



International Federation of Surveyors
Fédération Internationale des Géomètres
International Vereinigung der Vermessungsingenieure

FIG Task Force on Property and Housing



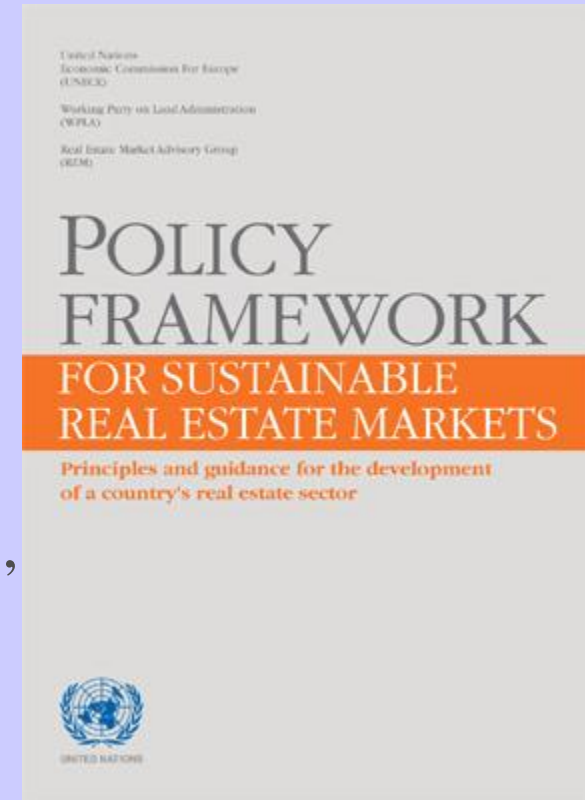
UN ECE REM, Geneva, 26 June 2012

RECOVERY, SUSTAINABILITY, AND EVOLUTION: PERSPECTIVES ON THE REAL ESTATE ECONOMY

background

In many countries **Surveyors** are expected to identify **land tools and good governance practices** that will facilitate:

- privatization of land and property registration,
- secure access to land and property rights,
- secure mortgage rights and real estate markets,
- formalization of informal development, and upgrading of inner city decay,
- sustainable housing, sustainable housing rights,
- zoning, planning and building code revisions,
- redevelopment and urban regeneration,
- environmental sustainability, energy efficiency and green housing,
- integration of minorities, dealing with immigration and free population movement



within an unpredictable economic and social environment

background

characterized by certain fundamental factors affecting **housing sector**:

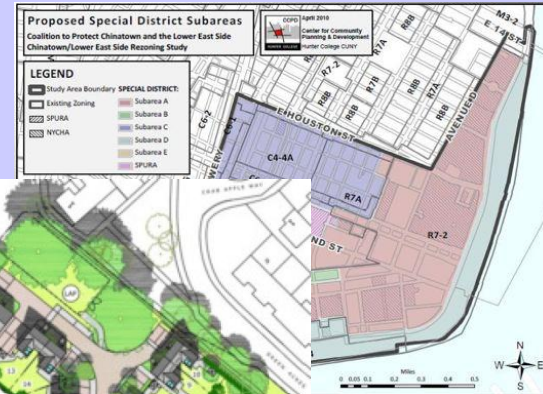
- recession, unemployment, the difficulty of finding jobs,
- significant decrease in access to financing, tougher lending standards: no more liar loans, bigger down payments, closer look at incomes, etc.
- tougher appraisal standards,
- growing affordability problems even for those who do have a job due to wage and benefit cuts,
- rising taxes,
- overleveraged consumers,
- a change in consumer attitudes regarding housing as an investment,
- a new frugality in consumer attitudes towards debt in general,
- corruption and confusion in land and housing regulatory framework,

Objectives

The FIG Task Force will investigate challenges and major threats resulting from the current global financial crisis, and identify new role for the surveyor.

It will develop awareness, vision and key strategies as well as to investigate tools and techniques around:

- institutional development, legislation,
- improvement of coordination of various stakeholders; adoption of effective policies,
- land tool development for affordable privatization, cadastre, planning, construction, housing; technical tools to support the above,
- Examples of good practice



Objectives

- Perspectives on the real estate economy
- Sustainable real estate markets
- Sustainable housing and housing rights
- Affordable planning
- **Affordable housing**



Affordable Housing refers to housing for very low-income , low income , moderate-income households. (30% standard: own or rent a housing for an amount up to 30% of its household income), size of family? It means different things to different people and it has different implications in different places

Affordable housing: encompasses a wide spectrum of housing types, prices and occupants

- Rental housing
- For-sale housing
- Government-subsidized housing
- Public housing ?
- Public Policies usually speak of affordability as:
 - Low-income rental housing : Subsidies for production or for occupants (object grant/subject grant) or both to make it affordable to low- (50-80%) and very-low-income (50% of median income) households
 - Affordable ownership housing: market-rate unsubsidized housing for moderate-income (80-95%) households, first-time buyers, and subsidized ownership housing for low- and moderate-income buyers



Funding mechanisms

Financial aid can be granted as:

- extra payment (without refunding) or
- it can be granted as credits, e. g. loans with low interest or loans with public securities.

Supply of dwellings:

- **New apartments**
- **the modernization of housing stock**
- **offering state-owned land for affordable housing to reduced prices**; the investors are obliged to reflect the reduced land price in reduced rents for target group households



Public and private sector roles

- Affordable housing requires a strong cooperation with the public stakeholders responsible for land use planning and the private or public stakeholders acting in the land market

State interventions?

- to guarantee affordable conditions (quality and price) for an adequate part of the demanding groups
- To assure that an adequate part of the supply is kept open for the target group households and is not occupied by better off households

CECODHAS-survey: 10,1% of European households, and 37% of the population at risk of poverty spend more than 40% of disposable income on housing

Future Action Plan



Informal Development, Property and Housing

10 – 14 December 2012

- Supported by UN ECE CHLM & FIG Com10, Com9
- The Workshop will be hosted by the Technical Chamber of Greece, Syntagma Square, Athens, Greece.



Topics of interest

- Tools for formalization/legalization
- Progress in legalization (dead capital, legislation, prerequisites, certificates / plans, accuracies, costs, statistics on declarations, state revenue, property registration, property market, barriers, planning controls, construction controls, seismic vulnerability controls, overall cost, time, penalties, infrastructure provision, property taxes, environmental concerns/ monitoring, planning and construction permitting reforms, demolitions, resettlement, minorities, energy efficiency concerns, funding mechanisms, the role of the private sector, case studies, etc)



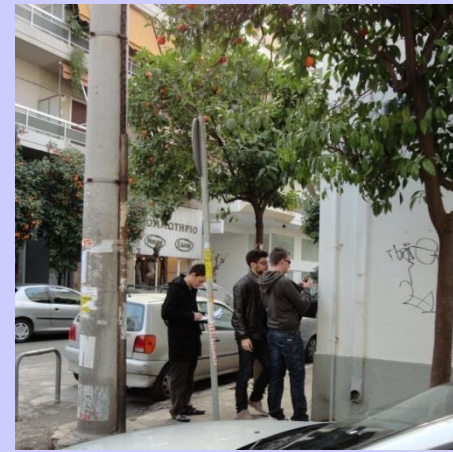
Topics of interest

- Affordable housing policies / legislation (current trends, major changes, examples)
- Affordable planning (principles, costs, funding mechanisms, responsibilities, the role of the private sector, state interventions, legislation, regulations, norms and standards, beneficiaries, target groups , examples of good practice, on state-owned land/private land, motives, etc)
- Affordable housing (construction types, tenure types, quality, valuation, prices, rental/for-sale, improvements of housing stock, public housing, funding mechanisms, target groups etc)
- How the above can be implemented in areas with informal development/ informal markets? Ethnic minorities, immigrants, refugees, etc.



Topics of interest

- Technical aspects that surveyors should consider in order to address the above
- FIG com3, com9, com 10
- SDIs, data integration, automated monitoring, mobile phone applications, cadastre, planning, valuation, construction economics
- VGI, crowd sourcing, social media, etc
(low-cost methods, to capture reliable spatial information in short time)





Thank You