

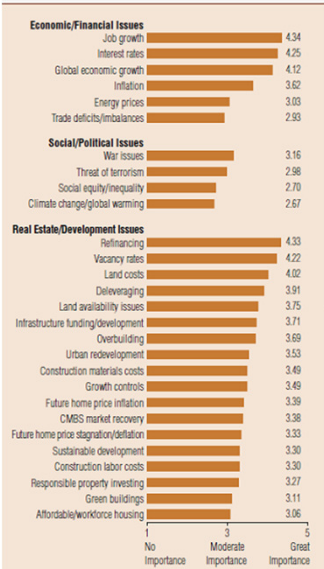


**Manohar Velpuri** (Hong Kong SAR, China):  
 Cadastral Management Information System for Better Land  
 Valuation in Emerging Economies (5428)

**TS01G - Investment, Finance and Real Estate Management**  
 Commission: 9  
 Chair: Mr. **Yaacoub Saade**, Lebanon  
 Rapporteur: Dr. **Frances Plimmer**, Chair, FIG Commission 9

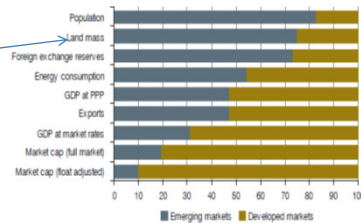
### Emerging markets – Real estate issues

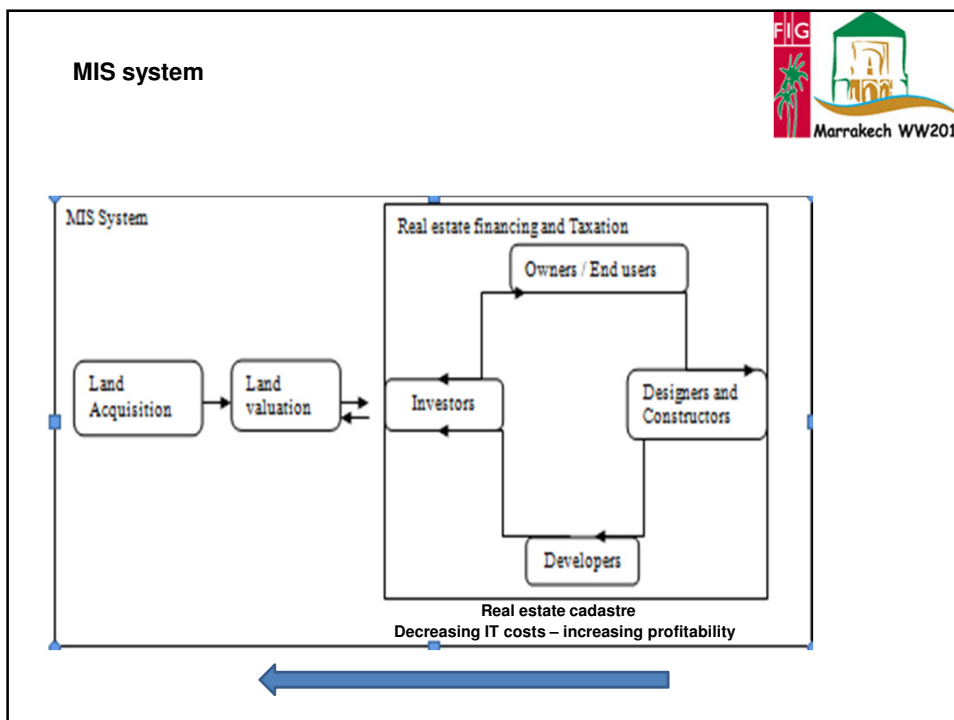
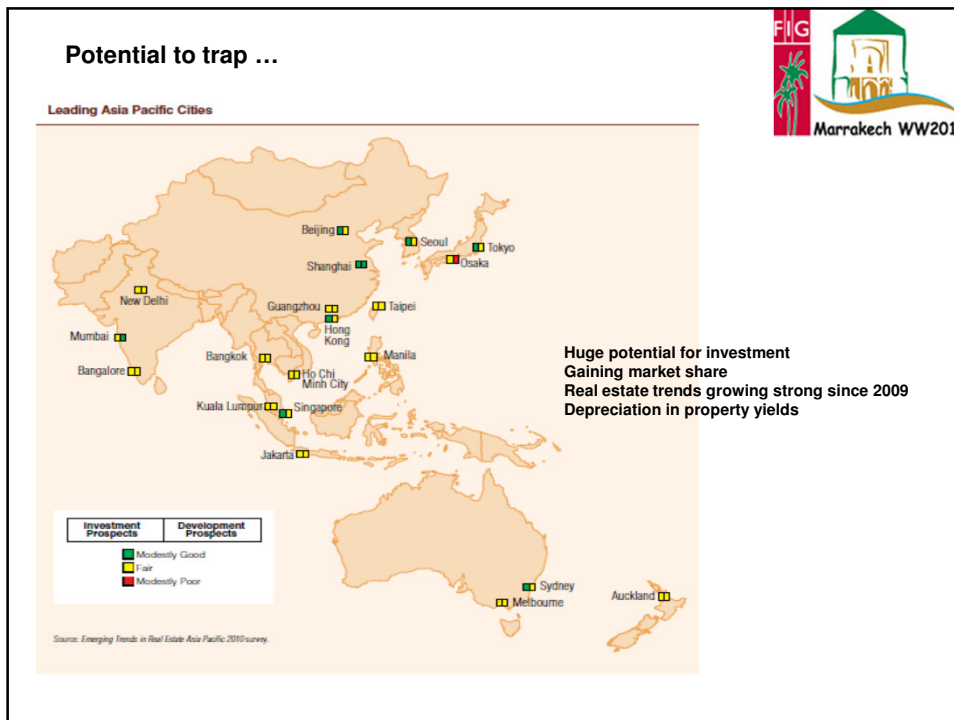
Importance of Various Trends/Issues/Problems for Real Estate Investment and Development 2010



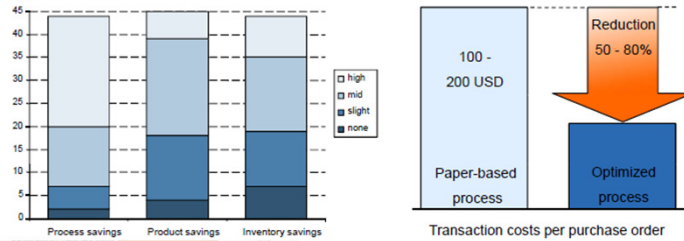
75% - land resource  
 70% - foreign exchange resource

Emerging economies as % of total world

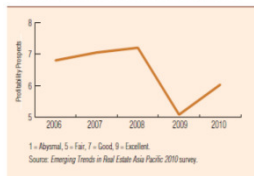




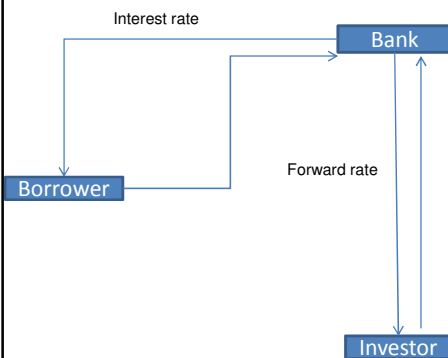
## MIS system : profitability to companies



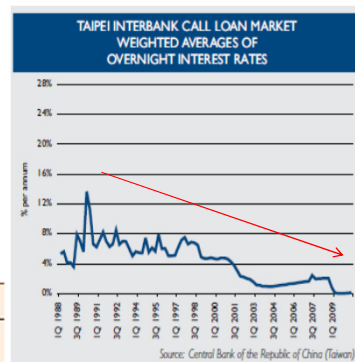
Historical Real Estate Firm Profitability Trends



## Valuers role..



## Potential for overnight borrowing due to decreasing interest rates



## Taipei

	Prospects	Rating	Ranking
Investment Prospects	Fair	5.27	11th
Development Prospects	Fair	5.14	9th

Source: Real estate APAC 2010 survey

## Conclusions..



Actual price less than Market price will discourage acquisition

Support through Real time MIS equips valuers with bid price.

## References..



[1] Chen-Kuang CHENG, Jiann-Yeou RAU, Yen-Ting CHOU, and Wei-Teng CHENG (2009), Web-based 3-D GIS for Location Query in Real Estate Application, 7th FIG Regional Conference, Hanoi.

[2] Dale, P.F. (1988). Economic Considerations in the Development of Land Information Systems. International Federation of Surveyors-FIG Land Information Systems Workshop . Bali, Indonesia: FIG. 75-83.

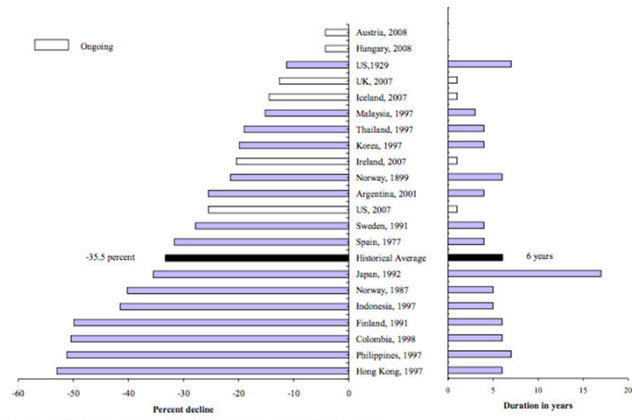
[3] Emerging markets in Real Estate Asia Pacific 2010, Price water house coopers.

[4] Enemark, S: (2009): Facing the Global Agenda – Focus on Land Governance. FIG Article of the Month, July 2009.  
[http://www.fig.net/pub/monthly\\_articles/july\\_2009/july\\_2009\\_enemark.html](http://www.fig.net/pub/monthly_articles/july_2009/july_2009_enemark.html)

[5] Frances Plimmer (2009). *Responsible Property Investment: Making a Difference*, 7th FIG Regional Conference, Hanoi.

Figure 1

Past and Ongoing Real House Price Cycles and Banking Crises:  
Peak-to-trough Price Declines (left panel) and Years Duration of Downturn (right panel)



Sources: Reinhart and Rogoff (2008b) and sources cited therein.  
Notes: Each banking crisis episode is identified by country and the beginning year of the crisis. Only major (systemic) banking crises episodes are included, subject to data limitations. The historical average reported does not include ongoing crises episodes. Consumer price indices are used to deflate nominal house prices.