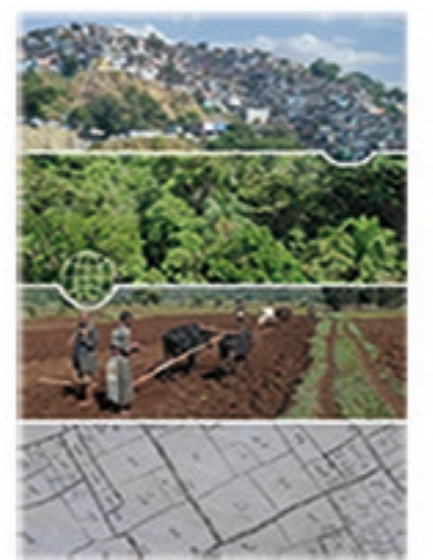


Land Governance in an Interconnected World

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International Standards – key to unlocking the value of green buildings?

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INTRODUCTION

It is recognised that there are different economic systems that operate in different countries but it is the Neo-classical market economics that has become the dominant method of allocation scarce resources in almost all countries since the decline of command system of resource allocation in the late 1980's and early 1990's – therefore increasing market information should increase productivity.

MATERIALS | METHODS

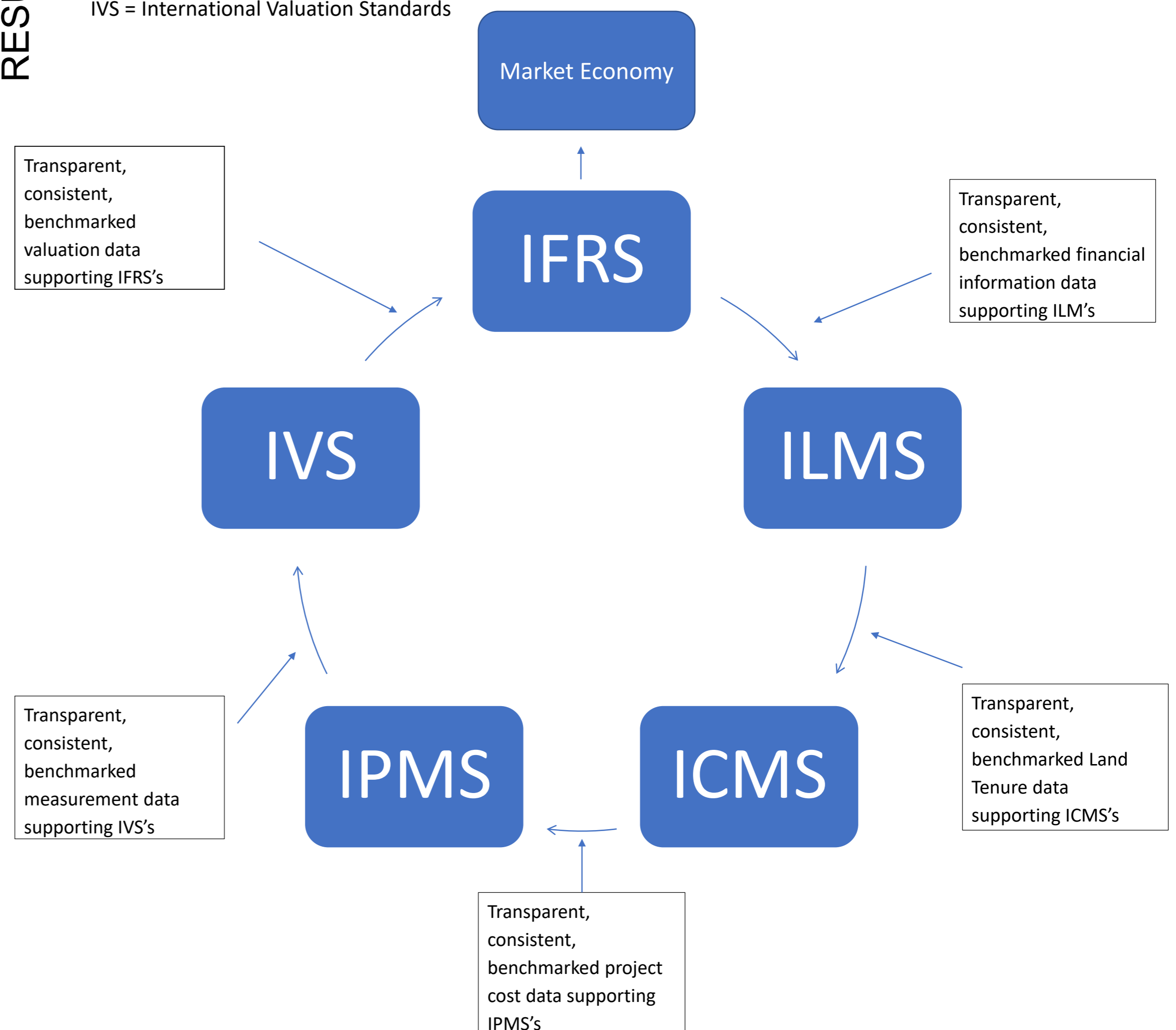
It is recognised that real estate has many characteristics that influence ownership and occupation but as the focus of this chapter is on the role of real estate in the market this chapter will focus on the economic characteristics of real estate in an attempt to understand its role and particularly how the sustainable characteristics of real estate can be priced in the market. The key initial focus is on International Standards and their influence on market activity. International Standards provide a common language for business so that business transactions are understandable across borders. They achieve this by creating a framework for the exchange of information that is consistent and comparable, communicated through a common language, thereby bringing a common understanding and transparency to market information. Examples include International Financial Reporting Standards produced by the International Accounting Standards Board and International Valuation Standards produced by the International Valuation Standards Council. Both the IASB and IVSC are not for profit organisations that have a public interest mandate.

ACKNOWLEDGEMENTS

IVSC, IFRS, ILMS, ICMS, RICS

RESULTS

IFRS= International Financial Reporting Standards
ILMS= International Land Measurement Standards
ICMS= International Construction Measurement Standards
IPMS= International Property Measurement Standards
IVS = International Valuation Standards



CONCLUSIONS

Development and implementation of International Standards increases the quality and transparency in information provided to decision makers in the market; and by doing so consider how the improved data set of information can help create cross border benchmarks (that will include environmental matters) that will facilitate the market in allocating scarce resources to their highest and best use. Through the improved information and market efficiency there is the potential for the market to allocate appropriate values to 'environmental characteristics' to a greater level than current market practices allow.

It is important to envisage the totality of the individual standards and how each of the can contribute to the creation of an improved transparency to the market which aids market efficiency.

LITERATURE CITED

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