

## Workshop euREAL – IPMS and International Land Measurement Standard

### INTERNATIONAL PROPERTY MEASUREMENT STANDARDS (IPMS)

Driving consistency, improving confidence in global real estate



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#### ABOUT IPMS AND IPMSC

The International Property Measurement Standards Coalition (IPMSC) is a group of 66 professional and not-for-profit organisations from around the world, working together to develop and implement international standards for measuring property.

IPMS: Office Buildings is now published. [Download your copy.](#)

IPMS: Residential Buildings is now open for consultation. [Have your say.](#)

This workshop will concentrate on the need of an International Land Measurement Standard.

After the publication of the International Property Measurement Standard for Offices it became clear that euREAL has to be adapted to be compliant to this new international norm.

But, in the same time, there is a new consultation about Residential Buildings. This consultation period closes at the end of September.

Our euREAL Working Group worked hard to fulfil these two jobs.

First headed by Pedro Ortiz, former delegate from Spain and CLGE Vice President, the group is now lead by Nicolas Smith, from the French OGE and new CLGE Vice President.

End of August 2015, they had a hand over meeting, during which both questions were addressed.

The group tables two documents for approval by the General Assembly:

- A new version of euREAL, IPMS compliant for Offices;
- A CLGE position paper, answering the ongoing IPMS Consultation for Residential Buildings.

Another initiative in the same area concerns the possible creation of an ILMS, or International Land Measurement Standard. Originally, this topic was on the roadmap of the IPMS-Coalition, since land is regarded as a non-built form of property in many parts of the world. But there is no consensus amongst the current coalition partners and therefore, Land oriented organizations will have to answer the question if there's a need of such a development (FIG, RICS, CLGE, NSPS...).

For the time being, FIG and CLGE are represented in IPMS/Land advisory committee by Maurice Barbieri and Clemens Kiepke.

These documents are attached. Especially the need of ILMS will be discussed during the workshop (draft ILMS text tabled by James Kavanagh).

Nicolas Smith  
Vice President - Moderator

Maurice Barbieri  
President

## **International Land Measurement Standards (ILMS)**

*At the heart of all international standards is the desire to create sustainable, professional markets in an increasingly connected global economy.*

### **The Challenge**

*Statistics on global land issues are stark - 70% of land and property in the developing world is un-registered and outside of formal markets, 90% of residential and commercial property in Africa is untitled and land and property transactions are high on the global corruption index. Responsible governance of land is also at the core of resource management and sustainable extractive industries.*

*Much of the headline challenges are well known to land professionals, from land grabbing, to tenure vulnerability, to ineffective land administration and corrupt governance and to a lack of professional capacity. At the 2015 World Bank Land conference Gregory Myers from Cloudburst, former head of Land at USAID reiterated the thoughts of many and outlined how this unacceptable risk in basic land information undermines social/political cohesion, economic development and investor confidence. Greg highlighted how Environmental, Social and Governmental (ESG) indicators are being increasingly used by governments, international agencies, multinational corporations and investors. The indicator that is missing is **Land**.*

To quote Greg Myers: **'the world needs a standardized land reporting framework.'**

### **Brief**

*A strong international principles based standard focused on key land information elements is required to derisk the process of transaction and will aid land tenure security, investment, government revenue raising and economic development. Just as IPMS derisks and creates a consistent and secure environment for property transactions so too will an international standard for land derisk and create a consistent environment for land ownership, development and cross-border investment in the developed and developing economies.*

*The new standard seeks to engage all stakeholders in the land ownership, registration, measurement and transaction process. It will also help forge direct links between land professionals and financial reporting by derisking the land transaction process for all parties and implementing an agreed land information framework.*

### **Scope**

*A listing of key land information elements could form the basis of an ESG indicator for risk in land transactions. This could take the form of a basic 'checklist' of key land information reporting identifiers such as:*

- *tenure security,*
- *legal registration,*
- *ownership,*
- *basic land administrative data*
- *spatial identification (mapping/measurement)*
- *value*
- *and others.*

*As an example, 'measurement' of land and particularly the 'mapping' of land by national agencies is generally understood in a consistent way. But in practice it can be carried out to a bewildering array of standards, accuracies, scales and data formats. ILMS would be directly linked to International Ethical Standards and IVS reporting mechanisms.*