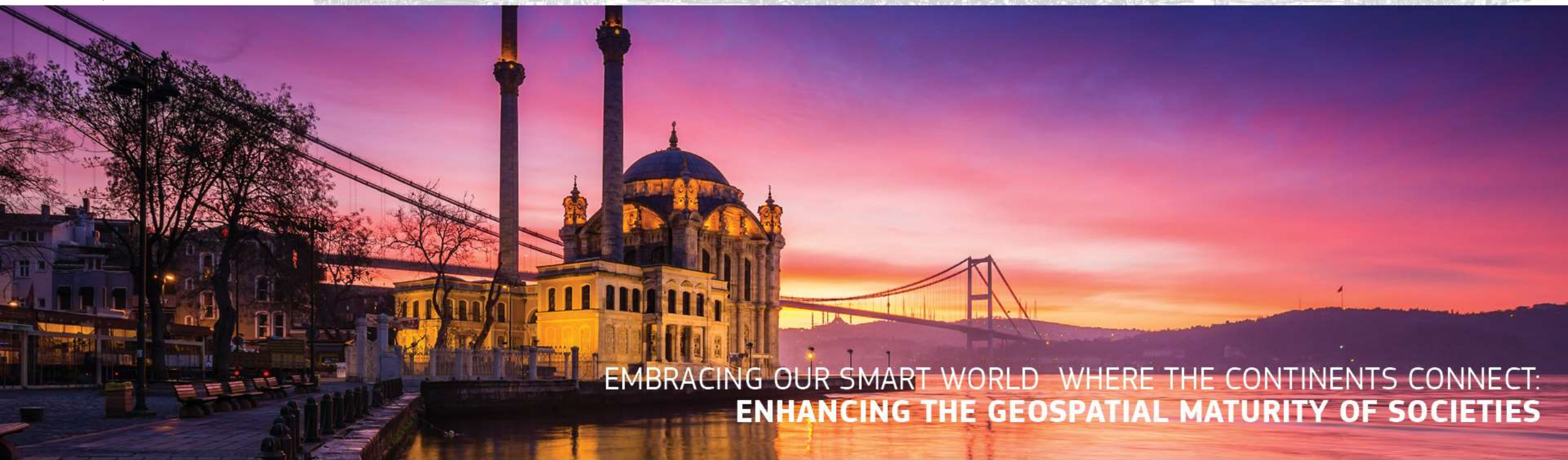


FIG
2018
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Presented at the FIG Congress 2018
May 6-11, 2018 in Istanbul, Turkey

XXVI FIG CONGRESS

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ROLE OF THE LA_ExtValuation CLASS OF ISO 19152 STANDARD FOR LAND ADMINISTRATION SUPPORT

Sergei SHAVROV, Olga BATURA, Miroslav KOBASA, Belarus

FIG 2018 Istanbul Congress, May 6-11, 2018
**TS01I: Technological Change in Land Administration, Valuation and
Financial Technology, Commission: 9**

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FIG Working Week 2017, Helsinki, Finland, ISO19152, LADM, LA_ExtValuation:

Abdullah KARA, Volkan ÇAĞDAŞ and Ümit IŞIKDAĞ, Turkey, Peter van OOSTEROM and Christiaan LEMMEN, The Netherlands, Erik STUBKJÆR, Denmark: Towards an International Data Standard for Immovable Property Valuation

Volkan ÇAĞDAŞ, Abdullah KARA and Ümit IŞIKDAĞ, Turkey; Peter van OOSTEROM and Christiaan LEMMEN, The Netherlands; Erik STUBKJÆR, Denmark: A Knowledge Organization System for the Development of an ISO 19152:2012 LADM Valuation Module

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THE PROBLEMS OF LA_ExtValuation MODEL

1. it is necessary to specify **the services** that the resource should provide.
Who and why is interested in creating LA_ExtValuation?
2. Who should carry out **the functions of the owner** of its business-processes, who will be the best operator of the automated LA_ExtValuation maintenance system?
3. What is the **legal basis** for the existence of LA_ExtValuation. Should LA_ExtValuation be considered as part of the E-government infrastructure and the national spatial data infrastructure?
4. Should it be classified as **open data** and from what sources the register should **be funded**?
5. Should **automatic evaluations** be kept in the LA_ExtValuation? Who should be responsible for the **damage caused** by LA_ExtValuation?

SOLUTIONS and RECOMENDATIONS

1. LA_ExtValuation SERVICES



Service 1. Future estimates from earlier executed valuations. Service LA_ExtValuation + LA_ExtPrice including information about still unregistered objects in LADM.

Service 2. The service of national evaluation system activity **monitoring**, its quality, monitoring of valuator's professionalism rating (E-gov).

Service 3. Audit service of property transaction prices for the purpose of judgment about possibility its using in individual or mass property evaluation. Audit service of new registered valuation results (E-gov).

Service 4. Service of **valuator choice**.

Service 5. The service of automatic real time assessment quality with **AVM**.

Service 6. Web services, providing thematic valuation results in combination with **National spatial data infrastructure** (E-gov).

2. THE OWNER OF LA_ExtValuation ADMINISTRATION PROCESS



Practice: The responsibility for property valuation and storage its results is assigned to various institutions in different countries.

Recommendation 1 . The best owner of process of maintaining LA_ExtValuation is the owner of process of LADM maintaining: **Real Estate Cadaster and the Register.** Value is one of the Real Estate object attribute of LA_BAUnit class.

Recommendation 2. We recommend considering the status of this class not as **LA_ExtValuation** but as **LA_Valuation** at new edition of the LADM standard.

3. LA_ExtValuation AND AUTOMATIC EVALUATION



Recommendation: The rule has to be established by the legislation according to which the AVMs which are carrying out legal and significant estimates have to provide the guarantees established for example, the IAAO standards. **Official AVM results are the object of registration too.**

The damage liability from the low-quality valuation which is beyond the certified guarantees has to be assigned to the system of registration, and subsidiary responsibility on the organization certifying AVM. The developer of model and the organization, which certified model, have to be various organizations.

4. LA_ExtValuation LEGAL FRAMEWORK

Recommendation: LA_ExtValuation or LA_Valuation legal basis must be the legislation of the Real Estate registration, but not the legislation on evaluation.

1. The contents of the valuation register is the result of State registration administrative procedure based on valuation documents.
2. Subjects of the state registration are valuers and the state immovable property Registrars. There is an alternative option. Subjects of the sState registration are information intermediaries, authorized by professional organizations in the field of valuation, and the expert on line automated registration system.
3. The statement and documents, provided by valuation standards have to become the basis of the State registration.
4. The state registration has to be refused, if submitted documents don't correspond to the accepted criteria.
5. Property valuation becomes legal and significant only by results of its State registration.
6. The organization of state registration is responsible for damage liability in case of registered valuation result will be recognized as incorrect. Subsidiary responsibility belongs to the valuator, or to the information intermediary or to the organization which has recognized the result of valuation as qualitative.
7. Appeals to assessment and their termination are subject of State registration as encumbrance of the executed assessment.

5. LA_ExtValuation AND OPEN DATA



Statement: The benefit from LA_ExtValuation will be only if data are announced **as public**.

Recommendation: We suppose to divide data of LA_ExtValuation into two types: **metadata and valuation data**.

- Services of access to metadata (valuation data, valuation methods, value types etc.) have to be free of charge.
- Services of access to valuation for commercial purposes , proposed to be charge.

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6. LA_ExtValuation AND VALUATION ACTIVITY MONITORING

Statement: Any monitoring is a process of feedback in any system.

Recommendation: It is necessary to standardize a technique of quality assessment of valuation activity **on-line with a support on LA_ExtValuation**. Time series of monitoring indexes have to remain in the register.

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CONCLUSIONS:

1. We recommend considering the LA_ExtValuation class as internal class in the new edition of ISO19152.
2. We recommend maintaining LA_ExtValuation class within the existing State Real Property registration system using special administrative procedure.
3. We recommend creating a legal basis of the mentioned State registration administrative procedure within the existing Real Property registration Acts.
4. According to the tendency of society digitalization, we recommend to save data in LA_ExtValuation in some cases after automatic valuation produced by legal AVM.
5. We recommend using the valuation register as a tool of valuation activity monitoring system.
6. We recommend including some additional attributes in the LA_ExtValuation class. Attributes, connected with the State registration (for example, the applicant, dates filing of application and registration, ID of the registrar, etc.). Attributes, connected with automatic valuation (ID of AVM, developer ID; the organization, certified AVM; AVM accuracy guarantees; reports of AVM, etc.). Attributes, connected with monitoring of valuation activity (indexes, the rating of valuator, intensity and validity of appeals, indexes of valuation accuracy, etc.).

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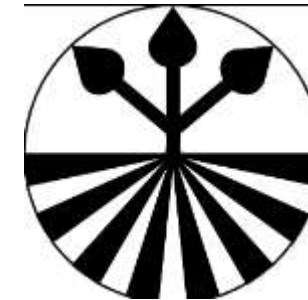
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Thanks for attention
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