Programme for 13 September 2019 - 4

• 09.00 Session 4, Welcome - Chaired by Mr James Dadson, CASLE Africa Region President
  • 09.05 James Kavanagh, RICS Director of Lands
  • 09.25 Mr Joseph Segun Ajanleko, CASLE President
  • 09.40 Ms Christin Walter, Ordnance Survey
  • 10.15 – 10.45 Tea/Coffee Break
  • 10.45 Hugh Phillips, Cabinet Office, UK Government
  • 11.20 Dr Diane Dumashie, Rapporteur – Summing up & Discussion
  • 11.45 Susan Spedding, CASLE Secretary General – Introduction to CASLE General Assembly & Elections

• 12.00 – 13.00 Working Lunch
  • 13.00 CASLE General Assembly & Elections

James Kavanagh

James is a Chartered Land Surveyor, Chartered Geographer and RICS Director of Global Land & Resources.

Land Valuation & Effective Land Transfer/Acquisition

Essential for emerging economies and informal markets

James Kavanagh – ILMS, RICS, FIG Cons 9
CASLE Sept 2019

Content

1. Introduction and context
2. Land Acquisition and Transfer: a global issue
3. Consequences
4. Land valuation – current methodologies and new concept
5. International standards – ILMS
6. Conclusions

"There is no such thing as an investment without property rights that are negotiable and transferrable." – De Soto

Land Acquisition and Transfer - a global issue

1. Sustainable Development Goals
2. Responsible Governance of Tenure
3. New Urban Agenda & Rapid Urbanisation
4. "2030 Agenda for Sustainable Development"
ILMS is a framework for:

- Enabling the due diligence reporting process on land and property matters to take place for people and legal entities.
- Timely guidance for reporting on land and property assets in support of reporting systems such as the International Financial Reporting Standards (IFRS).
- Advancing transparency, integrity and consistency in what is on the ground, what information is available and the quality of the available information, rather than what is legislated or implied. This also includes recognition of gender specific issues.
- In practice, ILMS should be adopted systematically and is capable of being used in all markets whether a functioning Land Information Systems (LIS) exists or not.
- ILMS provides a due diligence structure for the collection and collation of land and real property surveying information.

ILMS is part of a global drive towards transparency and due diligence protocols within the land and property sectors. ILMS works in conjunction with the recently released UNFCC due diligence for buyers' guide for lawyers (2019) and the DFID/UKAID/ODI Tenure Risk Tool (2019) and with the ongoing development of global standards such as LADM (2019).

XML Data standard – ILMS as a high level protocol for other standards.
Conclusions

- Bring consistency and transparency by informing governance and policy decisions.
- Help strengthen land security and property rights by helping legitimate owners realise the economic value of their rights.
- Bring land professionals closer to the investment community.
- De-risk the internal and external investment in land and property.
- Enable the use of ‘informal data sources’ and highlight risk.
- Aid efficiency and fair compensation in Large Scale Land Acquisition.
- Help deliver large scale infrastructure and sustainable urban expansion.
- Enable technology by creating a robust land acquisition data format.

Contacts

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Christin is Strategy Advisor to the Ordinance Survey. She is leading on the third revision of the UN Committee of Experts on Global Geospatial Information Management Report. She is author of The Smart City Strategic Growth Map guide for local government decision makers.

Developing the United Nations Integrated Geospatial Information Framework (IGIF)

Christin Walter
13 September 2019

Integrated Geospatial Information Framework (IGIF)

The Integrated Geospatial Information Framework is being developed as a reference guide for developing and strengthening arrangements in national geospatial information management. It has been designed specifically for use in middle income countries and small island developing States.

Background

- The basis of the collaboration was a recognition of the growing need to scale-up and develop mechanisms for geospatial data, infrastructure and policies to be embedded more holistically within concessional financing, technical assistance and knowledge sharing services and implementation in developing countries.
- A key deliverable of the collaboration is an overarching geospatial information management framework that Member States can reference when implementing integrated evidence-based decision-making solutions, and that maximises and leverages national systems tailored to their own situations.
The Integrated Geospatial Information Framework comprises 3 parts as separate, but connected, documents:
1. The Overarching Strategic Framework is complete and adopted by UN-GGIM.
2. The structure and main elements of the Implementation Guide are developed and have in-principle approval.
3. The Country-level Action Plans are work in progress.

A forward-looking Framework built on national needs and circumstances.

- Provides the overarching strategic messages and more expansive and integrated national framework, particularly focusing on policy perspectives and elements of geospatial information.
- Sets the context of ‘why’ geospatial information management is a critical element of national social and economic development.
- Vision and Mission statements communicate the overarching aim of the Integrated Geospatial Information Framework.
- It does this via 7 Underpinning Principles, 8 Goals and 9 Strategic Pathways that lead to a national approach that takes account of national circumstances, priorities and perspectives.
- The Overarching Strategic Framework is intended for a wide range of stakeholders – these primarily being high-level policy and decision makers, institutions and organizations within and across government.

The Integrated Geospatial Information Framework can be used to establish national geospatial information management arrangements or to improve them. It can also be used to coordinate activities to achieve alignment between existing national agency capabilities and infrastructures.

**Strategic Pathway 1: Governance and Institutions**

This strategic pathway establishes the governance, institutional arrangements and a clear value proposition to a means to strengthen multi-disciplinary and multi-sectoral participation and a commitment to achieving an integrated Geospatial Information Framework.

The objective is to attain political endorsement, strengthen institutional mandates and build a cooperative data sharing environment through a shared understanding of the value of an Integrated Geospatial Information Framework and the roles and responsibilities to achieve the vision.

**Strategic Pathway 2: Legal and Policy**

This strategic pathway establishes a robust legal and policy framework that is essential to nurture appropriate national geospatial information legislation and policy that enables the availability, accessibility, exchange, application and management of geospatial information.

The objective is to address current legal and policy issues by improving the laws and policies associated with, and having an impact on, geospatial information management, and by proactively maintaining the legal and policy environment, particularly with regard to designing the official responsibility for the production of data, and with respect to the issues raised by emerging technologies and the evolving innovative and creative use of geospatial information.

**Strategic Pathway 3: Financial**

This strategic pathway establishes the business model, develops financial partnerships, and identifies the investment needs and funding sources for delivering integrated geospatial information management, as well as recognizing the benefits realization milestones that will be achieved and sustain the framework.

The objective is to achieve an understanding of the implementation costs and ongoing financial commitments necessary to deliver integrated geospatial information management that can be sustained and maintained in the longer term.
**STRATEGIC PATHWAY 4**

**Data**

This strategic pathway establishes a geospatial data framework and governance guidelines for best practice collection and management of integrated geospatial information that is accessible to cross sector and multi-disciplinary stakeholders.

The objective is to enable data custodians to meet their data management, sharing and reuse obligations to government and the user community through the execution of well-defined data supply chains for organising, planning, acquiring, integrating, managing, maintaining, curating, publishing and archiving geospatial information.

**STRATEGIC PATHWAY 5**

**Innovation**

This strategic pathway recognises that technology and processes are continuously evolving; creating enormous opportunities for innovation and creativity that enable governments to quickly bridge the digital divide.

The objective is to stimulate the use of the latest cost-effective technologies, processes improvements and innovations so that governments, no matter what their current situation is, may be led to state-of-art geospatial information management systems and practices.

**STRATEGIC PATHWAY 6**

**Standards**

This strategic pathway establishes, and ensures the adoption of, best practice standards and compliance mechanisms that enable legal, data, semantic and technical interoperability, which are fundamental to delivering integrated geospatial information and knowledge creation.

The objective is to enable different information systems to communicate and exchange data, enable knowledge discovery and inferencing between systems using meaningful meaning, and provide users with useful access to and reuse of geospatial information.

**STRATEGIC PATHWAY 7**

**Partnerships**

This strategic pathway establishes effective cross-sector and inter-disciplinary cooperation, industry and private sector partnerships, and international cooperation as an important promise to developing a sustainable integrated Geospatial Information Framework.

The objective is to create and sustain the value of geospatial information through a culture based on trusted partnerships and strategic alliances that recognize common needs and aspirations, and national priorities.

**STRATEGIC PATHWAY 8**

**Capacity and Education**

This strategic pathway establishes effective capacity building programs and education systems so that geospatial information management and entrepreneurship can be sustained in the longer term.

The objective is to increase the awareness and level of understanding of geospatial information science. This includes developing and strengthening the skills, instincts, abilities, processes and resources that organisations and communities require to utilize geospatial information for decision-making.

**STRATEGIC PATHWAY 9**

**Communication and Engagement**

This strategic pathway recognizes that stakeholders (including the general community) are integral to the implementation of integrated geospatial information management systems and that their buy-in and commitment is critical to success.

The objective is to deliver effective and efficient communication and engagement processes to instigate greater input from stakeholders to achieve transparent decision-making processes when implementing the Integrated Geospatial Information Framework.
Implementation Guide - Structure

Initial Proposed Document Structure
- Summary
- Introduction
- Context and Rationale
- Approach
- Elements
- Principles
- Activities/Actions and Interlinked Activities
- Outcomes/Benefits
- Appendices

National Action Plans

Operationalising the Geospatial Information Framework will be done through Country-level Action Plans by linking to:
- Government national priorities,
- Identification of priorities and investment needs,

And working to produce:
- Geospatial Maturity Assessment,
- As-is analysis,
- Analysis of socio-economic benefits,
- Determination of Socio-Economic Value and ROI,
- Identifying financing for implementation
- Drawing up Action Plan

Launching the Implementation Guide

UN-GGIM
Sixth High Level Forum on UN Global Geospatial Information Management
Changing the World - Geospatially
20-22 April 2020
Royal Holloway College, University of London, Windsor, United Kingdom

Additional Information & Resources

Committee of Experts on Global Geospatial Information Management:
http://ggim.un.org/
IGIG - Overarching Strategic Framework:
World Bank - Geospatial Technology and Information for Development:
Sixth High Level Forum on United Nations Global Geospatial Information Management:
http://www.ungeogff.org/unggff/

Thank you

Hugh Phillips
Hugh is seconded from the UK Hydrographic Office to the Government Cabinet Office as Data and Standards Lead at the Geospatial Commission working with 6 Partner bodies to improve the discoverability, accessibility and interoperability of their data.
Geospatial data offers economic and social value

- Data availability is changing lives
- New technologies are increasing the detail, currency and quality of geospatial data
- Better geospatial data is enabling new insights
- We can then take action - offering new answers to important national and local questions

Geospatial Commission overview

Purpose
- Act as an intelligent geospatial customer on behalf of government
- Drive economic value (estimated at up to £1 billion per year)

Objectives
- Increase economic growth and productivity
- Improve social and environmental outcomes

How
- Setting cross-cutting geospatial strategy, policy and data standards
- Promoting competition within markets for geospatial data, products, and services
- Improving accessibility, interoperability and quality of data
- Improving capability, skills and resources to support the growth of new and existing geospatial businesses and improve public services

Board of Commissioners

Partner bodies

We have identified the key geospatial areas where we can unlock economic value

- Analysis identified a potential £6-11 billion per annum economic value from better use and adoption of geospatial data
- This identified five key sectors where the highest latent value was:
  - Retail and logistics
  - Property and land
  - Infrastructure and construction
  - Mobility
  - Natural resources
Digital Land Review context

<table>
<thead>
<tr>
<th>Problem statement</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property conveyancing</td>
<td>£500m+</td>
</tr>
<tr>
<td>Conveyancing process is lengthy and inefficient; Total cost of conveyancing is £10m, including — £400 - £500m of cost from failed sales alone</td>
<td></td>
</tr>
<tr>
<td>Property search</td>
<td>£500m+</td>
</tr>
<tr>
<td>Land and property data is difficult to discover; unclear and out of date</td>
<td></td>
</tr>
<tr>
<td>Making house building and planning more challenging and reduces competition</td>
<td></td>
</tr>
<tr>
<td>Built environment</td>
<td>£500m+</td>
</tr>
<tr>
<td>There is no way to store and share data within development projects or to make it available for public use. Without this data repository, involved parties are unable to access a shared project view.</td>
<td></td>
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</tbody>
</table>

Development Plans - What are the problems?

1. Only 44.1% of Local Authorities have local plans less than 5 years old.
2. On average Local plans take 5 years from initiation to being ready for adoption.
3. It costs around £250k per year to develop a local plan.
4. Local Authorities suffer from lack of resource, capability and lack of standards.
5. Lack of Local Plans:
   a. creates planning issues,
   b. leads to delays in housing delivery,
   c. create barriers to entry for those wishing to develop,
   d. create unnecessary work for planning departments and applicants,
   e. repeat work for planning consultants.

Plan/Build - What are the problems?

1. Lack of visibility of national level planned capacity.
   a. what permissions exist and
   b. what is actually being built
2. No accurate national picture of what has been built
3. 50% of Local Authorities likely to fail the ‘housing delivery test’ in 2020
4. Planning Application process is complex and generates huge ‘failure demand’ on Local Authorities
5. Most planning systems have not yet digitalised
6. The process favours large developers over smaller ones

Local Development Plan

Housing Land and Planning
Policy 300k Local Plan Development Planning Application Selling/buying Construction

Planning Permission

Front Public Housing Back National & Local Plan 2023
Dr Diane Dumashie

Diane is a Fellow & Governing Council member of the RICS, Vice President of the International Federation of Surveyors (FIG), Chair of FIG Regional Capacity Development Networks, member of the Centre for Effective Dispute Resolution; serves on UN Habitat Advisory Group on Gender Initiatives.

Susan Spedding

Susan has been the CASLE Secretary General Fellow since 2013, adding to her existing part-time role as Administrative Secretary since 1994.
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