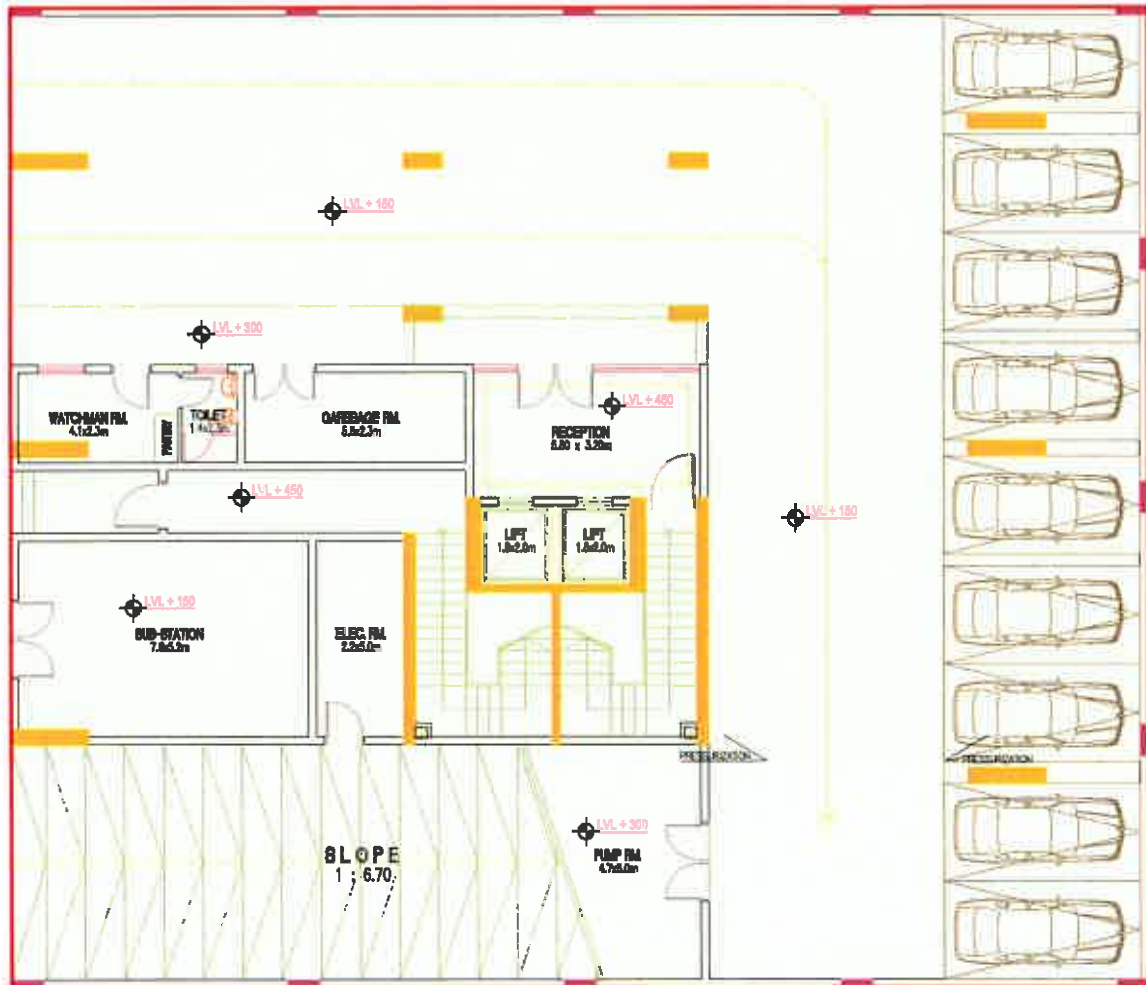


Diagram 13A: BPMS 1

Estimated cost of the Project and fees of Building Permits (Gross Area)

Ground Floor Plan

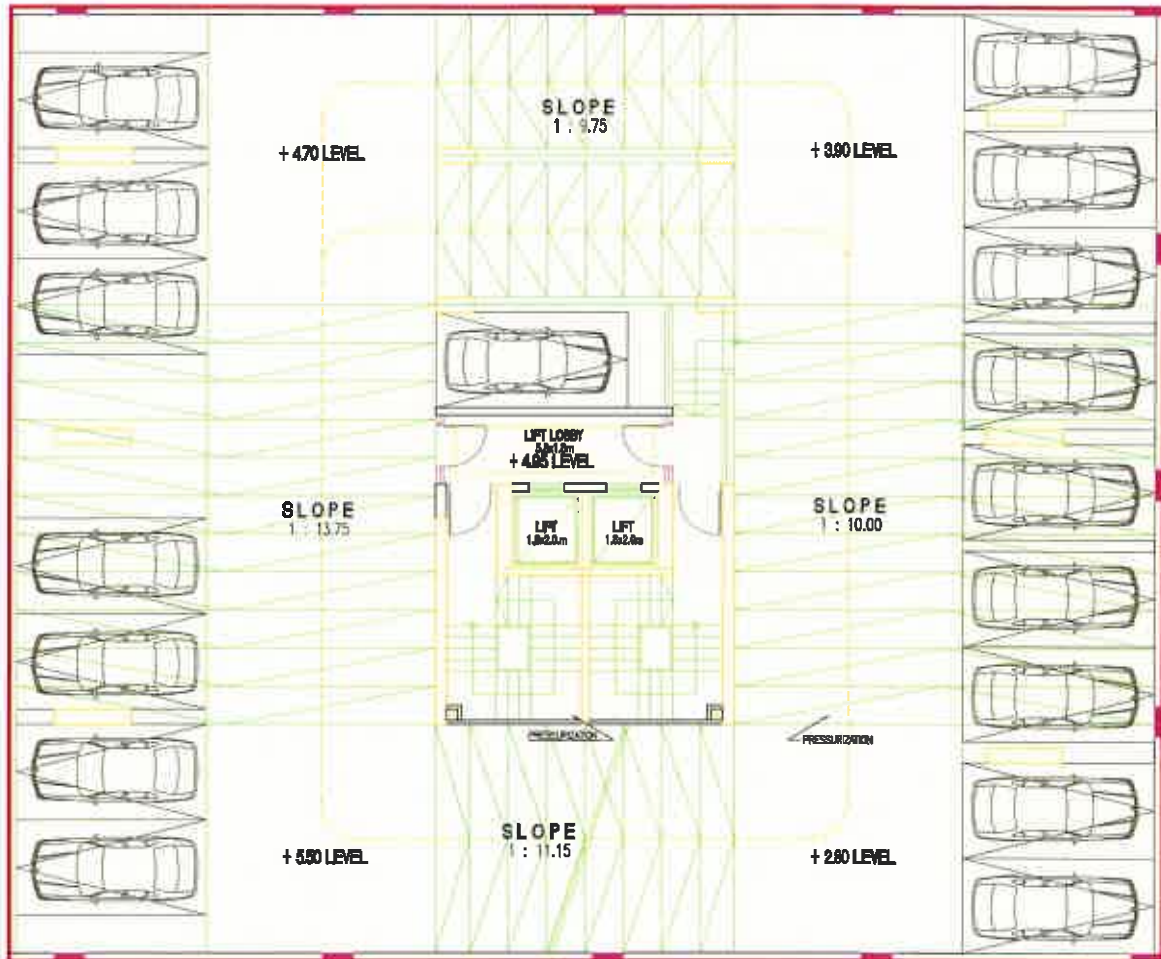


Diagram 13B: BPMS 1

Estimated cost of the Project and fees of Building Permits (Gross Area)

Typical Parking Floor Plan

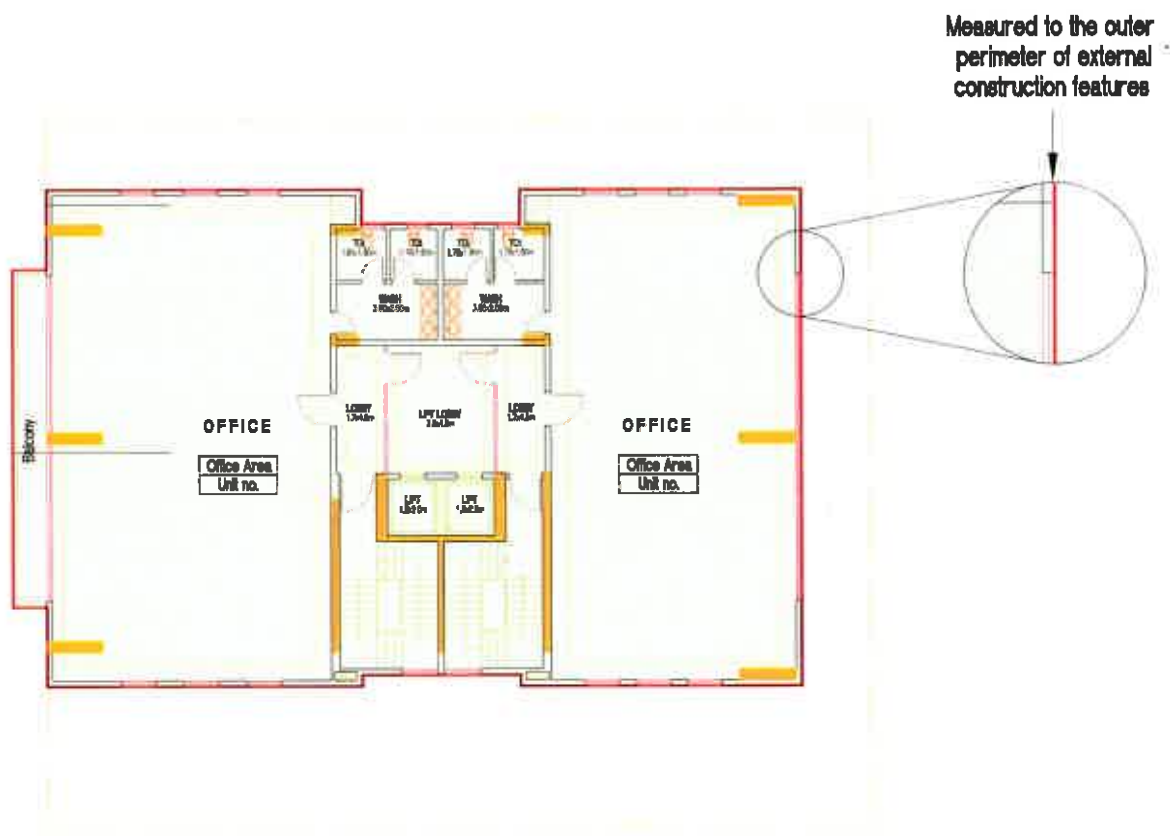


Diagram 13C: BPMS 1

Estimated cost of the Project and fees of Building Permits (Gross Area)

Typical Floor Plan

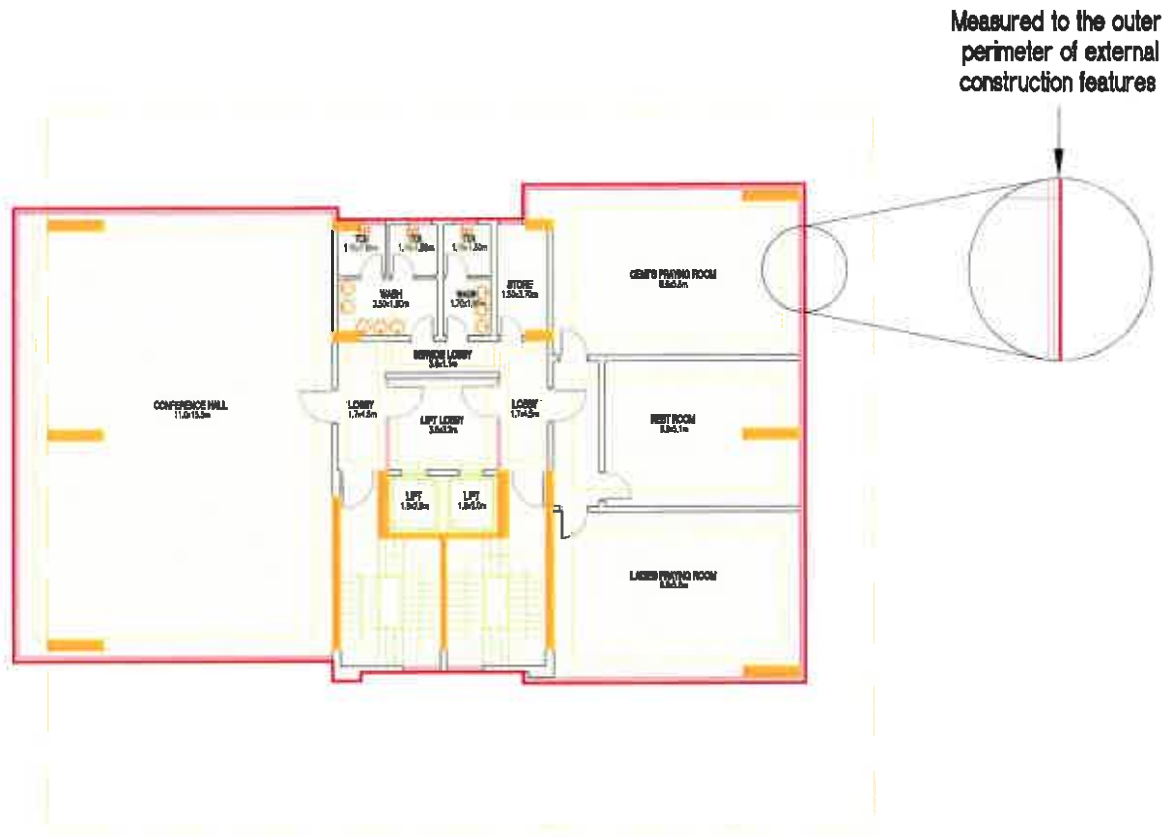


Diagram 13D: BPMS 1

Estimated cost of the Project and fees of Building Permits (Gross Area)

Service Floor Plan

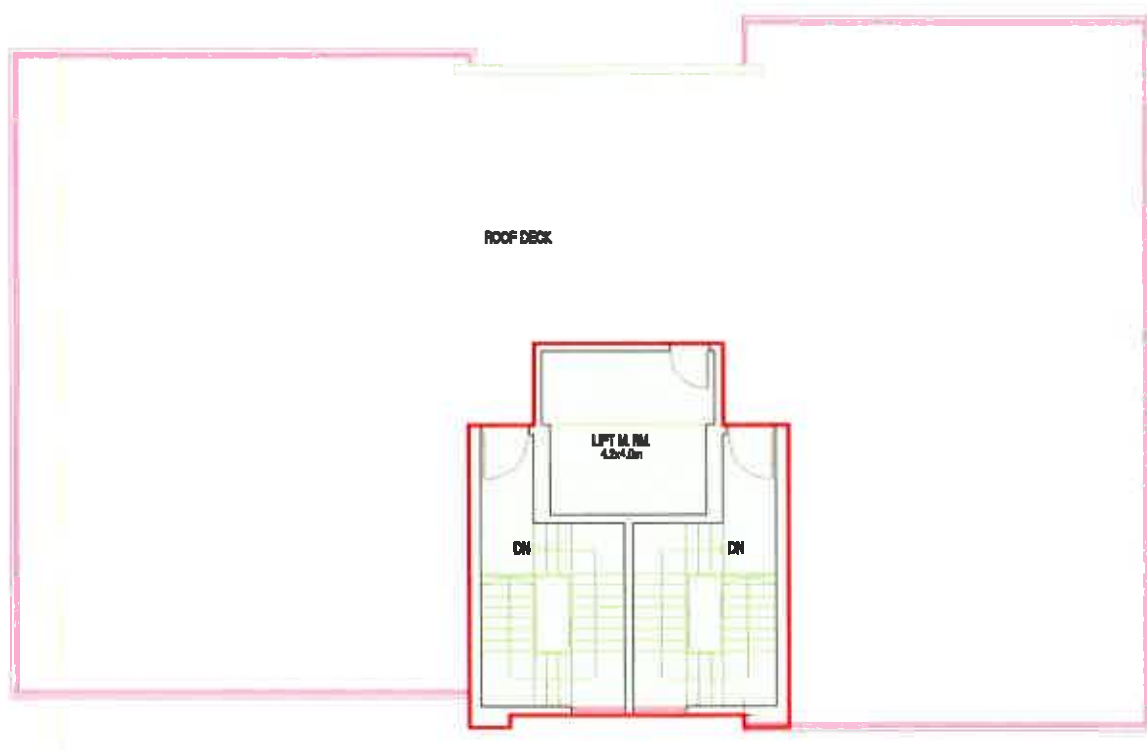


Diagram 13E: BPMS 1

Estimated cost of the Project and fees of Building Permits (Gross Area)

Roof Floor Plan

Bahrain Standard to calculate percentage of construction area, area of Villas and net area (IPMS3)

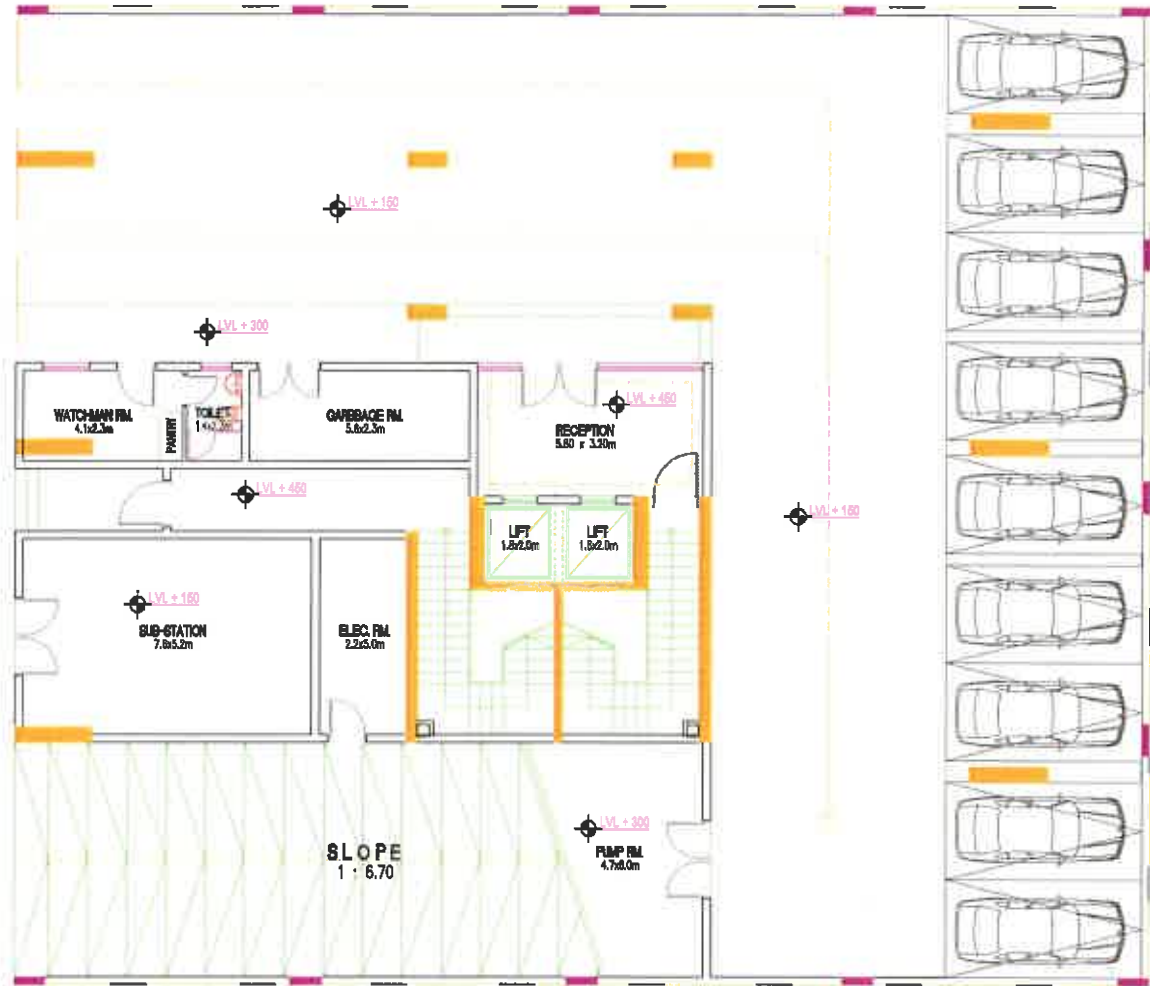


Diagram 14A: BPMS 3
 Building Percentage, Offices area and Net Buildable area
 Ground Floor Plan

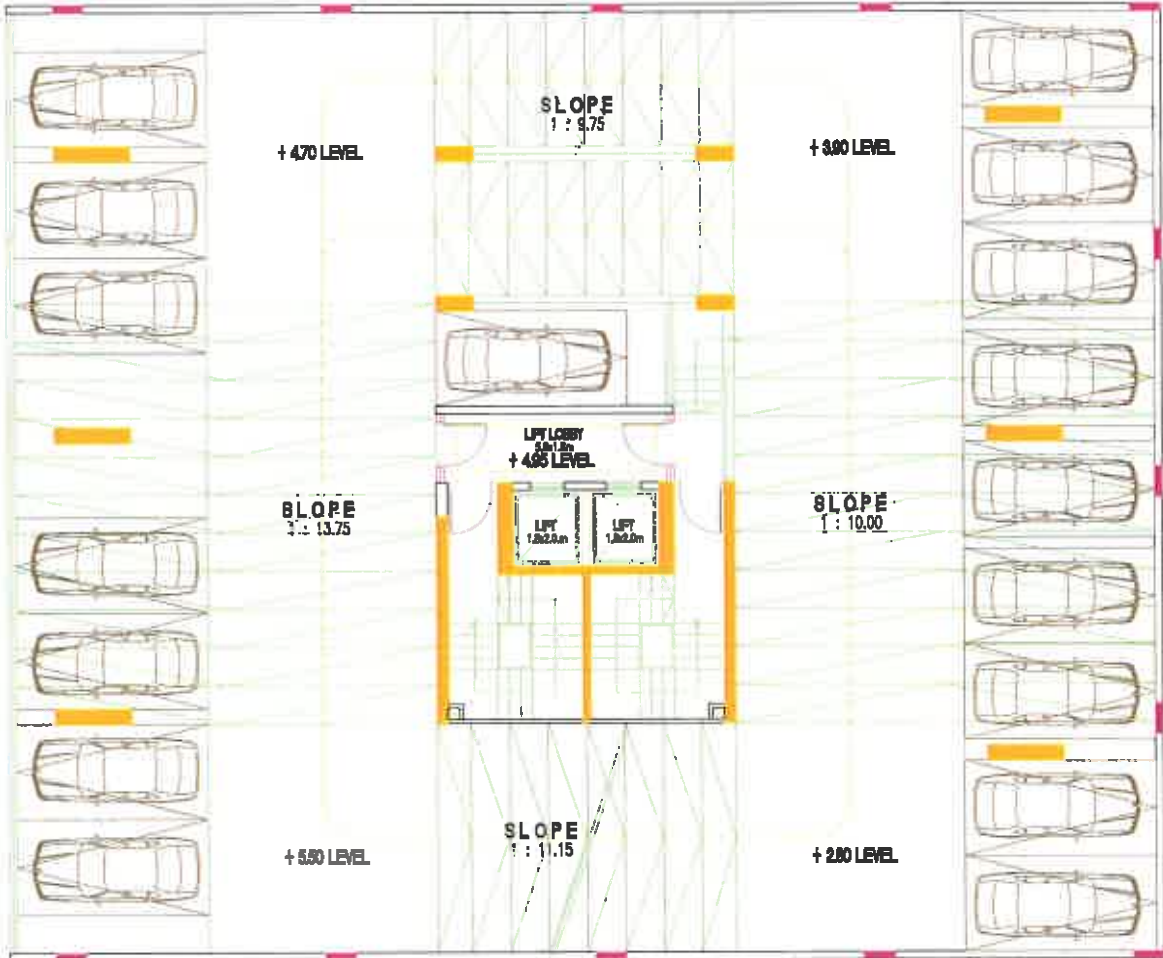


Diagram 14B: BPMS 3
Building Percentage, Offices area and Net Buildable area
Typical Parking Floor Plan

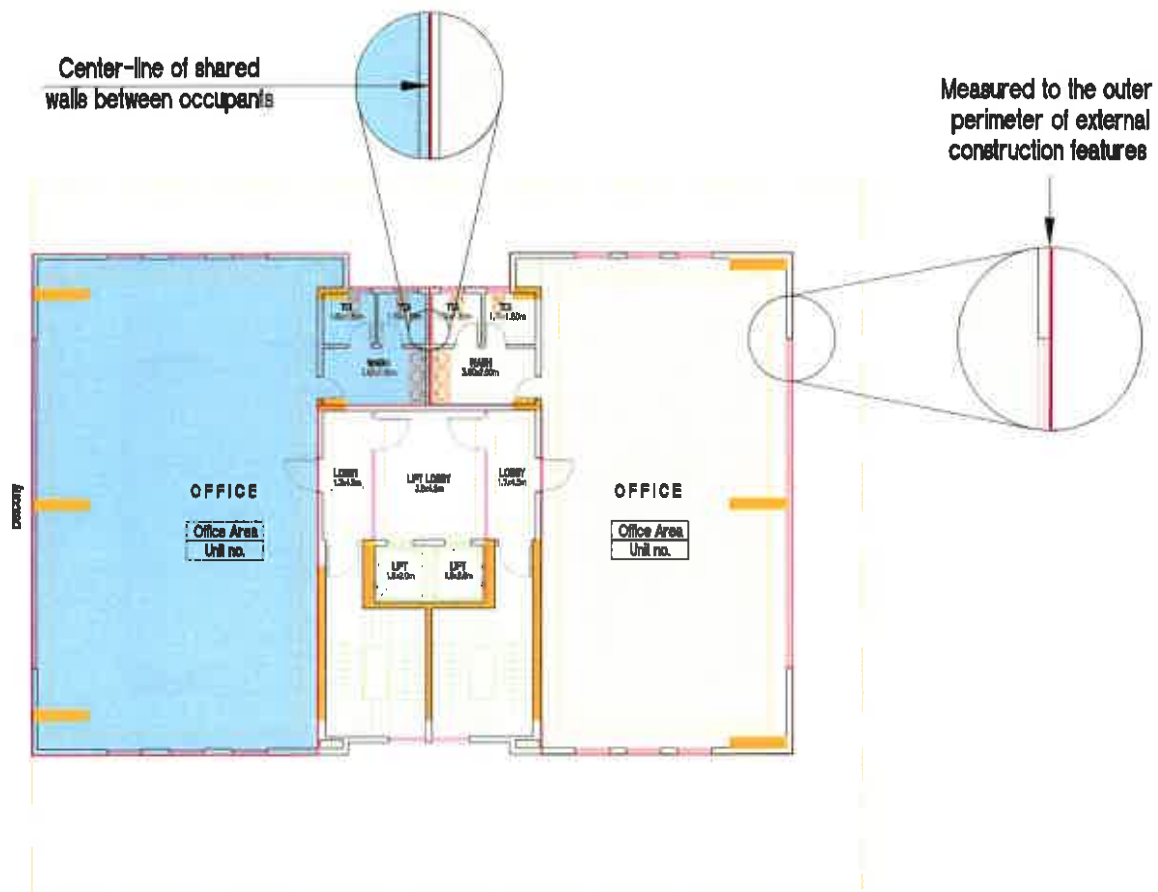


Diagram 14C: BPMS 3
 Building Percentage, Offices area and Net Buildable area
 Typical Floor Plan

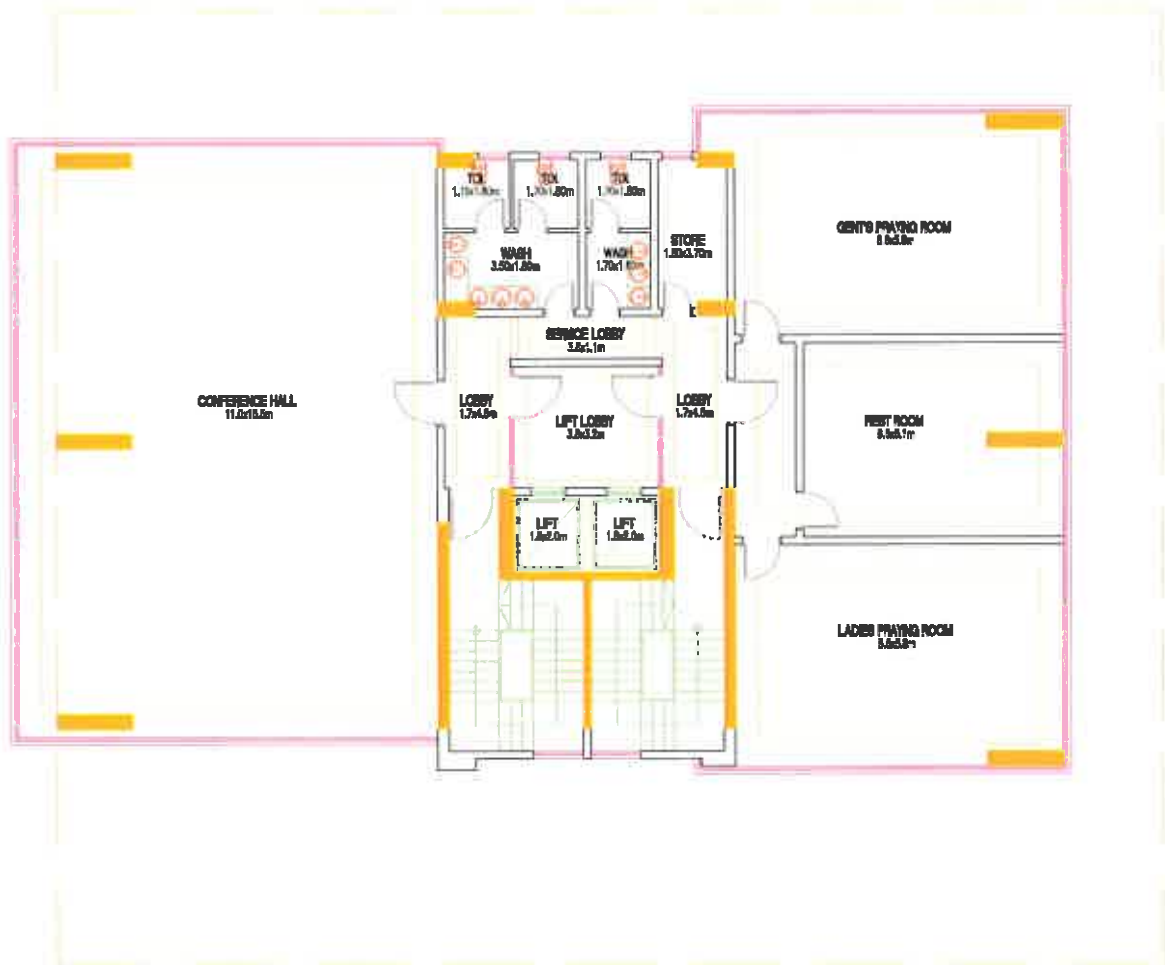


Diagram 14D: BPMS 3

Building Percentage, Offices area and Net Buildable area

Service Floor Plan

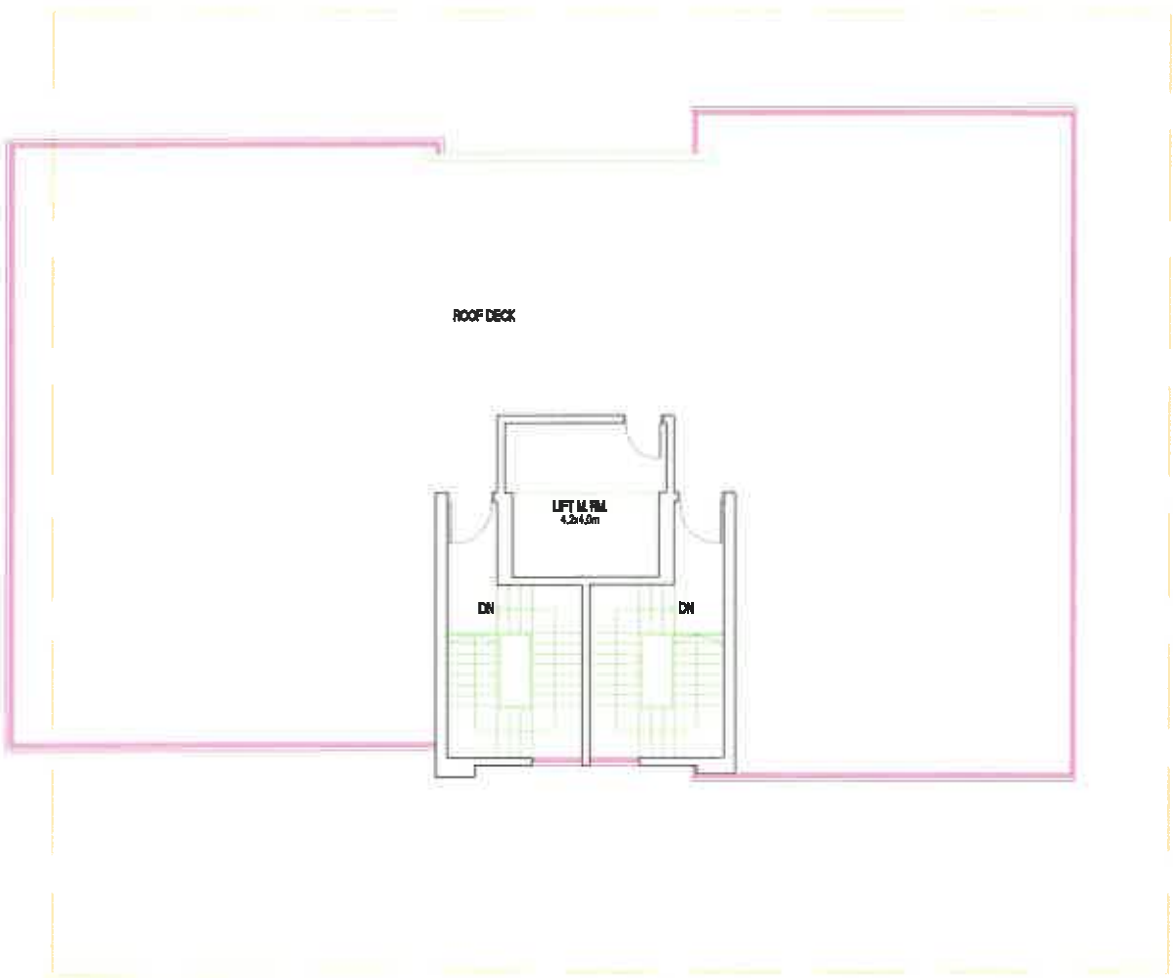


Diagram 14E: BPMS 3
Building Percentage, Offices area and Net Buildable area
Roof Floor Plan

Bahrain Standard to calculate the area of ownership (IPMS 3)

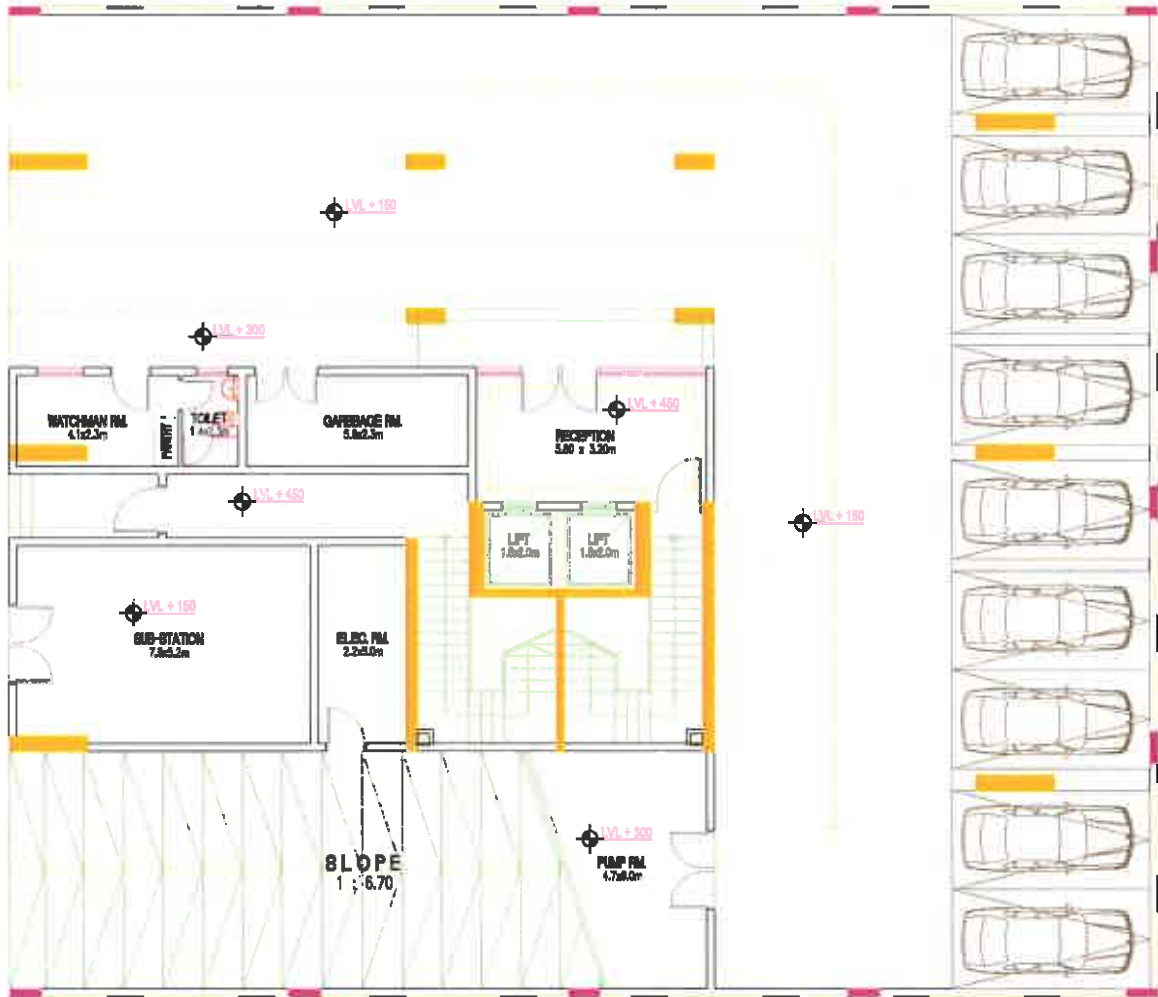


Diagram 15A: BPMS 3
Property Ownership
Ground Floor Plan

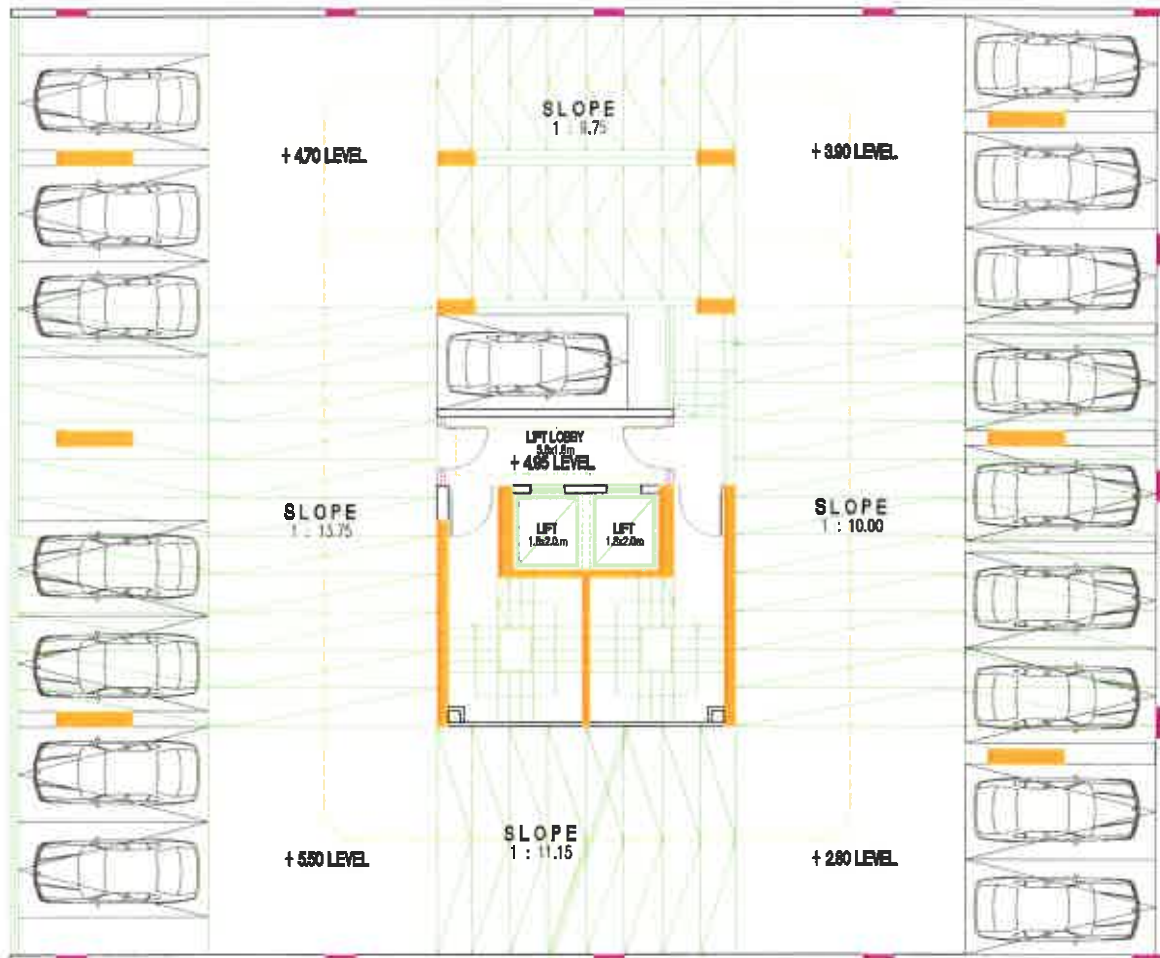


Diagram 15B: BPMS 3
Property Ownership
Typical Parking Floor Plan

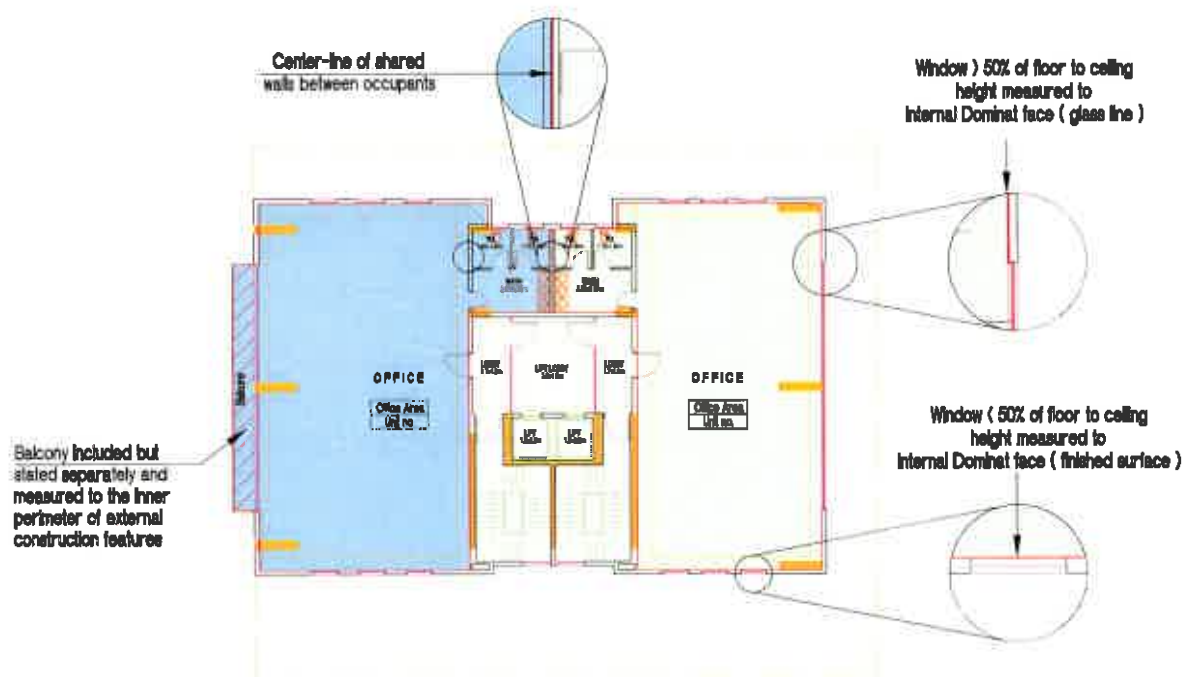


Diagram 15C: BPMS 3
Property Ownership
Typical Floor Plan

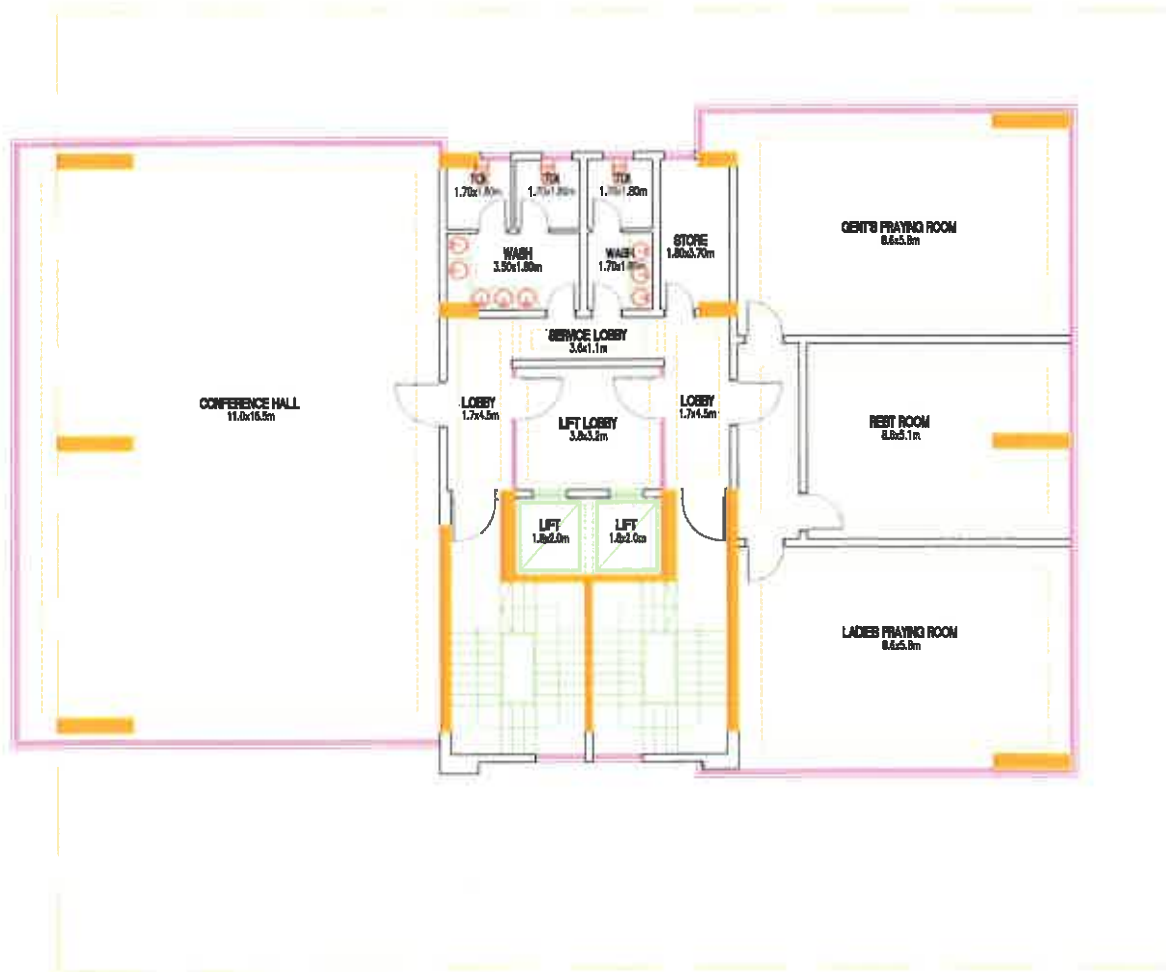


Diagram 15D: BPMS 3
Property Ownership
Service Floor Plan

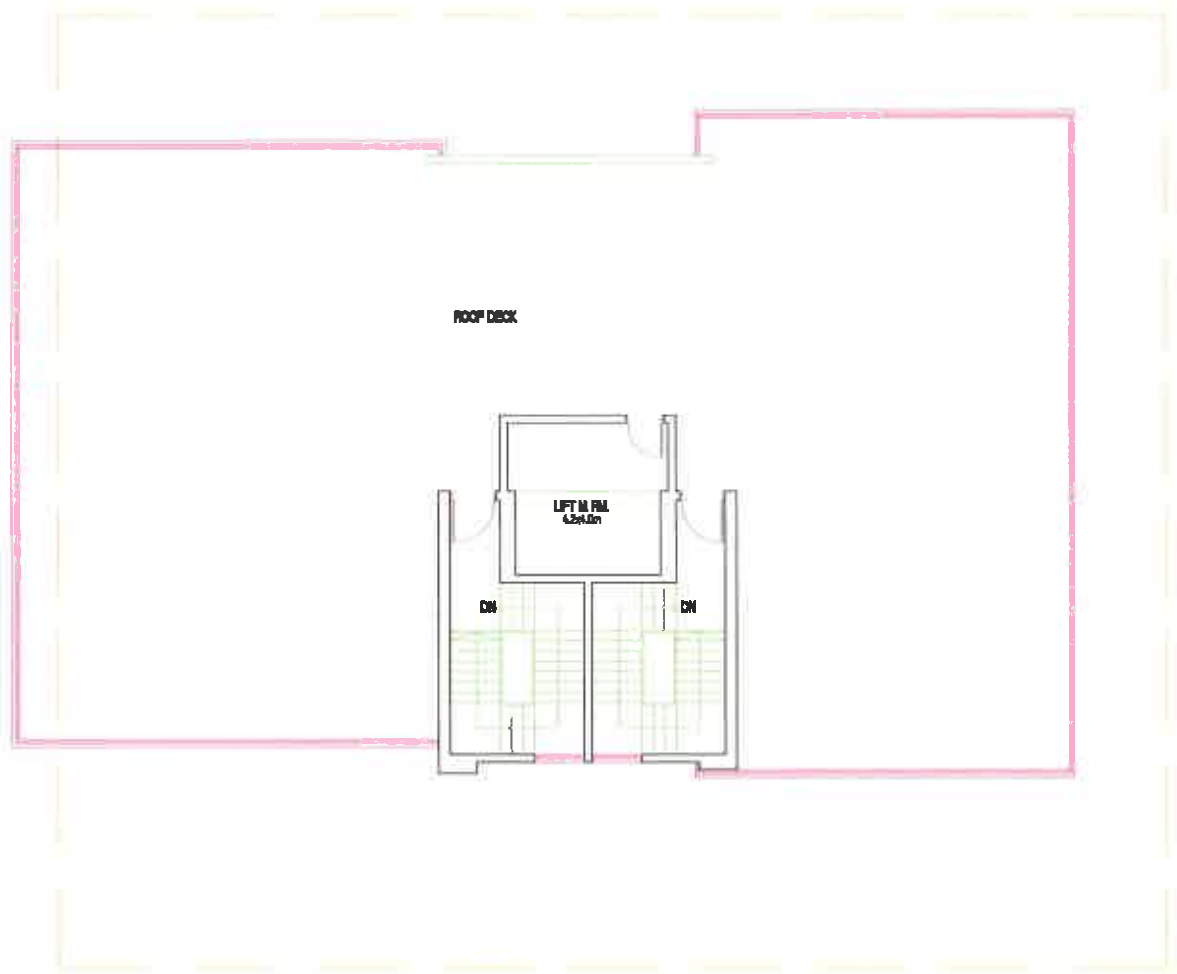


Diagram 15E: BPMS 3
Property Ownership
Roof Floor Plan

BPMS

BAHRAIN • PROPERTY • MEASUREMENT • STANDARDS

INDUSTRIAL BUILDINGS



Industrial Buildings Glossary

Ancillary Area	An area in exclusive use, which is either detached from the main area being measured or being used for supplementary purposes
Balcony	<p>BPMS Definition: It is an external platform at an upper floor level and mainly include handrails in the built-up area, which is hanging out from the external wall. This definition includes generally accessible roof terraces and exterior areas. In addition, the balcony depth should not exceed 1.5 meters, in case that parameter goes beyond the mentioned depth it will be considered part of the main building.</p> <p><i>(The related IPMS definition: An external platform at an upper floor level with a balustrade to the open sides projecting from or recessed from an External Wall and including in this definition generally accessible rooftop terraces, external galleries and loggia).</i></p>
Balustrade	A protective barrier formed by a solid wall, railings or other feature.
Building	<p>BPMS Definition: A separate building overlooking an approved road consisting of several stories, residential flats, business suites or independent business premises that are combined or separate in the entrances, staircase and lifts</p> <p><i>(The related IPMS definition: An independent attached or detached Structure forming all or a part of a property).</i></p>
Catwalk	An internal or external walkway above the surrounding area that provides higher level access.
Clear Height	The height within a Building or section of a Building measured from the floor to the lowest point of the structural element above, ignoring the existence of any brackets, struts or fixtures and fittings.
Coalition	The Trustees of IPMS, comprising not-for-profit organizations, each with a public interest mandate.
Common Facilities	<p>BPMS Definition: Those parts of the building provide common areas for facilities generally do not change over time, and these areas include circulation areas, escalators, stairs, elevators, engine rooms, Public toilets, detergent cabinets, factory rooms, fire shelter areas, maintenance rooms, unallocated parking spaces, rooftops and garages, ducts, interior streets and recreational floors.</p> <p><i>(The related IPMS definition: Those parts of a Building that would in multiple occupation, provide shared facilities that typically do not change over time, and may include, for example, circulation areas, stairs, escalators, lifts/elevators and motor rooms, toilets, cleaners' cupboards, plant rooms, fire refuge areas, maintenance rooms and unallocated parking spaces).</i></p>
Component	One of the main elements into which the Floor Area of a Building can be divided.
Component Area	The total Floor Area attributed to one of the Components.

Covered Area	The extent of the area of a Building covered by one or more roof(s) and the perimeter of which is sometimes referred to as the drip line, being the outermost permanent structural extension, exclusive of ornamental overhangs.
External Wall	BPMS Definition: The procedure for the calculation of the percentage of construction area of units, net area and the total area includes the outer walls of all types of buildings. <i>(The related IPMS definition: The enclosing element of a Building, including windows and walls, that separates the exterior area from the interior area).</i>
Finished Surface	The wall surface directly above the horizontal wall-floor junction, ignoring skirting boards, cable trunking, heating and cooling units, and pipework.
Floor Area	The area of a normally horizontal, permanent, load-bearing structure for each level of a Building.
Internal Dominant Face (IDF) Wall Section	The extent of each section of an External Wall where the inside finished surface area of each part of a window, wall or other external construction features varies from the inside finished surface area of the adjoining window, wall or external construction feature, ignoring the existence of any columns.
Internal Dominant Face (IDF)	The inside surface area comprising more than 50% of the first 2.75 meters measured vertically from the floor, or to the ceiling if lower, for each IDF Wall Section. If such does not occur, the Finished Surface is deemed to be the IDF.
Industrial Building	A Building mainly used for industrial purposes such as manufacturing and warehousing, whether or not part of the Building is used for other purposes.
Internal Height	The height within a Building or section of a Building measured from the floor to the lowest point of a ceiling, ignoring the existence of any brackets, struts or fixtures and fittings.
IPMS	International Property Measurement Standards.
IPMSC	The International Property Measurement Standards Coalition.
IPMS 1	The total of the areas of each floor level of a Building measured to the outer perimeter of External Walls, Sheltered Areas and Balconies.
IPMS 2	The total of the areas of each floor level of a Building measured to the Internal Dominant Face, of all External Walls and Balconies on each level.
IPMS 3	The Floor Area available on an exclusive basis to an occupier.
Loading Bay(s)	Area(s) designed for vehicle access next to or adjacent to a Loading Dock.
Loading Dock(s)	Elevated platform(s) at an opening of a Building designed for receiving or dispatching goods or equipment.

Mezzanine	<p>BPMS Definition: An excluded floor including part of the height of the ground floor whether it is a retail outlet, factory, workshop or service facility, provided that its building percentage shall not exceed 70% (seventy percent) of the ground floor area. It shall be intended for storage, management, offices and business purposes. It shall not be directly accessible from outside. Its entrance shall be from the ground floor level and its height shall not be more than 2.60 meters (Two meters and sixty centimeters), provided that the height of the ground floor including the mezzanine floor shall not be more than 6 meters (Six meters). [BENA]</p> <p><i>(The related IPMS definition: An intermediate or partial floor, other than a Catwalk, that is usually fully or partially open on one or more sides).</i></p>
Patio	A paved or floored terrace, adjacent to a building, which may or may not be covered by an independent framework.
Property	Any real estate asset in the built environment.
Property Industry	Comprises Users, Service Providers and Third parties.
Service Provider	Any entity providing real estate advice to a User or Third Party including, but not limited to, Valuers, surveyors, facility managers, property managers, asset managers, agents and brokers, Space Measurement Professionals, cost consultants, interior designers and architects.
Sheltered Area	Any part of the Covered Area that is not fully enclosed but excluding insignificant areas under the eaves.
Space Measurement Professional	A Service Provider qualified by experience or training to measure Buildings in accordance with IPMS.
SSC	The Standards Setting Committee appointed by the IPMSC to develop global standards for property measurement.
Standard Facilities	See Common Facilities.
Structure	A construction that provides shelter or serves an ancillary function, but is not necessarily fully enclosed.
Temporary Structure	A physical element within a building installed on an interim or permanent basis, the removal of which would not damage the physical integrity of the Building.
Third Party	Any entity other than a User or Service Provider with an interest in property measurement including, but not limited to, governments, banks, other property financing bodies, data analysts and researchers.
User	An owner-occupier, developer, investor, purchaser, vendor, landlord or tenant.
Valuer	A Service Provider with an appropriate professional qualification in valuation or appraisal.
Veranda	An open or partly enclosed area on the outside of a Building at ground level (Level 0), and covered by a roof that is an integral part of the Building.

Bahrain Standard for Industrial Building (Industrial Unit)

Proposed Standard	Use	Comments	Diagram Number
BPMS 1 Based on IPMS 1	Calculating the gross area to estimate project cost and municipal fees.	Separate area tables are not required	Diagram 16A Diagram 16B Diagram 16C
BPMS 3A Based on IPMS 3A	Calculating the building percentage, unit areas and net buildable area to determine the cost of infrastructure (underground utilities)	Mezzanine area and covered loading areas are not included	Diagram 17A Diagram 17B Diagram 17C
BPMS 2 Based on IPMS 2	Property ownership	Inclusive of closed areas in upper floors and ladders, and excluding the roof and setback areas.	Diagram 18A Diagram 18B Diagram 18C

Bahrain Standard for Total Area (IPMS 1)

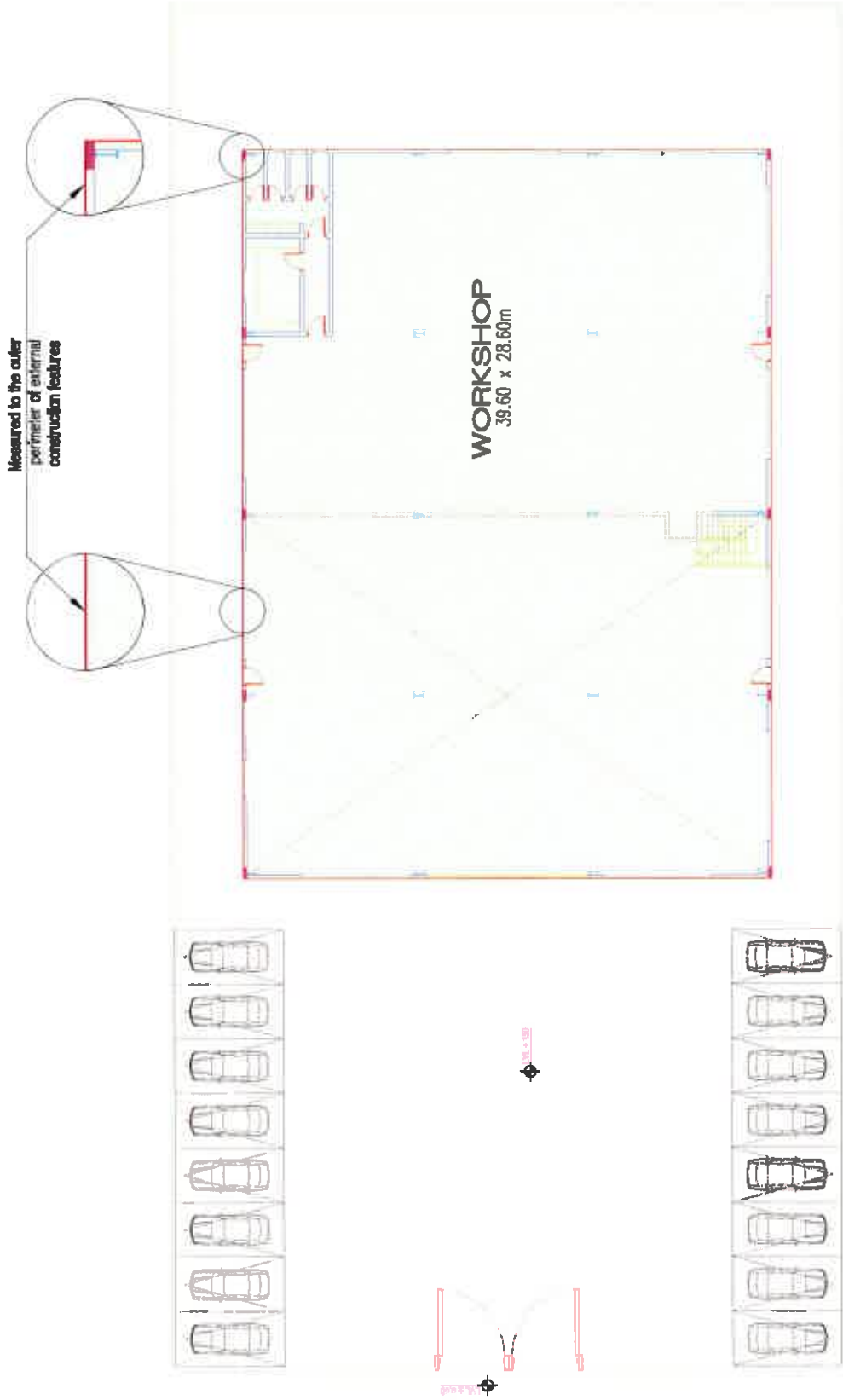


Diagram 16A: BPMS 1
Estimated Cost of the Project and fees of Building Permits (Gross Area)
Ground Floor Plan

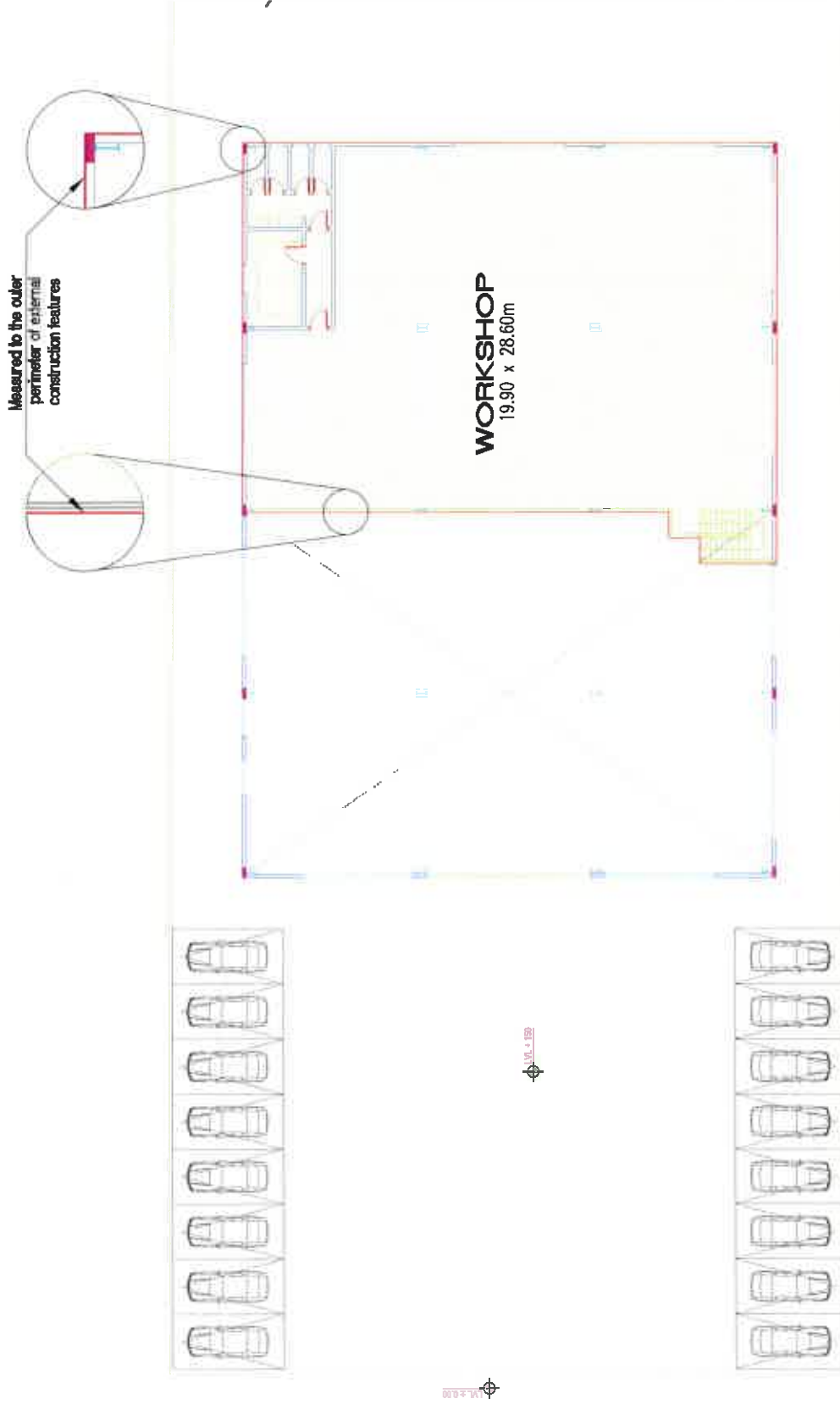


Diagram 16B: BPMS 1
Estimated Cost of the Project and fees of Building Permits (Gross Area)
Mezzanine Floor Plan

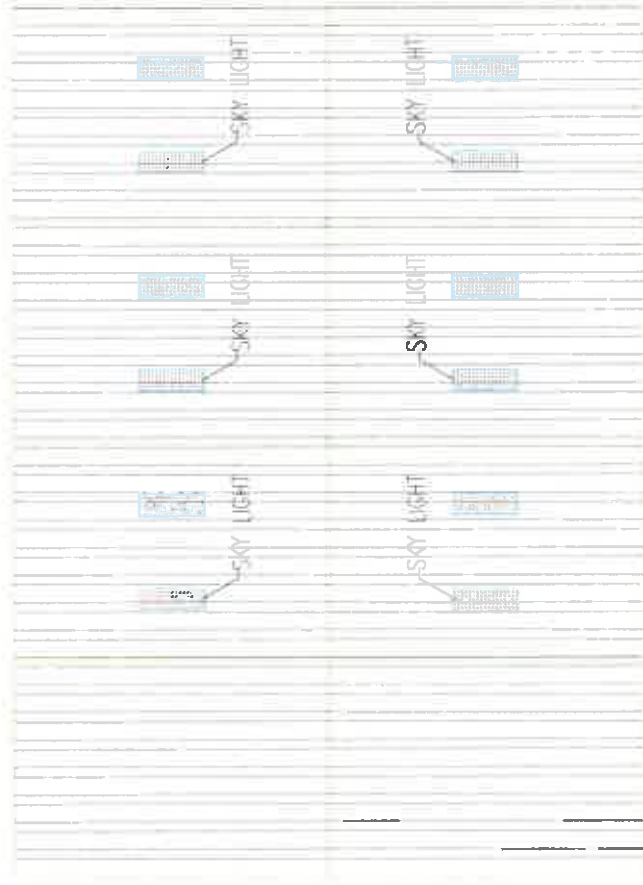
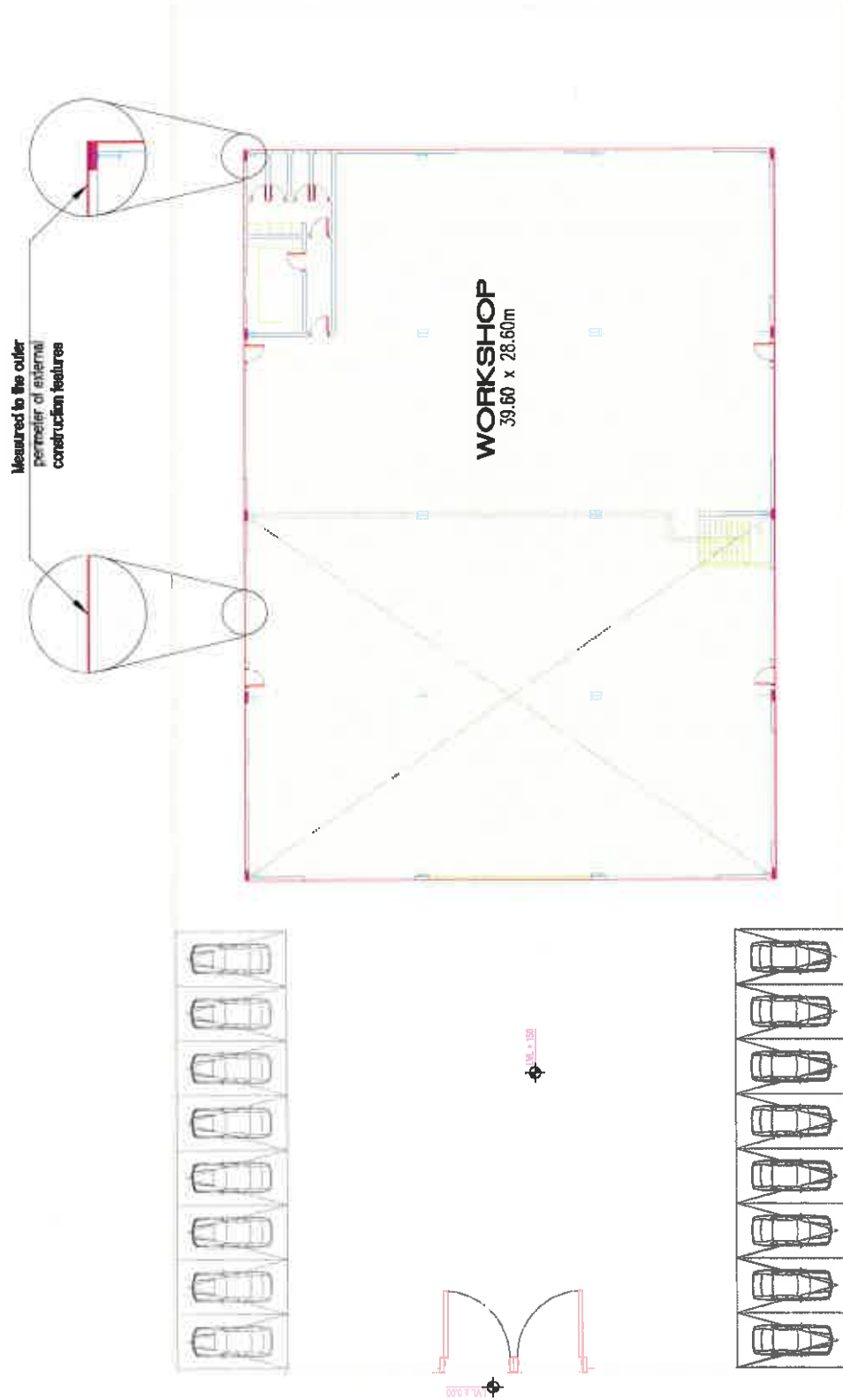


Diagram 16C: BPMS 1
Estimated Cost of the Project and fees of Building Permits [Gross Area]
Roof Floor Plan

Bahrain Standard to calculate percentage of construction area, area of apartment and net area (IPMS 3A)



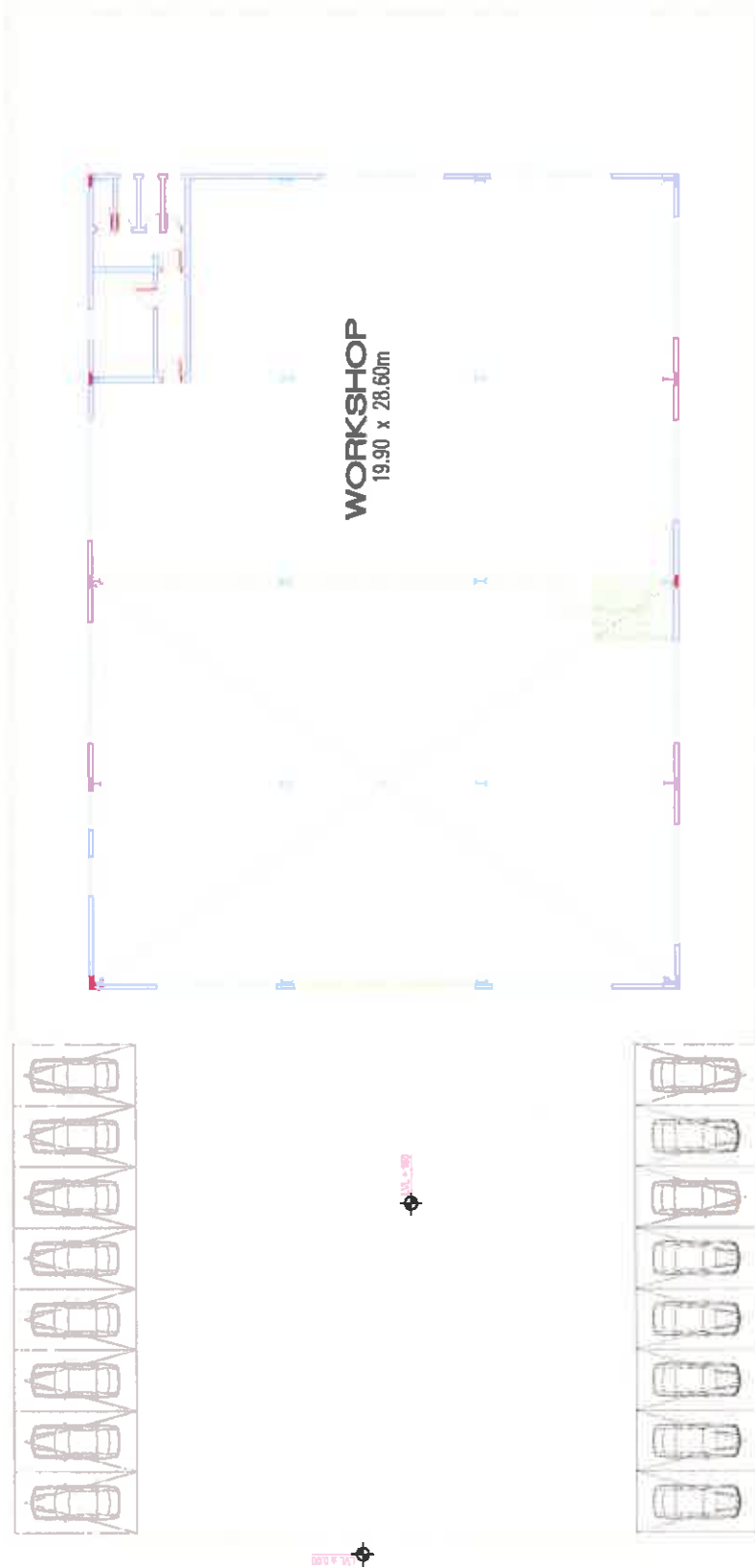


Diagram 17B: BPMS 3A
Building Percentage, Unit Area and Net Buildable area
Mezzanine Floor Plan

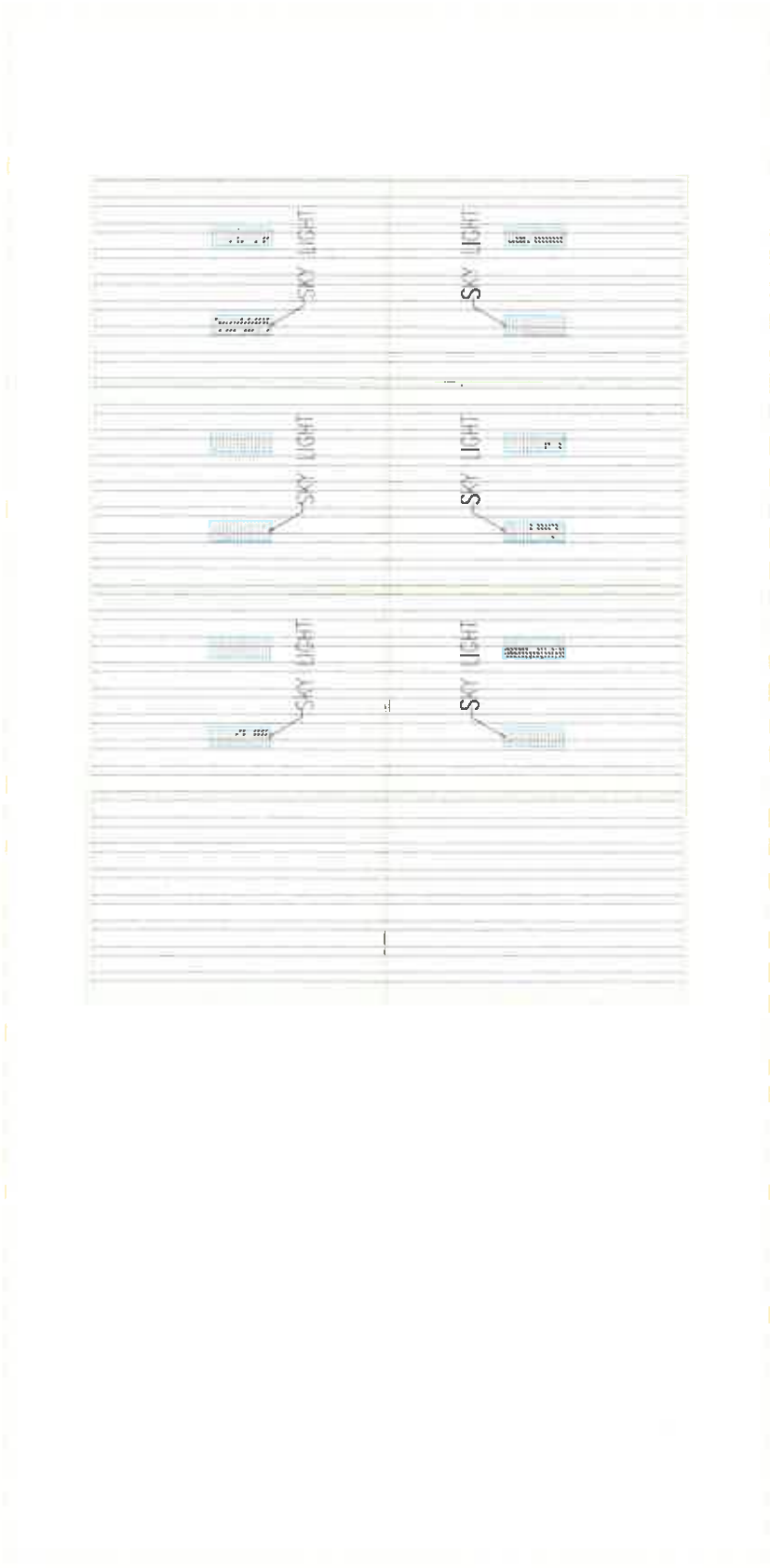


Diagram 17C: BPMS 3A

Building Percentage, Unit Area and Net Buildable area
Roof Floor Plan

Bahrain Standard to calculate the area of ownership (IPMS 2)

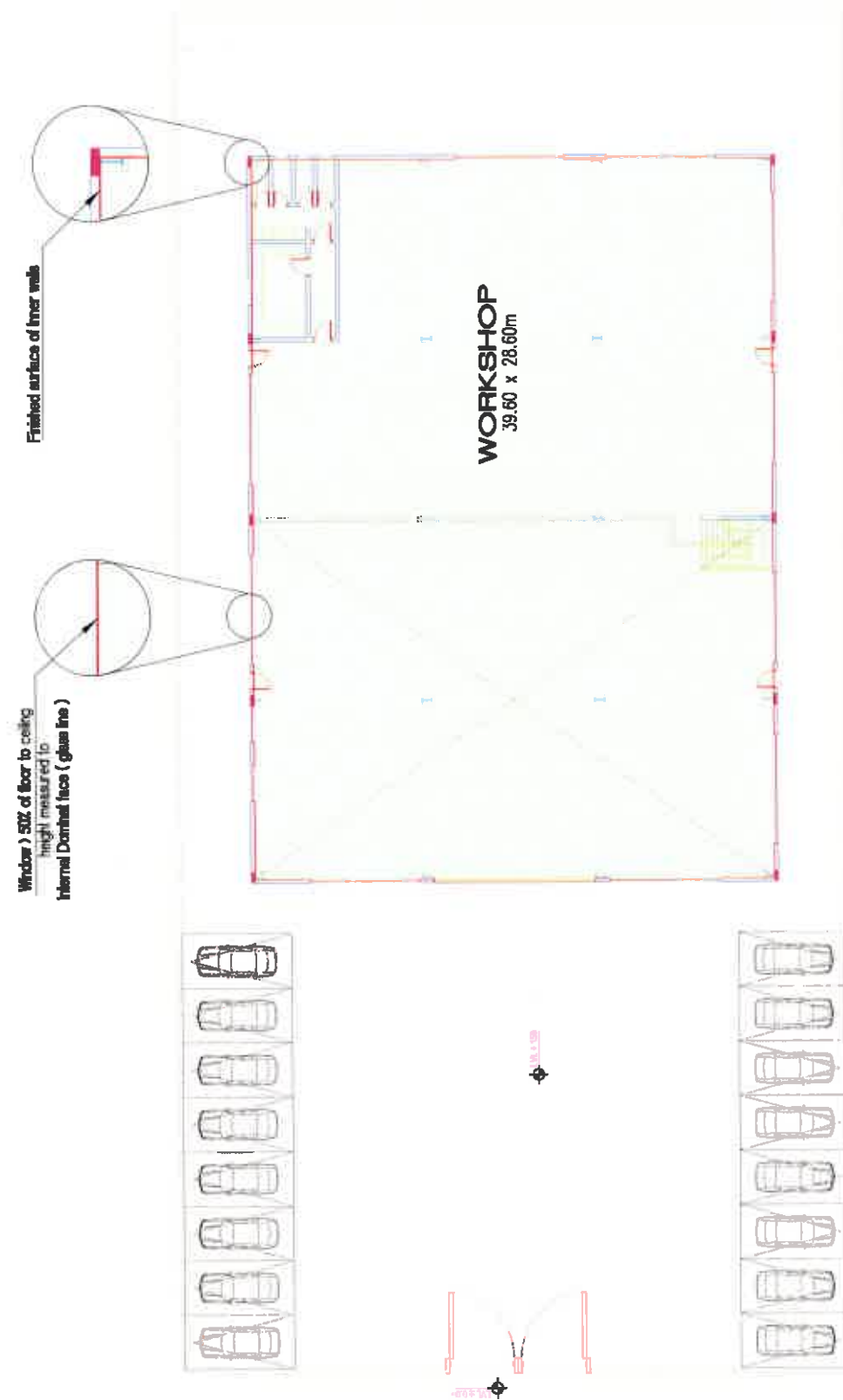


Diagram 18A: BPMS 2
Property Ownership
Ground Floor Plan

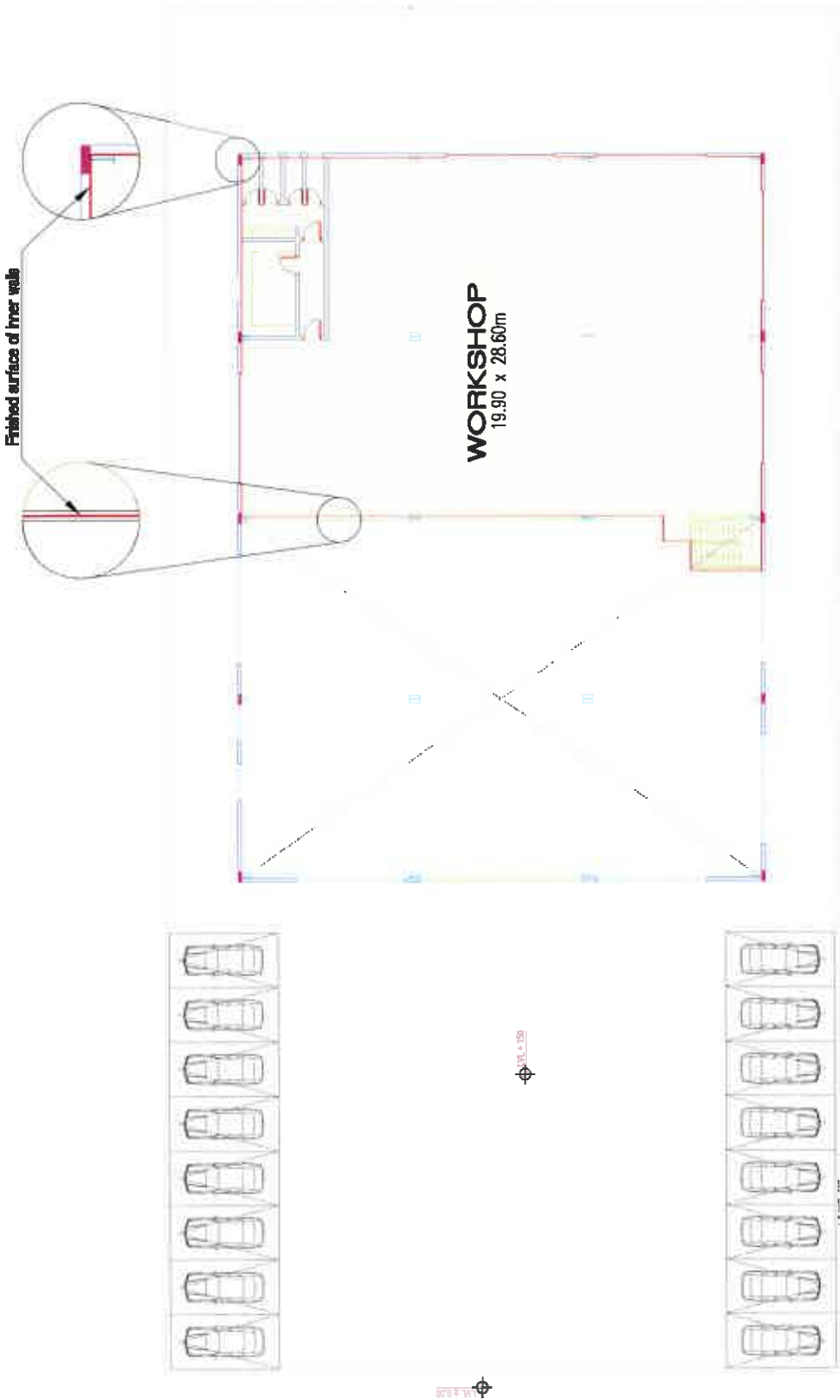


Diagram 18B: BPMS 2
Property Ownership
Mezzanine Floor Plan

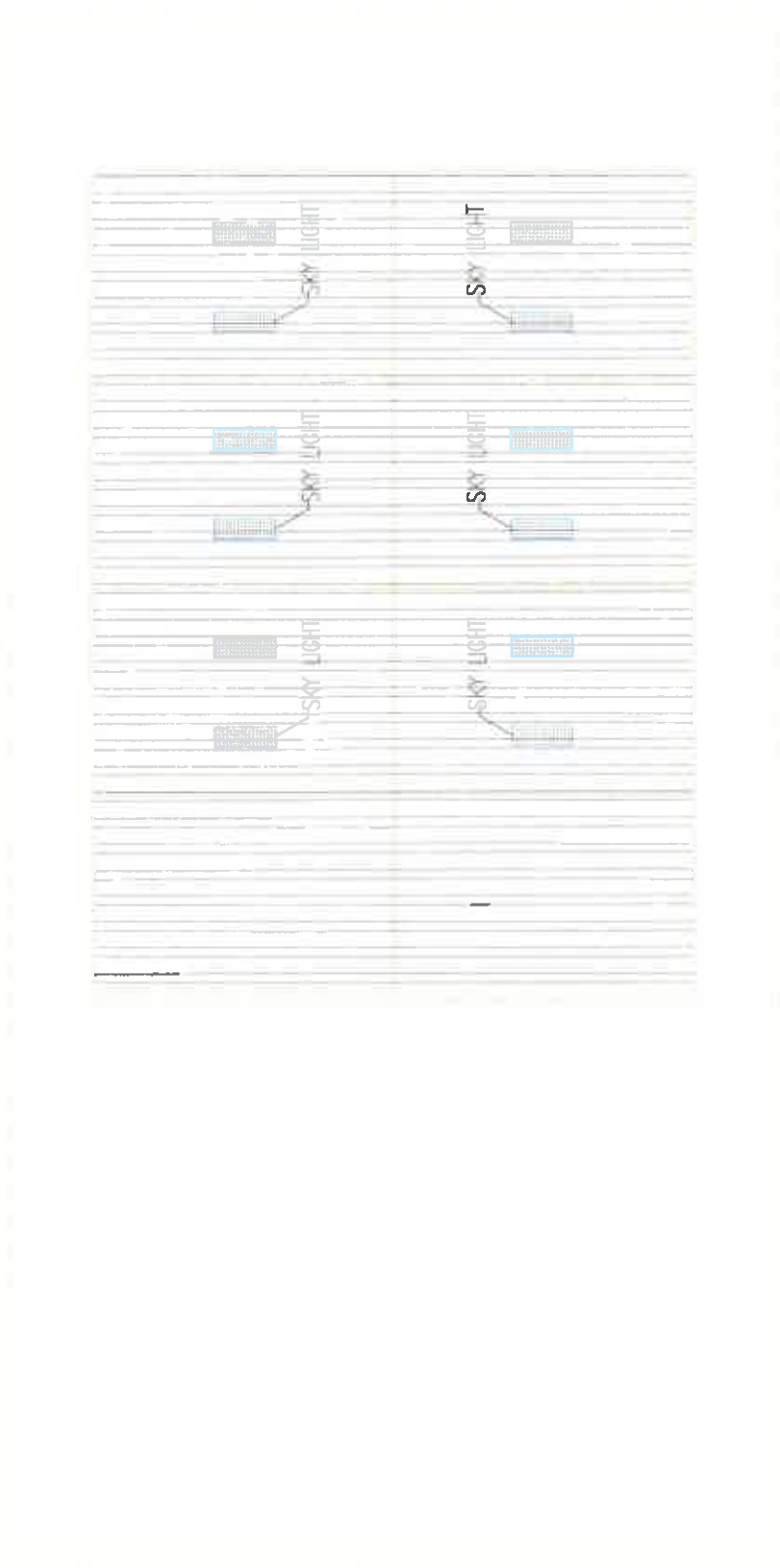


Diagram 18C: BPMS 2

Property Ownership

Roof Floor Plan

Bahrain Standard for Industrial Buildings (Multiple Industrial Unit)

Proposed Standard	Use	Comments	Diagram Number
BPMS 1 Based on IPMS 1	Calculating the gross area to estimate project cost and municipal fees.	Separate area tables are not required.	Diagram 19A Diagram 19B Diagram 19C
BPMS 3A Based on IPMS 3A	Calculating the building percentage, unit areas and net buildable area to determine the cost of infrastructure (underground utilities)	Mezzanine area and covered loading areas are not included	Diagram 20A Diagram 20B Diagram 20C
BPMS 3B Based on IPMS 3B	Property ownership	Inclusive of closed areas in upper floors and mezzanine stairs; and excluding the roof and setback areas.	Diagram 21A Diagram 21B Diagram 21C

Bahrain Standard for Total Area (IPMS 1)

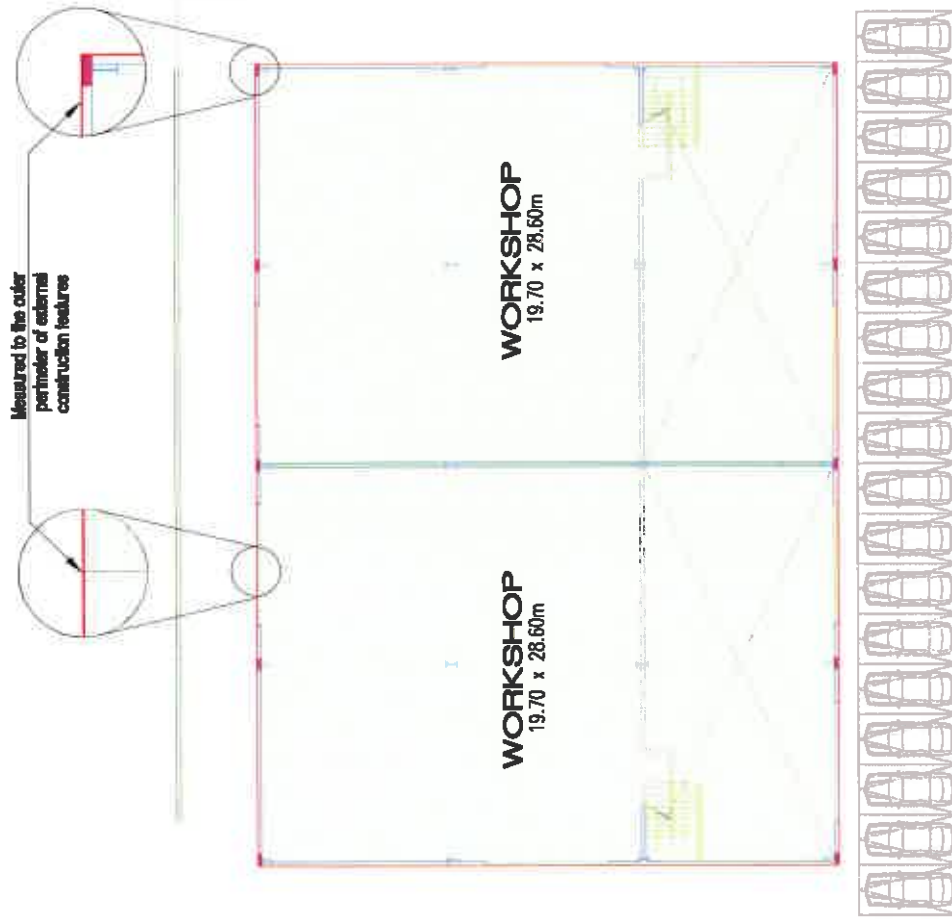


Diagram 19A: BPMS 1

Estimated cost of the Project and fees of building Permits (Gross Area)
Ground Floor Plan

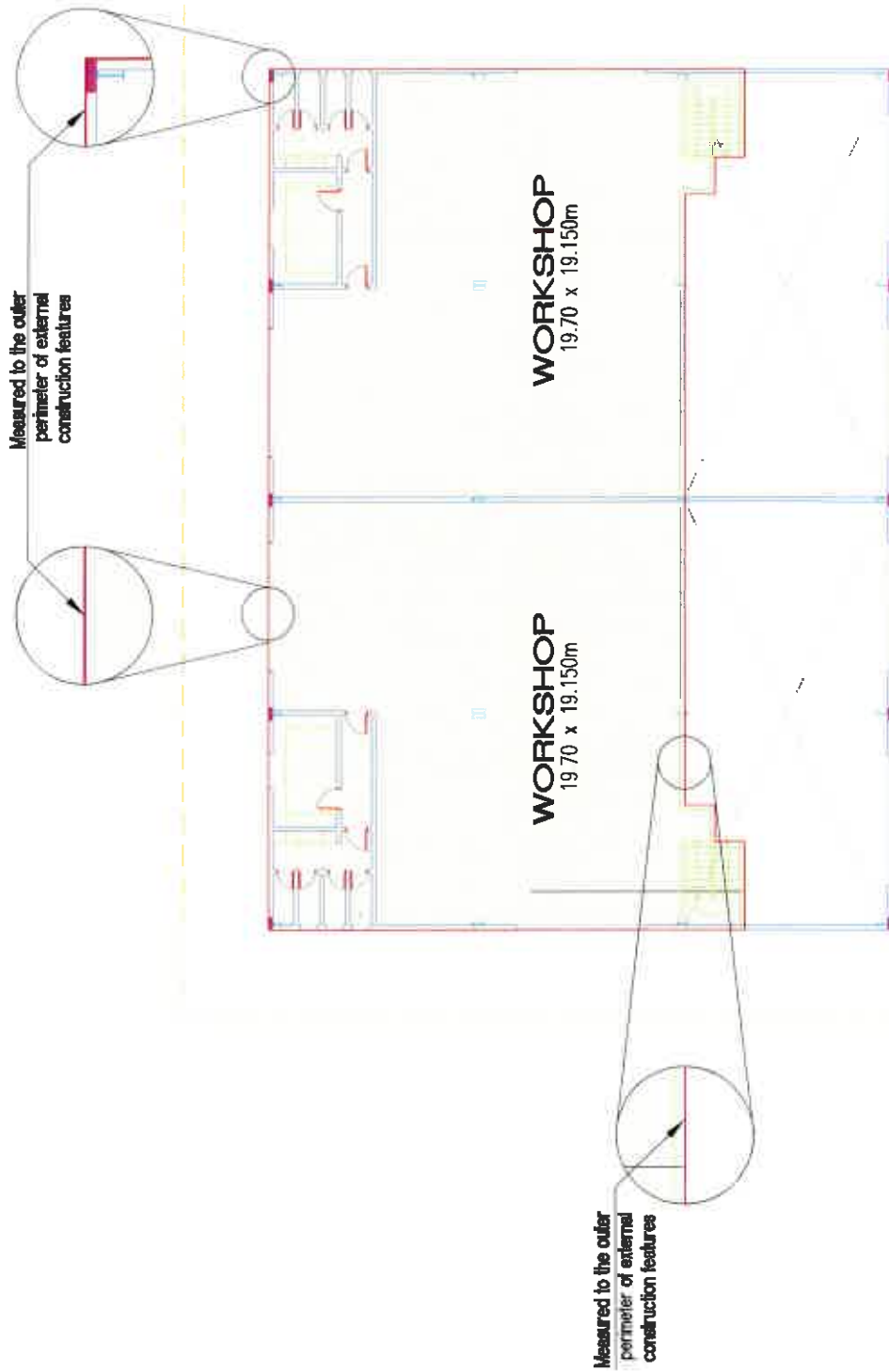


Diagram 19B: BPMS 1

Estimated cost of the Project and fees of building Permits (Gross Area)
Mezzanine Floor Plan



Diagram 19C: BPMS 1

Estimated cost of the Project and fees of building Permits (Gross Area)
Roof Floor Plan

Bahrain Standard to calculate percentage of construction area, area of apartment and net area (IPMS 3A)

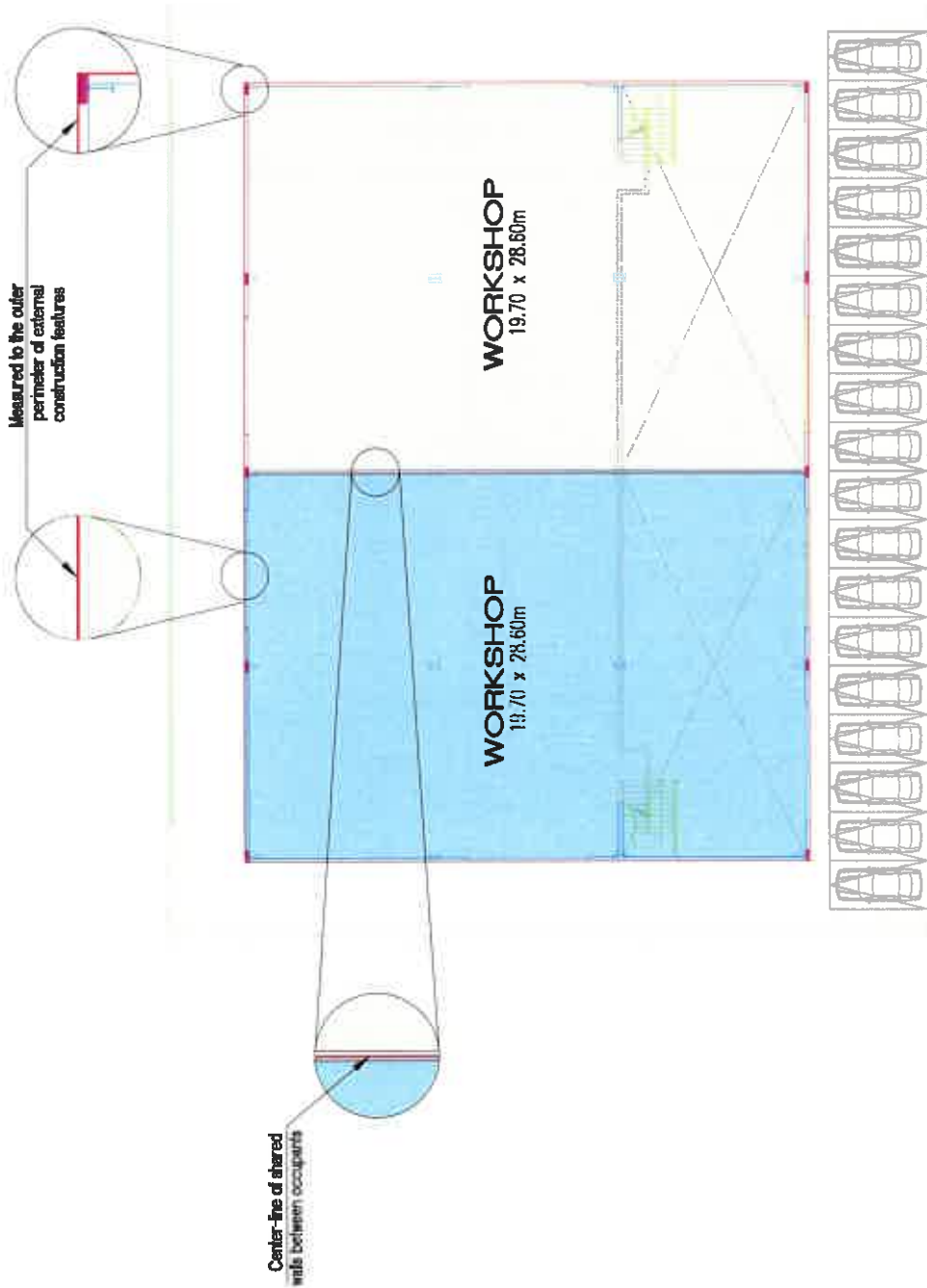


Diagram 20A: BPMS 3A
Building Percentage, Unit Area and Net Buildable area
Ground Floor Plan

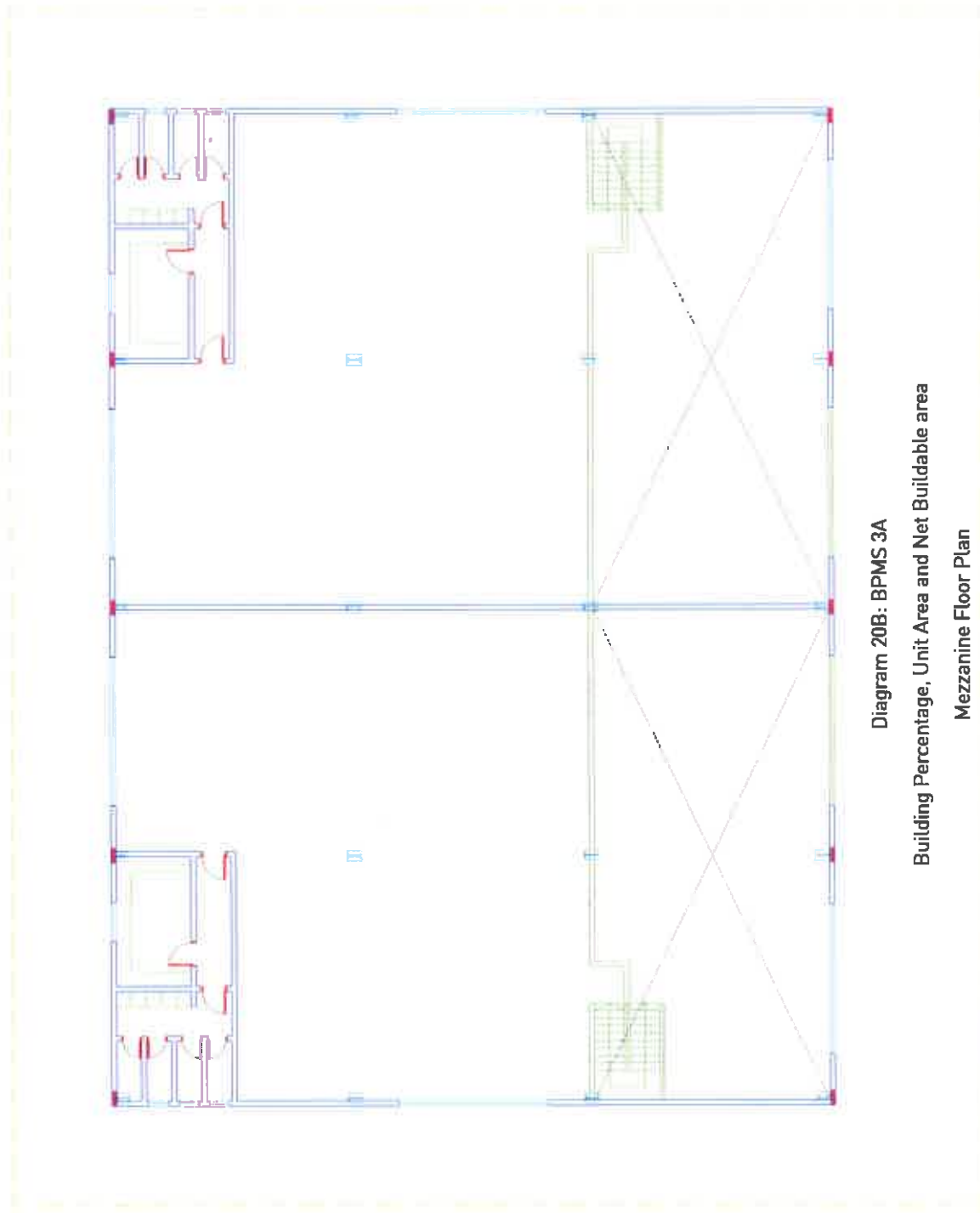


Diagram 20B: BPMS 3A
Building Percentage, Unit Area and Net Buildable area
Mezzanine Floor Plan

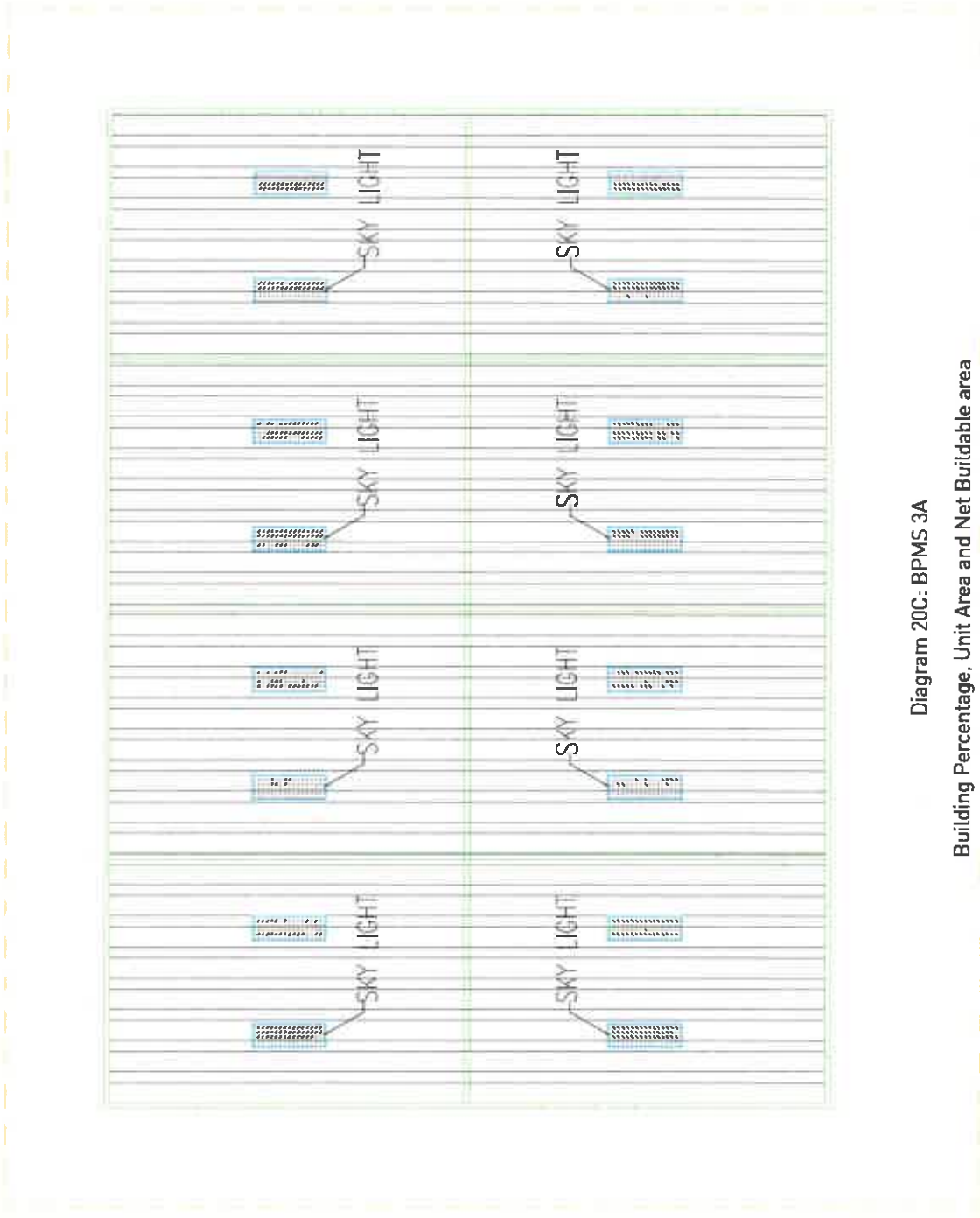


Diagram 20C: BPMS 3A

Building Percentage, Unit Area and Net Buildable area

Roof Floor Plan

Bahrain Standard to calculate the area of ownership (IPMS 2)

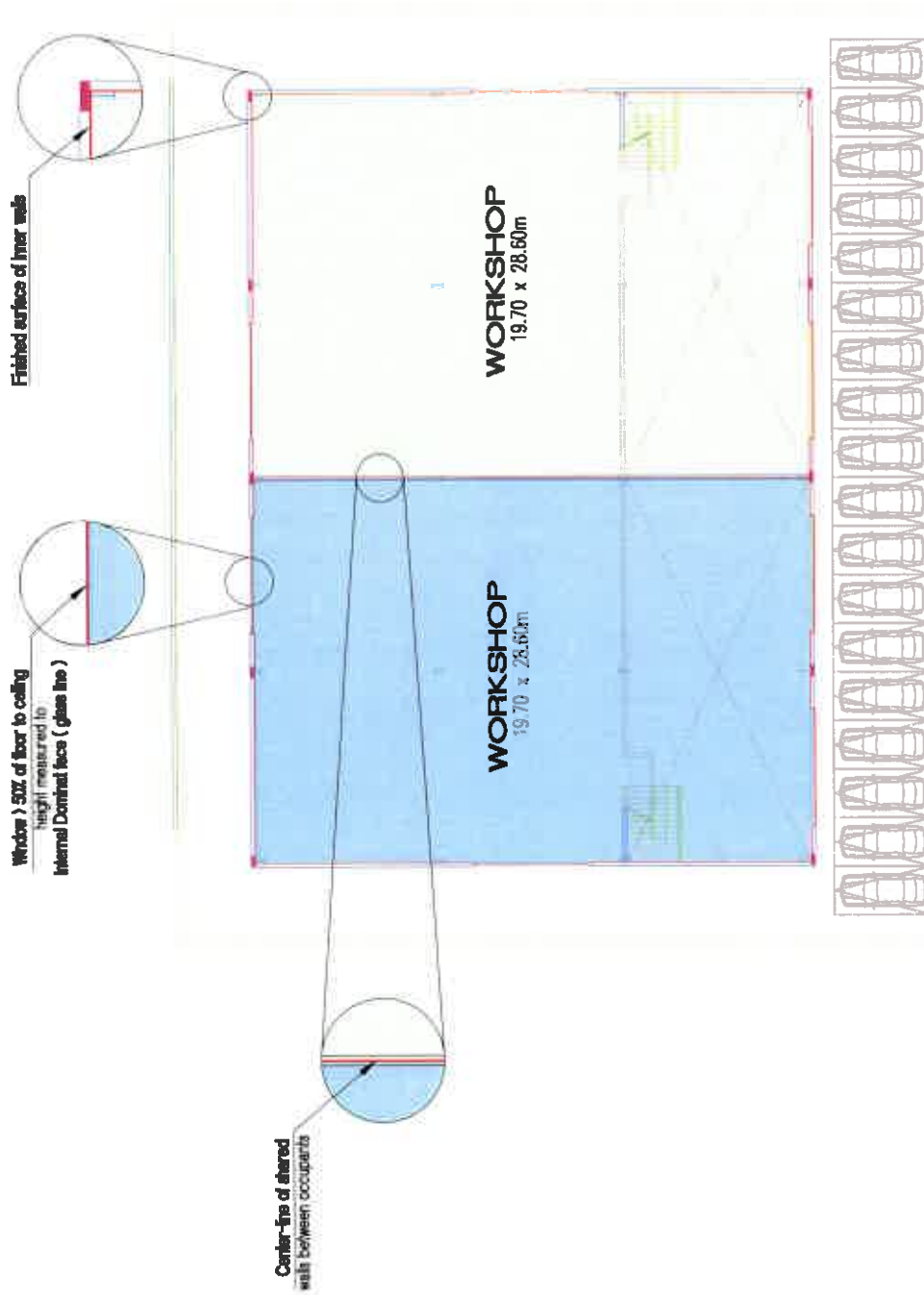


Diagram 21A: BPMS 3B
Property Ownership
Ground Floor Plan

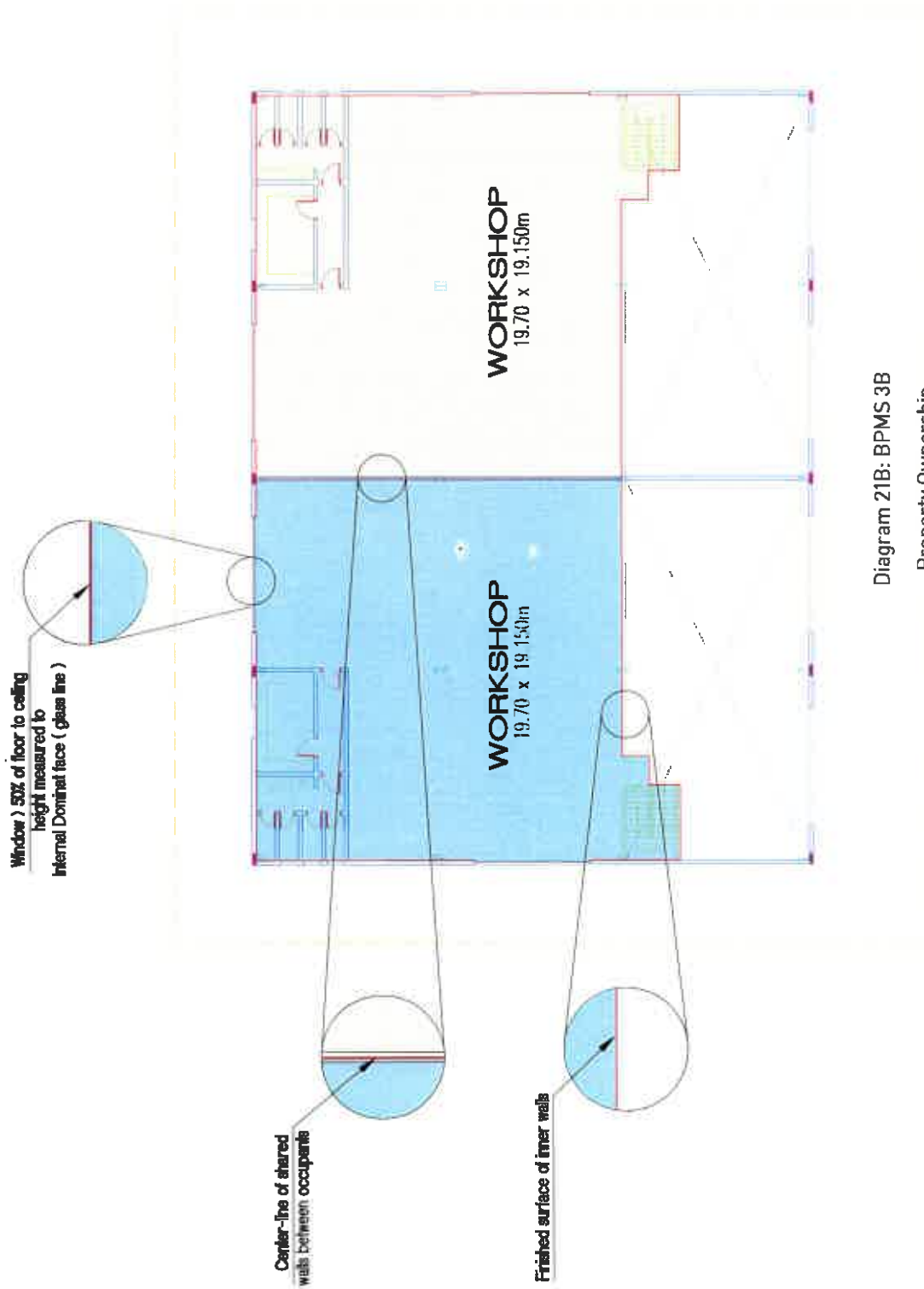


Diagram 21B: BPMS 3B

Property Ownership

Mezzanine Floor Plan

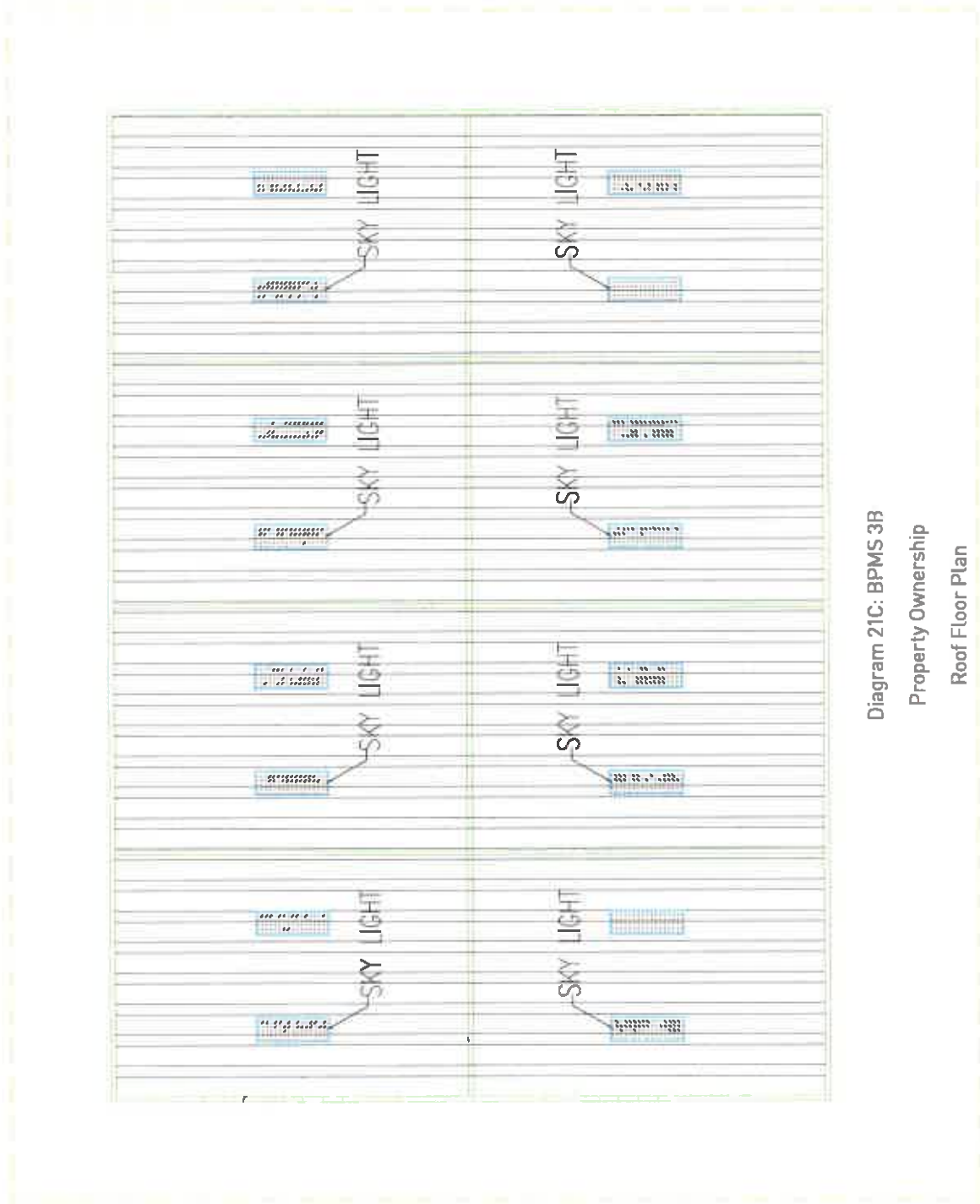


Diagram 21C: BPMS 3B
Property Ownership
Roof Floor Plan

Appendix

The International Property Measurement Standards Coalition was formed on 30 May 2013 after meeting at the World Bank in Washington DC. The Coalition aims to bring about the harmonization of national property measurement standards through the creation and adoption of agreed international standards for the measurement of buildings.

The Coalition are working to produce international standards that will enable different classes of buildings to be measured on a transparent basis. IPMS will promote market efficiency through greater confidence between investors and occupiers by providing consistent property measurements for transactions and valuations.

- IPMS: Office Buildings
- IPMS: Residential Buildings
- IPMS: Industrial Buildings

References

<https://ipmsc.org/standards/>
<https://www.rics.org/mena/>

