

FIG WORKING WEEK 2019

22-26 April, Hanoi, Vietnam

Presented by the FIG Working Week 2019,
April 22-26, 2019 in Hanoi, Vietnam

"Geospatial Information for a Smarter Life
and Environmental Resilience"



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"Geospatial Information for a Smarter Life and Environmental Resilience"



Due Diligence Land Transfer Standards (ILMS) for surveyors – Essential for Emerging Economies (9996)

James Kavanagh and Nigel Sellars (United Kingdom)

TS01I: Urban Challenges – joint session

Commissions: 7 8 9

Tuesday, 23 April 14:00–15:30 SOUTH ROOM (249bc)

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Content

'We cannot solve our problems with the same level of thinking that created them.' – Albert Einstein

'There is no such thing as an investment without property rights that are negotiable and transferable.' – De Soto

1. Introduction and context
2. Cause & effect – markets
3. Land Acquisition: a global issue
4. ILMS due diligence for surveyors
5. Conclusions



International standards – working together

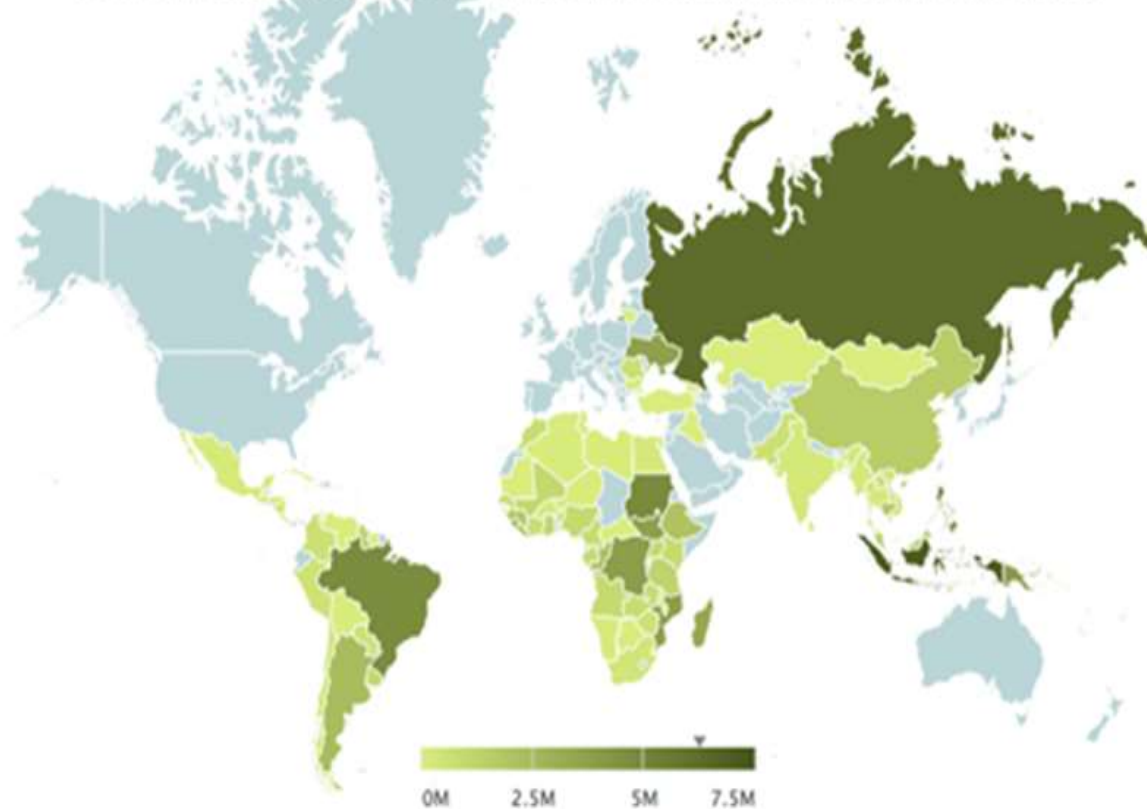


Land Acquisition – a global rural & urban issue

Total Hectares in deals 2000-2016

Total Hectares in deals – 2000–2016

Total Area (ha) calculated as the sum of all deals, in a given country over the period 2000–2015. A "deal" is referred to as an intended, concluded or failed attempt to acquire at least 200 Ha of land through purchase, lease or concession. It can be compared to the Total Number of Deals.



ILMS Coalition and SSC

ILMS: Due diligence for Land and Real Property Surveying is a land measurement standard that supports a sustainable future both for people and legal entities. ILMS is both a standard and a due diligence framework to enable evidence-based assessment of land and property and is designed to address the current lack of transparency in land rights and land interests

- ▶ Inaugural meeting of 24 Coalition members at FAO HQ, Rome
- ▶ Coalition officially launched October 2016 (38 members – new members can join any time)
- ▶ ILMS officers
- ▶ ILMS Standards Setting Committee formed January 2017
- ▶ 2 consultations and translations
- ▶ Milestone dates: launch Sept 2019 CLGE



ILMS is a framework for:

- ▶ Enabling the due diligence reporting process on land and property matters to take place for people and legal entities.
- ▶ Strategic guidance for reporting on land and property assets in support of reporting systems such as the International Financial Reporting Standards (IFRS)
- ▶ Advancing transparency, integrity and consistency.
- ▶ Identifying what is on the ground, what information is available and the quality of the available information, rather than what is legislated or implied. This also includes recognition of gender specific issues.
- ▶ In practice, ILMS should be adopted systematically and is capable of being used in all markets whether a functioning Land Information Systems (LIS) exists or not. ILMS provides a due diligence structure for the collection and collation of land and real property surveying information.

ILMS INTERNATIONAL
LAND
MEASUREMENT
STANDARD

International Land Measurement Standard:
Global Consistency in Land and Real
Property Transaction(s) Reporting

International Land Measurement Standards Coalition



ILMS – fit for purpose connectivity

Enabled by land administration and geospatial information



Land Value

Tenure Security/
Property Rights

Fit for purpose as related to other land activities

A developing portfolio

VOLUNTARY GUIDELINES
Real Estate Governance
OF LAND, FINANCING AND INVESTMENT
IN THE CONTEXT OF SUSTAINABLE DEVELOPMENT

FIG FIG PUBLICATION NO 57
FIG FIG PUBLICATION NO 54

FIG DEPC

FIG

Food and Agricultural Organization of the United Nations

FAO Food and Agriculture Organization of the United Nations

Property Tax in Developing Countries

FIG Commission 9 – Valuation and Property Tax in Developing Countries

REPORT 01 / 2018

**International Land Measurement Standard:
Due Diligence for Land and Real
Property Surveying**

International Land Measurement Standards Coalition

Due diligence, tenancy and agricultural in

A guide on the dual responsibility of private sector lawyers advising on the acquisition of land and real property



Conclusions

- Informal markets are so large that they are the ‘de-facto’ market in emerging economies
- UN GGIM Framework for effective land administration underlines importance of current, comprehensive and credible data
- Attribution of ‘value’ and ‘taxation’ as a legitimate form of tenure securitisation
- Market value? Is volatile – ‘reasonable value’ concepts
- ILMS will de-risk internal and external investment in land and property
- ILMS will aid efficiency and fair compensation in Large Scale Land (urban & rural) Acquisition
- Help deliver large scale infrastructure and sustainable urban expansion
- All enabled by Geospatial information but **it is time to engage with global financial sectors**

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ILMS – chair / FIG Comm 9 - vice chair

Nigel Sellars FRICS

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