

Land Transfer Standards (ILMS) and Land Acquisition – Essential for Emerging Economies

James Kavanagh and Nigel Sellars (United Kingdom)

Key words: Legislation; Professional practice; Security of tenure; Standards; Valuation

SUMMARY

The ILMS framework provides the basis for transparency, integrity and consistency in land transaction reporting. It is flexible and non-prescriptive, and can be adopted incrementally over time in harmony with sustainable fit-for-purpose land administration principles. It is a due diligence process by which known unknowns can be exposed, so that risk can be assessed. There is also a direct connectivity between the efficiency of each stage of the land process (tenure to valuation to transfer to acquisition to taxation – a basic land lifecycle or continuum structure) and the accuracy/currency and usefulness of the land information data that is available. Land valuation is an essential element for land transfer and can also be strengthened by the land parcel data made available during the transfer process, creating a land information ‘feedback’ loop as more data becomes available to the land professional. It is always worth reminding ourselves why land and tenure security is ‘formalised’ in the first place, formalisation occurs first and foremost to enable transfer, to enable acquisition, development, disposal, inheritance, compensation and taxation. The issue of land transaction is important, as a lack of data or of any understanding of the basic tenets of land acquisition and compensation policy (UNFAO outlines 6 basic policy and legislative requirement in section 16 – Voluntary Guidelines on the Responsible Governance of Tenure (VGGTs)) can cause a lot of conflict.

Land Transfer Standards (ILMS) and Land Acquisition – Essential for Emerging Economies (9996)
James Kavanagh and Nigel Sellars (United Kingdom)

FIG Working Week 2019
Geospatial information for a smarter life and environmental resilience
Hanoi, Vietnam, April 22–26, 2019