

Report to the 25<sup>th</sup> General Assembly  
FIG Congress in Washington, 19-26 April 2002

**COMMISSION 9**  
**VALUATION AND THE MANAGEMENT OF REAL ESTATE**  
**REPORT ON ACTIVITIES 1998–2002**

**1. INTRODUCTION**

Commission 9 has a title of “*Valuation and the Management of Real Estate*”. These disciplines are quite distinctive from those in the other FIG commissions directly concerned with land surveying and measurement. However, Commission 9 shares mutual interests with Commissions 1 – Professional Standards, Commission 2 – Professional Education, and Commission 7 – Cadastre and Land Management. The emergence of a series of joint working groups and collaborations amongst these commissions has been a new direction in recent years.

*The Mission Statement* for Commission 9, developed in 1998, had a strong focus on identifying valuers and appraisers both within the FIG family of members and in the emerging infrastructures of developing free market economies. The secondary but by no means less important objective was to increase FIG member participation while liaisons with other appraisal and valuation organizations was viewed as a potential source of new memberships in FIG. Some success has been achieved during these past three years. Currently valuation organizations from the Czech Republic, USA, Lithuania, Armenia and Israel are members of the FIG family.

On a more practical level, Commission 9 has had an increasing interest in and concern for the impacts on property rights and values created by adverse environmental conditions that exist in many industrialized and rural parts of the world.

During the tenure of the current leadership in Commission 9, new opportunities have come forth for additional areas of interest. These include the enhanced focus on the Pacific Rim with greater emphasis on the emerging opportunities for a growing valuation profession in China.

Commission 9 has also been fortunate in obtaining grants from professional businesses in Australia and elsewhere, creating a small fund for subsidizing papers and speakers from emerging countries that address the many special problems faced in the process of creating a professional valuation profession and market service where none has existed before.

**2. PROGRESS BEING MADE**

In 1998, it is estimated that fewer than 10% of the member organizations in FIG included a valuer/appraiser membership component. This meant that of the then 64 member organizations in FIG, perhaps only six or seven organizations included valuers in their membership. Of course, some of these organizations provide more than one participant in the Commission’s activities.

In 2002, it is estimated that 16% of the FIG member organizations have valuers in their ranks, a modest but appreciated increase in the role of Commission 9 in the workings of FIG. The hard

core of FIG members who actively participate in Commission 9 are fewer than ten individuals, although a larger number of organizations “designate” a member for Commission 9 without any followup attendance or involvement in the Commissions’ affairs.

Each successive year, the Commission 9 Annual Meeting has witnessed acceptable but cyclical attendance and participation from increasing numbers of member countries, affiliate members and academic members. The record is consistent: From the Congress year 1998 in **Brighton**, England with 24 attendees at the annual meeting; the following year in **Singapore** had 12 attendees. Attendance at the **2000 Prague** meeting increased to eighteen, with another decline the following year in **Seoul** with fifteen. It is anticipated that for the Congress in **Washington, D.C.**, attendance will again rise as it did in Brighton.

### 3. WORKING GROUPS

Working Group 9.1 titled “*Developing and Gathering Education and Training Curriculum for Valuers in Emerging or Developing Countries*” was slow to make progress until the Seoul meeting where the focus and agenda has been restated on a broader scope as “*Education and Training of Valuers and Appraisers*” under the primary leadership of Professor Kauko Viitanen (Finland). This is a “joint working group” with Commission 2. A supporting-leader is Bill Rodney, (UK).

Working Group 9.2 titled “*Environmental and Ecological Influences Effecting Use, Value, and Demand for Real Estate*” has had some progress in its research reported in a paper presented in Singapore. This broad subject has also been a major topic in each of the annual meetings of Commission 9 and has generated interest from both within the valuer/appraisal community and from other commissions in FIG. The subject is of such universal concern that it will continue into the next period of 2002-2006. Technical papers and reports are planned for each year during this four year period.

Working Group 9.3 currently titled “*Research Funding and Speaker Development Program*” chaired by Simon Adcock, (Australia). This program has already been successful in obtaining grants that are used to provide recognition to participants and speakers at Commission 9 technical sessions and other events. Plaques, certificates, and trophies have been presented to speakers at Technical Sessions sponsored by Commission 9. This is an on-going working group with expectations of obtaining additional grants during the coming four years.

In 2001, a new Working Group was formed as WG 9.5 “*Valuation for Taxation and Statutory Compensation*” chaired by Henning Elmstroem (Denmark). This group will explore the differences in national laws and procedures for assessing real estate, and establishing just compensation for compulsory takings by government agencies.

In 2001, another new Working Group was formed as WG9.6 “*Organizations of Valuers and Appraisers in Emerging Eastern European Markets*” under the chair of David Smejkal, a member of the Czech Association of Certified Property Appraisers in Prague. This is an on-going project that was reported on in Seoul 2001, and will have a second report presented in Washington, D.C. It is anticipated that this working group will complete its mission by the 2006 Congress in Munich.

#### **4. OUTREACH AND SPONSORSHIP IN WORLD EVENTS**

In spite of its relatively small numbers, Commission 9 has participated extensively in educational and technical events by other organizations that have sought out the expertise in Commission 9's membership. Participation and attendance in events in western and eastern Europe, Latin America, Asia, and the USA.

Commission 9 has participated in these events since 1998:

1998 Chairman attended and presented paper at 18<sup>th</sup> Congreso Panamericano de Valuacion (UPAV), Cuzco, Peru

1999 Meeting with Executive Director, TEGOVA, London, England

2000 Speaker and Attendee, Valuation 2000 Conference USA Las Vegas, Nevada

2000 Chairman Meeting with FIABCI Executive Director, London, England

2000 Special Meeting – The Ukrainian Society of Appraisers, in Prague

2000 Chairman acted as Co-Sponsor and Co-Chair, Speaker – International Symposium Application of Geodetic and Information Technologies in the Physical Planning of the Territories, Union of Surveyors and Land Managers, Sofia, Bulgaria

2000 Vice-Chairmans' attending and presenting FIG President Bob Foster to China Institute of Real Estate Appraisers Beijing & Shanghai, China

2001 Chairmans' Report and Attendee, Appraisal Institute Winter Meeting Minneapolis, Minnesota, USA

2001 Vice-Chairmans' attending and representing FIG at Valuation Standards Conference Bangkok, Thailand

2001 Jack Saade represented Commission 9 at the First International Surveying Conference in Beirut, Lebanon

2002 Planned as Co-sponsor and participant "Urban Condition 21.46<sup>th</sup> IFHP" Congress, Tianjin, China, Attendee: Simon Adcock

#### **5. 2002 CONGRESS**

Commission 9 is the host commission for four Technical Sessions and joint-host commission for an additional five Technical Sessions. A total of 46 papers will be presented in addition to which there will be a paneled "round table", a technical tour, and Plenary Session jointly sponsored by The Appraisal Institute.

Commission 9 has arranged to jointly sponsor programs with not only The Appraisal Institute, but the International Valuation Standards Committee (based in London), and has invited attendees from other organizations within the USA, Canada, and Latin America.

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