

# LAND VALUER-SURVEYOR: TOWARDS ACKNOWLEDGED PROFESSIONAL AND COMPREHENSIVE LAND VALUER-SURVEYOR

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## Introduction: the Evolution

THE EVOLUTION OF THE LAND POLICY, THE  
CADASTRE, ADMINISTRATION AND  
LAND MANAGEMENT

- Land Policy → from land tenure to social equity issues. From land economics and land use towards land and eco-natural resources concerns
- The cadastre → from land parcel identification to land registration system → then to multi purpose cadastre.
- The land administration → from the system to administrate land tenure, land value, and land use towards embracing the land development system as well
- The land management → from land use and land data policies toward the natural resource and environment policies as well

## In Line with the Evolution

THE EVOLUTION OF THE SURVEYOR  
PROFESSION

- Intensive Evolution**
- Parcel Maker to Map Maker
  - Map Maker to Spatial Information Manager
- Extensive Evolution**
- Land Surveyor to Land Valuer-Surveyor
  - Land Surveyor to Spatial Planner
  - Spatial Planner to Land-resources Manager
  - Manager to Policy Maker

## The Immediate Need ...

The Immediate Need of land valuer-  
surveyor for a modified conceptual land  
administration approaches

- The “play grounds” of the surveyors are in the fields of the cadastre, land administration and land management where the land policy is the “foundation stone”
- The need for modified conceptual approach
- The Need for the professional and comprehensive land valuer-surveyor to comply with the approach

## Modified Conceptual Approach of a Land Administration

Level	Objective	Context	Tool Box
Land Administration	1. System for administration of: a. Land Tenure <b>b. Land Value</b> c. Land Use 2. Basis for sound land management	1. Land Tenure Systems <b>2. Land Value Systems</b> 3. Land Use Control Systems 4. Land Development Systems	1. Institutional frameworks 2. Spatial data systems and infrastructures

Table 1. A Conceptual Approach of a Land Administration (Enemark, 2003: p. 12)

Level	Objective	Context	Tool Box
Land Administration	1. System for administration of: a. Land Tenure <b>b. Land and Eco-Natural Resources Values</b> c. Land Use 2. Basis for sound land management that pledges the strong basis for economic, social welfare, justice, living in harmony, environmental sustainability	1. Land tenure Systems <b>2. Land and Eco-Natural Resources Value Systems</b> 3. Land Use Control Systems 4. Land Development Systems	1. Legal and Institutional frameworks 2. Standards and Practices (Licenses, etc.) 3. Spatial data systems and infrastructures

Table 2. A Modified Conceptual Approach of a Land Administration

## Why?

- The definition of land itself: land “includes not only the ground, or soil, but everything that attached to the earth, whether by course of nature, as are tree and herbage, or by the hand of man, as are houses and other buildings. It includes not only the surface of the earth but everything under it and over it”
- Since the land management approach defines the meaning of land comprehensively comprises legal, economics, social, political, physical and natural resources and environmental substances, then the concept of its valuation shall be holistically contained those essences.

## The Land Valuer-Surveyor

- The land or real estate valuation is fairly familiar to surveyors (although, in some countries, the professions of land surveyor and land valuer are separated distinctively in terms of organizational structures and line of works)
- Nevertheless, the skill in the valuation of zone-based functional lands is not commonly possessed by the surveyor (i.e. the values of parks, eco-tourism sites, etc., the values of natural resources and the environment: renewable and non-renewable, tropical forests, sanctuary zones, botanical gardens, mangrove areas, catchments areas, etc.).
- Those above reasons make it necessary to the need of professional and comprehensive land valuer-surveyor for the shake of the holistic concept of the land management.

## THE NEED FOR COMPREHENSIVE LAND VALUERS-SURVEYORS

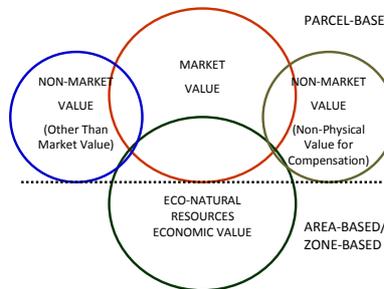


Figure 1. The Holistic Concept of Land Resource Value

## THE NEED FOR COMPREHENSIVE LAND VALUERS-SURVEYORS

- The holistic land management concept necessitates certain expertise of the professional and comprehensive land valuers-surveyors
- The Core Competencies of the Comprehensive Land Valuers-Surveyors are:
  - 1) Conducting the market valuation of land/real property,
  - 2) Performing the non-market valuation of land/real property, and
  - 3) Carrying out the economic valuation of functional zone of land and eco-natural resources

*look up*

## The Implications for the Higher-Education and Continuing Education

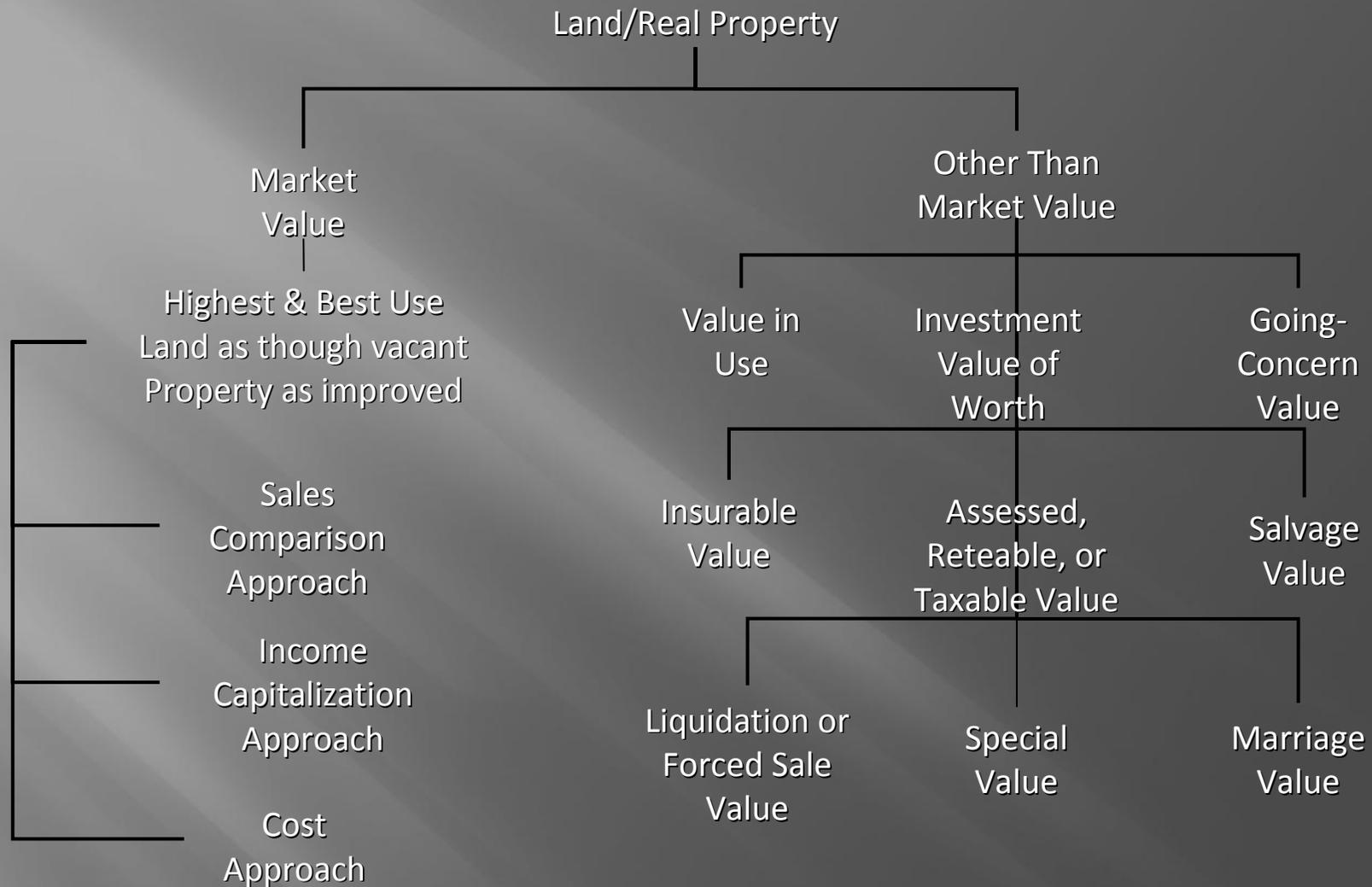
Valuer-Surveyor may choose:

- Academic graduate programs on: (1) land asset/property valuation within the Faculty of Economics, and (2) natural resource and environment valuation within the Department of Natural Resources Economic.
- Professional trainings: (1) land asset/property valuation conducted by a professional association in this field, and (2) natural resource and environment valuation arranged by a professional association in this field.

## FINAL REMARKS

In the demanded land valuer-surveyor profession of a holistic land administration system, the land valuers-surveyors shall meet all the core competencies as they are required. Even in the separate profession of land surveyor (land administration system) and land valuer (tax and finance system), the land valuer shall have comprehensive skills towards the holistic concept of land valuation. Nevertheless, the notion of land valuer-surveyor is always demanded as it is explained before. This will need a shifting paradigm and the capacity building should become a key component. In addition, it has also to enhance the educational, professional and institutional qualities. In these ways then the valuers-surveyors could play everlasting key role in today and future accelerated developments.

THANK YOU VERY MUCH



**Figure 2.** Land/Real Property Values and Valuations (excerpt from the *International Valuation Standard*, Seventh Edition, 2005)

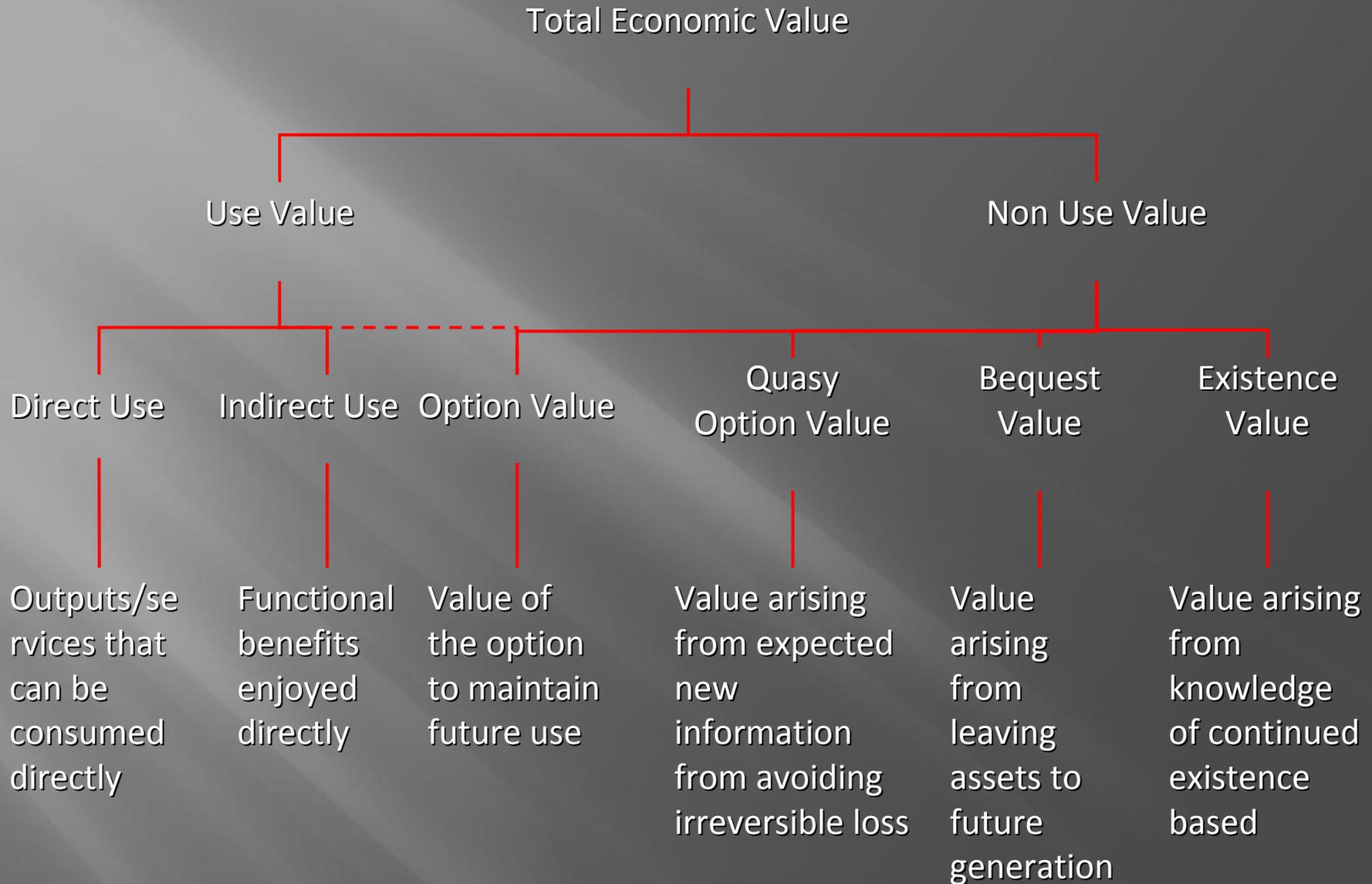


Figure 3. Total Economic Value (source: Spurgeon, 2003)