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

75% - land resource
70% - foreign exchange resource
Potential to trap …

Huge potential for investment
Gaining market share
Real estate trends growing strong since 2009
Depreciation in property yields

MIS system

Real estate cadastre
Decreasing IT costs – increasing profitability
MIS system: profitability to companies

Valuers role..

Potential for overnight borrowing due to decreasing interest rates

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..


Figure 1

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

- Sources: Reinhart and Rogoff (2009b) 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.