FIG XXV Congress Kuala Lumpur

FIG/FAO Round Table on VGGT and Valuation Standards.

Dr Frances Plimmer
Chair Commission 9

18 June 2014

XXV International Federation of Surveyors Congress,
Kuala Lumpur, Malaysia, 16 – 21 June 2014
Commission 9
Valuation and Real Estate Management

- Interface between Real Estate & Market;
- Supply & Demand equals Price (Value);
Valuation Methodology

• Methods of Valuation reflect Price/Value;

• Require both Data & a Market;

• What happens when there is no Data & no Market?

• What happens when Economic Price is not relevant?

XXV International Federation of Surveyors Congress, Kuala Lumpur, Malaysia, 16 – 21 June 2014
• Pressure from the Sustainability Triple Bottom Line to move away from Economic Price;

• Pressure to reflect other “values”:
  – Social; and
  – Environmental.
Problems

• No established Methodology to ‘value’ social and environmental matters;

• No clear & provable link between social / environmental worth and monetary values;

• Social and economic worth MUST be capable of comparison with economic values.
Solution

• To develop, test and roll out method(s) of ‘valuation’ which;
  – Reflect social and environmental factors;
  – Provide a RELEVANT comparison with economic factors.
Challenge

• How can Com 9 help develop such a Methodology which is:

  – Acceptable;
  – Effective; and
  – Efficient?