

ISO19152 Standard: Role of LA_ExtValuation Class for Land Administration

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SUMMARY

Land Administration Domain Model (LADM) according to standard ISO19152:2012 provides the existence of the external classes LA_ExtValuation and LA_ExtTaxation. The FIG commissions 7 and 9 created the working group for preparation of the new edition of ISO19152:2012 with the description of mentioned classes information models. The first results in this field were reported on the FIG-2017 Working week in Helsinki. The research of the working group is based on semantic structure modulation approach of "Knowledge Organization Systems and Services", international spatial data, real estate valuation and measurement standards. Authors are agree with this approach, but also offer to use the principle of fit-for-purpose to find the solution of the problem and to consider the perspectives for the E-government services using the LA_ExtValuation information resource. In the article it is offered to consider such services as: a) management of evaluation activities and its quality monitoring in real time, b) services of using the results of previous real estate valuations for the new estimation of property market values for any date, c) on-line services of automatic express property valuation, d) services for valuation company choosing, e) information collecting services for valuation of the unregistered land and real estate objects and so on. It is shown that for achievement of such goals it is necessary to solve number of problems. For an example such as follows: to create the system of the state registration of results of property evaluation and its necessary legal basis; to create national technical system with necessary software, to organize informational support as a part of E-government infrastructure; to develop a methodology of monitoring and assessment of evaluation activities quality, including certain experts. The decision of such tasks is actual for many countries. In our opinion, these services will be demand by a wide group of users. On the one hand, it will allow monitoring of evaluation activities with respect for the principles of publicity and transparency that will undoubtedly increase its quality. On the other hand – this instrument will become irreplaceable tool for governments, banks, realtors, experts in the field of the real estate based on objective property market data.

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