

MODERN METHODS FOR IMPROVING THE QUALITY IN LAND VALUATION TRAINING

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REQUIREMENTS



**FINANCIAL INSTRUMENTS
PROBLEMS
SOLUTION
PROGRESS**



EUROPEAN REQUIREMENTS

Knowledge-based Europe¹

- the sole economic and social increase factor
- the need to consolidate European active citizenship
- provides competences needed to face the challenges of the New Millennium
- contributes to raising the awareness as to the exchange of values and adhesion to a common social and cultural space.

Consolidation of the European Dimension in Vocational Training²

- inter-institutional cooperation
- trans-national partnerships and initiatives
- transparency of information
- acknowledgement of skills and competences supporting geographical and occupational mobility of European citizens

¹ *Bologna Declaration of EU Ministers of Education – 1999*

² *Copenhagen Declaration of EU Council - 2002*





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FIN. INSTRUMENTS



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LEONARDO DA VINCI PROGRAM



- Initiated and launched by European Union in 1994, to serve as a trans-national cooperation community program in the field of work force vocational training.
- Aims at increasing quality, innovative nature and European dimension in VET systems and practices.
- Contributes to promoting the knowledge based Europe, by creating a cooperation European area in the field of vocational education and training.
- Supports policies of member countries with respect to life-time training and development of skills and competences enabling vocational integration



PILOT PROJECT MEASURE (LdV PROGRAM)

PURPOSE:

- Development and transfer of innovation and quality in vocational training
- Encourage use of IT in vocational training.

QUALITY CRITERIA:

- Tools, concepts, methods and products to be developed should be applicable in a changing environment.
- New approaches in life-time vocation training
- Transnational dimension in implementing EC requirements on work force
- Equal chances for all
- Develop abilities to meet recent technological and environment requirements
- 'Multi-player' partnership





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BACKGROUND

- In transition countries in Central and Eastern Europe, there is a need to update the land tax system in the context of the latest requirements of market economy and globalization.
- Government should meet the expectations with respect to providing public revenues
- Property tax is an annual tax charged on real estate on *ad valorem* basis (calculated in compliance with the value of the real property).
- Property taxes are local taxes and have a particular importance in providing local authorities with resources that will be used to cover community needs;
- Tax system serves the social and economic objectives of each country but relies on specific knowledge from best practices and international expertise.
- In Romania, Public Local Administration holds the responsibility for collecting land taxes, the most important source of local revenues.
- Implementation of an effective land tax encounters technical difficulties in providing fair charging, especially due to the evaluation system.



SHORTCOMINGS

- Property tax system is dependent upon the limited technical expertise currently available to allow, create and maintain the land register as well as to meet the tax payers' requirements and requests;
- Despite of using IT and of outsourcing some public services towards the private sector, processing of a large number of real estates is slow and costly;
- Land valuation does not follow a unitary valuation practice, moreover calculation methodologies, procedures and terminology are not clear enough;
- International valuation standards are insufficiently known by professionals;
- Vocational training system at an internationally recognised level and vocational certificates for property valuers are still at an early stage.

The shortcomings listed above are likely to generate additional financial obligations for the tax payers and to incur:

- **inequity**
- **tax dodging**
- **low investment rates** .





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PROJECT¹ PURPOSE

TO IMPROVE THE QUALITY OF VOCATIONAL TRAINING SYSTEM AND PRACTICES (VET) IN LAND VALUATION, THROUGH:

- Improvement of skills and competences of a great number of professionals working in public administration, estate market and in the private sector as well as of the newly employed staff, by developing a modern platform allowing for the transfer of knowledge at 3 education levels:
 1. Initial training (VET)
 2. Continuing training
 3. Training of trainers
- Guarantee access to information and make available modern learning and vocational training technologies to all target groups;
- Dissemination of international valuation standards and of vocational competences, of best practices and setting up of unitary technologies in compliance with European requirements and particulars of each country ;
- Provide guidance and advice to land administration professionals regarding the use of methodologies and standards.

¹Develop quality training approaches for property market valuation professionals for an effective property tax administration



MAJOR OUTCOMES OF THE PROJECT

- To survey and analyse the current situation in 4 European countries in order to identify shortcomings, specific requirements and potential capabilities;
- To issue recommendations with respect to measures to be taken in order to consolidate the legal and institutional system in land valuation based on the experience acquired by partner countries;
- To support the preparation of a handbook on land valuation procedures and towards the effective property tax administration;
- To develop modern training approaches that will allow easy access to knowledge of a large group of professionals and students;
- To organize a data base containing best practices from partner countries;
- To develop a portal for exchange and information purposes as well as an excellence network and links amongst the partners and professionals;
- To edit a GUIDE (HANDBOOK) on vocational training of land valuers and evaluation procedures and standards;
- To organize centres of excellence in land valuation;
- To support the updating of “land valuator” occupational standard;
- To disseminate project outcomes towards the largest possible target group.



PROJECT PARTNERS



**REGIONAL CENTRE FOR CONTINUING TRAINING IN LOCAL
PUBLIC ADMINISTRATION BUCHAREST, ROMANIA**



OXFORD BROOKES UNIVERSITY, U.K.



**NATIONAL ASSOCIATION OF ROMANIAN VALUERS -
ANEVAR, ROMANIA**



**UNIVERSITY OF WEST HUNGARY -
COLLEGE OF GEOINFORMATICS, HUNGARY**



**AGRICULTURAL TECHNOLOGICAL CENTER OF RESEARCH,
VOCATIONAL TRAINING AND EDUCATION - CVT GEORGIKI
ANAPTIXI, GREECE**



**TECHNICAL UNIVERSITY OF CIVIL ENGINEERING
BUCHAREST - FACULTY OF GEODESY, ROMANIA**



WP1. PROJECT MANAGEMENT

OBJECTIVES:

- Provide management of the project
- Organize infrastructure, processes and procedures with the view to achieving project objectives
- Ensure communication amongst partners
- Monitor the carrying out of the work packages in an effective manner, timely and coping with the resources allocated
- Design and update the project related Website
- Set up valuation plans and guarantee the quality of the training process
- Coordinate production of interim and final reports
- Coordinate trans-national partnership
- Disseminate the outcomes of the project

WP1 Leader : CRF-B, Romania



WP2. EVALUATION AND DISSEMINATION OF INFORMATION ON TRAINING OF LAND VALUATION PROFESSIONALS

OBJECTIVES:

- **Survey relevant achievements in the field of vocational training of property market valuation professionals in order to identify best practices available in partners' countries**
- **Disseminate best practices through the project related portal, websites of partners and edit the European Report**
- **Edit a Journal and a collection of case studies, best practices and guidelines regarding vocational training of property market valuation professionals**

WP2 Leader : Oxford Brookes University, U.K.



WP3. SURVEY AND RESEARCH METHODOLOGY

OBJECTIVES:

- Identify training needs of land valuers and trainers through e-learning training methods
- Design the evaluation methodology of the training needs in 4 European countries.
- Develop a consolidated draft based on outcomes of WP2 to be tested by partners in their respective countries via meetings with the end users
- Plan focus group meetings
- Draw up a report identifying training needs and submitting effective solutions for vocational training of valuers through e-learning.

WP3 Leader : CVT GEORGIKI ANAPTIXI, Greece



WP4. SURVEY IMPLEMENTATION AND REPORTING

OBJECTIVES:

- Analyse relevant examples for land valuation professionals (independent valuers, organizations) in all 4 countries in order to point out their experiences, to identify shortcomings and fields of interest, vocational training strategies, flaws and requirements;**
- Organize focus-groups;**
- Draft a report detailing the needs previously identified and set forth e-learning solutions to meet the needs;**
- Disseminate project findings through reports that would be downloaded from the project portal and partners' websites;**
- Identify examples of international best practices to be made known worldwide through video multi-media.**

WP4 Leader : ANEVAR, Romania



WP5. TRAINING HANDBOOK AND INFORMATION LEAFLETS

OBJECTIVES:

- **Develop training modules for individual study and translate them into the 4 languages of the project partners;**
- **Design and develop a training course based on outcomes of WP2, WP3 and WP4 to be made available for wide consultation with the view to checking its appropriation to target market and the observance of cultural implications within the proposed methodology, contents and terminology;**
- **Prepare the training material to be mutually agreed upon by all partners;**
- **Prepare and edit information leaflets in order to make information known and to promote information contained in the vocational training modules;**
- **Edit and copy training material on CDs.**

WP5 Leaders : **CRF-B** *and* **ANEVAR**, Romania



WP6. MULTI-MEDIA AND VIDEO DEVELOPMENT

OBJECTIVES:

- Film and edit a selection of best practices in partners' countries for vocational training purposes in land valuation based on video techniques;**
- Design and develop the e-Learning curricula for trainers-facilitators;**
- Design and develop the e-Learning curricula for land valuers based on outcomes of WP3, WP4 and WP5;**
- Obtain agreement of the partners on the contents of the 2 courses and convert them into electronic format;**
- Evaluate e-courses and prepare for testing.**

WP6 Leader : ANEVAR, Romania



WP7. PORTAL DEVELOPMENT

OBJECTIVE:

- **Design, develop and update the Project Website with information in 5 languages for dissemination of information;**
- **Provision of technical support for debates/comments via '*notice board /e-mail*'.**

WP7 Leader : CRF-B, Romania



WP8. QUALITY MANAGEMENT PLAN

OBJECTIVES:

- **Ensure internal and external assessment of project products and outcomes by working groups of users;**
- **Ensure *feedback* through interactive communication and dissemination;**
- **Design and develop the quality monitoring and evaluation system;**
- **Evaluate interim and final outcomes (teaching model, services, technological solutions and organizational structure) ;**
- **Produce methodological approaches, tools and indicators allowing to evaluate effectiveness and coherence of project outcomes.**

WP8 Leader : GEO, Hungary



WP9. ACCREDITATION, DISSEMINATION, DISTRIBUTION

OBJECTIVES:

- **Ensure maximum transparency of project related concepts and paperwork ;**
- **Ensure project promotion throughout its duration and keeping alive the interest in its long term outcomes as well as in their duplication in future projects;**
- **Launch and promote the accreditation procedure in each of the partners' countries in order to get recognition at European level;**
- **Disseminate project outcomes at local and national level;**
- **Develop the marketing strategy agreed upon with the partners;**
- **Carry out the market survey .**

WP9 Leader : CRF-B, Romania



PROJECT SCHEDULE

WORK PACKAGES





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REVIEW ON BEST PRACTICE ON LAND VALUATION THROUGH E-LEARNING

TASKS

- Review the land and real estate taxation system in 4 European countries in order to identify the legal framework, the taxpayers, the ways of the taxes are established and levied.
- Review on the generally accepted practice on land valuation in each country
- Review the meaning of the value in each country in order to reach a common understanding on the terminology
- Review the types of property and types of valuation purposes
- Review the measurement and ethical standards in each country
- Review the qualification requirements for land valuers in each country
- Review the availability and transparency of valuation data in each country

OUTPUTS

- A report containing the collection of best practice in real estate valuation and valuation methods in 4 European countries
- A list of publications of on land valuation in 4 European countries



Thanks for your attention!

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