

**Report to the 32nd General Assembly
FIG Working Week in Eilat, Israel 2009**

FIG Commission 9 – Valuation and Management of Real Estate

Report of Activities 2008-2009

1. General

In 2008 Commission 9's activities concentrated on FIG conference in Stockholm on 14-19 June, and on a joint seminar on Appraisal and Property Protection in Beijing on 18-19 October. In addition, the Working Groups of the Commission have been working with their topics through out the year.

In Stockholm the Commission held the commission meeting and all working groups had their own meetings, WG 9.2 even a special event. In addition there were several of presentations concerning valuation and real estate management in seven sessions. In Beijing the participation was very active. Commission 9 had also a meeting with China Institute of Real Estate Appraisers and Agents (CIREA).

In Stockholm WW a new chair elect for Com 9 was elected: Prof. Frances Plimmer, RICS, UK.

2. Working Groups

WG 9.1 – Compulsory Purchase and Compensations in Land Acquisition and Takings

Chair: Kauko Viitanen

Co-chairs: Thomas Kalbro, Henning Elmstoem, Paul Munro-Faure

WG 9.1 organised in September 2007 a joint seminar on compulsory purchase and compensation in Helsinki. The seminar was very successful and now also most of the papers have been published. The first publication, a book in the publication series of Real Estate Studies at Helsinki University of Technology has come out in the autumn 2008. The name of the book is same as the name of the seminar: "*Compulsory Purchase and Compensation in Land Acquisition and Takings*". The book may be ordered from marjatta.huuhtanen@tkk.fi. Most of the reviewed articles have been published in the special edition of the Nordic Journal of Surveying and Real Estate Research Special Series Vol. 3, 2008. Both publications have been sent to the participants of the seminar. Almost all other reviewed articles will be published in a themed edition on Compulsory Purchase and Compensation of the Land Reform, Land Settlement and Cooperatives journal by FAO. The journal is coming out very soon and will also be sent to the seminar participants. A few separate articles will be published later or have already been published. When all articles have been published they will be put on the FIG website. In addition the seminar presentations are available on the seminar website <http://www.tkk.fi/Yksikot/Kiinteisto/FIG/programme.htm>.

In June 2008 WG 9.1 held a meeting in Stockholm in connection of FIG WW. There were about 10 participants and the discussion of continuing the work was very lively. In the WW there were also a few presentations concerning the subject of the WG. In October 2008 Commission 9 organised a joint seminar in Beijing. Also there were a few presentations dealing with the compulsory purchase and compensation and a lively discussion how to continue the work of the WG.

The Commission 9 work with compulsory purchase will continue at least until the FIG Congress 2010 in Sydney when we aim to present FIG recommendation for good practice in compulsory purchase and compensation. Furthermore this means that the subject will be an important topic in all FIG occasions in which Commission 9 will take part (at least in Eilat and in Hanoi) as it also have been in Stockholm and Beijing.

WG 9.2 – Improving Slum Conditions through Innovative Financing

Chair: Bengt Kjellson

Co-Chair: Ann Jennervik

The focus for the WG has been the FIG Working Week 2008 in Stockholm. During the WW the special event, in co-operation with UN-HABITAT, on *Improving Slum Conditions through Innovative Financing* was held. The seminar was very well attended and very successful. An important part of the event was the inclusion of dialogues as a way to stimulate discussion and exchanges of experiences across professional disciplines. In addition to a number of plenary sessions and presentations on the subject matter, a total of eight dialogues were held. This produced valuable outcome which has been documented jointly by FIG and UN-HABITAT. A report has been published (FIG Publication No.44), and the outcome of the seminar was presented during the Fourth World Urban Forum, in Nanjing, China in November 2008.

WG 9.3 – Diagnostic Tools and Prescriptive Practices for the Valuation Profession

Chair: Steven Nystrom

WG 9.3 is preparing a diagnostic tool for analyzing the practices of the valuation profession in different countries, being in the phase of acquainting oneself with the existing systems around the world and selecting case countries. It held an active meeting in the FIG WW in Stockholm.

WG 9.4 – Review of Valuation Methods and Standards Worldwide

Chair: David Smejkal

WG 9.4 has not been operational during year 2008.

WG 9.5 – GIS-analyses in Real Estate Market Analyses and Valuation

Chair: Dieter Kertscher

Co-chair: Steven Nystrom

The world - also the world of Valuation of Real Estate Analyses - is digitalising very fast. Working Group 9.5 joins with Commission 3 “Spatial Information Management” and continued working, mainly on Working Week 2008 in Stockholm, to find the effects and

possibilities of digitalisation for the profession in real estate markets. Members studied new ways to make real - estate - market - analyses and valuations.

In addition to presentation “*The German Digital Purchase Price Collection - Maintenance, use, Results*”, shown in XXIII FIG Congress 8-13.10. 2006 in Munich by Dieter Kertscher, and presentation “*Value Maps: The next Utility?*”, presented by Sarah Sayce, Tony Vickers, Munir Morad and Owen Connellan, all United Kingdom, shown too in Munich in 2006, in Stockholm there was a very good visual instruction and object-teaching from Mr. Jad Jarrouch and Dr. Kobi Zaid (Israel) with the theme: “*Universal Geo-Database Connector Interface Component (UG-CIC) for Virtual Web-Base GIS server Essential for Real Estate Industry Uses*”.

Summary: There is a global trend of increase use of Value Maps. These maps are based on data from national property tax systems, but sometimes have wider uses in both of public and private sectors.

Preview: Commission 3 and Working Group 9.5 from Commission 9 prepared a Workshop on “*Spatial Information for Sustainable Management of Urban Areas*”, supported by the European Association of Remote Sensing Laboratories (EARSeL) Special Interest Group (SIG) Urban Remote Sensing under the aegis of the United Nations Economic Commission for Europe, Committee on Housing and Land Management (CHLM) Working Party on Land Administration (WPLA) in Mainz, Germany, 2-4 February 2009.

3. Cooperation

3.1 Cooperation with Other Commissions

There has been cooperation with Commission 7 and 8 on WG 9.1. WG 9.2 is part of the FIG Task Force Developing Global Land Tools for Pro Poor Land Management, and it has been in co-operation with Commissions 3, 7, 8 and 10. WG 9.5 is a joint Working Group with Commission 3.

3.2 Cooperation with Sister Organisations

After the Beijing seminar FIG Commission 9 representatives visited CIREA office and discussed with Mr. Chai Qiang about goals of the Commission 9 and possibilities to activate the Chinese participation in Commission 9 activities. It was also discussed to make this international seminar a tradition for Commission 9.

The contact person of Commission 9 for IVSC has been Brian Waldy, UK.

3.3 Cooperation with UN

WG 9.1 has continued the co-operation with UN FAO also after the seminar on *Compulsory Purchase and Compensation in Land Acquisition and Takings* held in Helsinki held in autumn 2007. E.g. some of the articles in the seminar will be published in a themed edition on Compulsory Purchase and Compensation of the Land Reform, Land Settlement and Cooperatives journal by FAO.

4. Events

In the **FIG Working Week in Stockholm** was foremost the largest event for commission 9. As already mentioned, the work of WG 9.2 culminated in the FIG/UN-HABITAT Seminar on Improving Slum Conditions through Innovative Financing. In addition, all the other WG's had their meetings. In addition to the FIG/UN-HABITAT seminar, commission 9 had five technical sessions and three technical sessions organised jointly with other commissions (commissions 3, 7 and 8).

A **Joint Seminar on State and Public Sector Land Management** was organised on September 9-10, 2008, in Verona, Italy. The seminar was organised by FIG Commission 7 and the Consiglio Nazionale Geometri, in co-operation with FIG Commission 9, and the Food and Agriculture Organization of the United Nations' (FAO) Land Tenure and Management Unit.

A **Joint Seminar on Investments and Valuation** was organised on October 18-19, 2008 in Beijing, China. The seminar was organised by FIG Commission 9 and the China Institute of Real Estate Appraisers and Agents, CIREA, in co-operation with FIG Commission 8, and The Hong Kong Institute of Surveyors, HKIS.

5. Communication and Publications

The articles presented in the seminar on Compulsory Purchase and Compensation in Land Acquisition and Takings held in September 2007 in Helsinki, Finland have been published in either the first issue of 2008 of the FAO Land Journal "*Land Reform, Land Settlement and Cooperatives*" themed on Compulsory Purchase and Compensation, the special edition of the "*Nordic Journal of Surveying and Real Estate Research*" or in the seminar book published in the research series of the Department of Surveying at the Helsinki University of Technology.

Prof. Kauko Viitanen
Chair of FIG Commission 9

January 2009