

**Report to the 43rd General Assembly
FIG Working Week 2020, Amsterdam, the Netherlands**

FIG Commission 9

Report of Activities 2019-2020

General

Commission 9 have two significant projects as set out below. The impact the projects will have across a wide spectrum of activities associated with all commissions is still being assessed. Commission 9 is working co-operatively with other FIG commissions as well as other agencies including the World Bank and United Nations.

Working Groups/Projects

Working Group 9.1

Title: Manual and due diligence protocol for the 'Valuation of Unregistered Lands and informal property'

Progress:

With the support of FIG, significant progress has been made with the Valuation of unregistered land - UN Habitat GLTN/FIG/RICS initiative. A Master Class will at the World Bank Land and poverty Conference in Washington in March 2020 will kick start the research stage. An update on the workshop will be provided at the FIG WW in Amsterdam.

Purpose of CFP: The aim of this project is to develop a due diligence protocol/standard and field manual specifying the procedures required from land professionals, surveyors and valuers to implement the GLTN 'valuation of unregistered land' policy guide principles and conclusions.

Brief Background of the Project

The Global Land Tool Network, as facilitated by UN-Habitat, is an alliance of international, regional and national partners working together to "securing land and property rights for all" through the development of pro-poor and gender responsive land tools and approaches within the continuum of land rights framework. It supports the implementation of the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Forests and Fisheries (VGGTs), the Framework and Guidelines for Land Policy in Africa, Sustainable Development Goals (SDGs) and the New Urban Agenda.

Value, and its attribution to unregistered and/or informal land & property, is a key component to sustainable land administration systems and is a critical component of effective land acquisition, taxation and transfer processes. Indeed, it can be argued that 'value', whether defined in purely economic terms or in a wider context of social, environmental and cultural value, is the key to establishing tenure security and identification of legitimate ownership. 'Value' is directly linked to local and regional revenue generation, functioning formalized land & property markets and is a central enabling factor within land-based financing (as underlined within the New Urban Agenda). However, this is a difficult area, with limited professional capacity and knowledge, and a chronic lack of data and in many cases cultural/social understanding. Several organisations, agencies and NGOs (GLTN, RICS, FIG, UNFAO, Namati) have attempted to better understand unregistered land valuation and informal markets through extensive research, policy guides, international guidelines

(VGGT) and due diligence standards (ILMS & UNFAO – lawyers advising on land acquisition). This has resulted in strong empirical evidence and potential governance but not in a practical, field-based due diligence protocol for how to arrive at appropriate and reasonable market ‘value’. This manual has a great opportunity to synthesize previous outputs, bring closer collaboration between interested parties through the formation of a working group, and help ‘value’ become more effective and appropriate during the land formalization, acquisition, transfer and taxation process.

Main Outputs and Activities

In close collaboration with UN-Habitat (regional and country offices), Land and Global Land Tool Network Unit, government and provincial authorities, and other land stakeholders, the Professional Cluster will be undertaking the following key interventions and activities as follows:

On Consolidation of Processes, Experiences and Strategies:

- To support the consolidation of existing processes, experiences, lessons learned and strategies regarding the valuation of unregistered land
- To develop connectivity between high level guidelines (VGGT), existing standards (RICS, IVSC), education (GLTN land professional curriculum) and field based protocols/manual
- To evolve professional debate and agreement on a more appropriate form of ‘market value’ incorporating social, cultural and environmental elements
- To produce a robust, due diligence protocol and manual (including basic checklists and sample format) for use by land professionals, surveyors and valuers
- To encourage/enable the adoption of this protocol/manual by partners, and by extension financial institutions, acquiring authorities, land administration/valuation/rating/taxation departments
- To develop collaboration with existing land data standards and processes
- To propose ‘open valuation data’ and data accessibility recommendations
- To mobilize international, national and local experts and partners to enable consolidation and integration of strategies and inform land policy and land administration reform processes

Main Expected Result: The production of a ‘due diligence protocol/standard’ and field manual specifying the procedures required from land professionals, surveyors and valuers to implement the GLTN ‘valuation of unregistered land’ policy guide principles and conclusions.

Working Group G 9.2

Title: Blockchain:

Progress: Publication of RICS Insight Paper supported by FIG achieved February 2020.

Brief Background to Project:

Every so often a revolutionary digital break-through emerges. The most recent being a technology allowing a decentralised, reliable and verifiable record of transactions, which is maintained across multiple computers using peer-to-peer networking and cryptography – blockchain.

Blockchain came to public prominence as the digital architecture underpinning Bitcoin and other cryptocurrencies that blossomed following the financial crash of 2008. It soon found potential applications in other fields, including a wide range of sectors in which Surveyors operate. But where will the technology add value? What are its limitations and risks? And how likely are today’s professional firms and other industry players to take advantage of the opportunity that blockchain represents?

This project produced an RICS insight paper that provides a balanced view of the outlook for blockchain, its application to the real estate, built and natural environment and construction industries, and what it could mean for Surveyors looking to stay at the forefront of innovation.

Next Steps:

Commission 9 will work with other FIG commissions to identify next steps. Copies of the insight are available <https://www.rics.org/uk/news-insight/research/insights/blockchain--an-emerging-opportunity-for-surveyors/>

Next steps are being assessed for this project.