International Property Markets Scorecard

Property Rights Institutions
Measuring Effectiveness and Increasing Support
Background

Cooperative Work in the Civil Society Sector

- Roundtable with CIPE, IRPF and Global Housing Foundation
  - April 2008
- Formal Project Kick-off
  - January 2009
- Methodology Development & Case Studies
  - 2010
- Field Testing
International Real Property Foundation

- Market Makers
  - Real Estate Associations
  - Standards & Ethics
- Association Development
  - Training Programs
  - Staff Development
- Programs
  - Africa
## Center for International Private Enterprise

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<th>Project Partner</th>
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<td>National Endowment for Democracy</td>
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<td>Civic Institutions</td>
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<td>Hernando De Soto</td>
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Tools for Market Development

Systematic Education and Coordinated Intervention
Core Elements

- Property Rights
- Access to Credit
- Effective Governance
- Rational Dispute Resolution
- Financial Transparency
- Appropriate Regulation
Scorecard
The Philippines
China
Critical Need

- **Accurate, Accessible, Frequently Updated Data**
  - Quantitative Data
    - Time & Costs – *Doing Business*
  - Qualitative Data
    - Opinion Survey – World Economic Forum
  - Lack of Data
    - Dispute Resolution, Financial Transparency, Appropriate Regulation
    - Infrastructure to systematically collect & verify
Roadmap for Intervention

Benefits of a Scorecard Project

- Education
  - Assist governments, business groups, policy advisors and civil society organizations in understanding the interconnections between the microeconomic elements required for market development.
Roadmap for Intervention

- Benchmarking
  - A clear, easy to understand, visual representation of the status of property rights institutions
  - Objective and independent analysis of external and internal perceptions of market risk
Roadmap for Intervention

Benefits of a Scorecard Project

- Action Plans & Partnering
  - Provides focus for development programs both in context of overall development and by drilling down to manageable tasks
  - Provide access to international best practices and organizations
Roadmap for Intervention

Benefits of a Scorecard Project

- Measurable Success
  - Concrete goals and implementation programs for improving scores over time
  - Improve transparency and attract foreign investment
“A good legal property system is a medium that allows us to understand each other, make connections, and synthesize knowledge about our assets to enhance our productivity”

- Hernando de Soto