

International Property Markets Scorecard

SIOR 2011 FALL
WORLD CONFERENCE
Coming Out On Top



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CIPE



International Property Market Systems Analysis

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

Qualifications

World
Citizen
Consulting

- 15 years working with property associations
- Projects
 - ▣ Capital Markets Board of Turkey
 - ▣ Mortgage Finance Authority of Egypt
 - ▣ Strategic Planning for FIABCI
 - International Real Estate Federation
 - ▣ Market Assessment Serbia
 - ▣ Program development in Vietnam

Center for International Private Enterprise

Project Partner

- National Endowment for Democracy
- USAID
- Programs
 - ▣ Private Enterprise
 - ▣ Market-Oriented Reform
 - ▣ Civic Institutions
- Hernando De Soto

International Real Property Foundation

Project
Partner

- Market Makers
 - ▣ Real Estate Associations
 - ▣ Standards & Ethics
- Association Development
 - ▣ Training Programs
 - ▣ Staff Development
- Programs
 - ▣ Africa

Tools for Market Development

Systematic Education and
Coordinated Intervention

Core Elements

Essentials for
Transparent
and Rational
Property
Market
Development

- Property Rights
- Access to Credit
- Effective Governance
- Rational Dispute Resolution
- Financial Transparency
- Appropriate Regulation

Scorecard



Angola



Rwanda



Uganda



Kenya



The Philippines



Brazil



China



Armenia



Scorecard



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

In-Country Partners

Verification
through
Field
Research

- Armenia
 - ▣ The Association for Foreign Investment and Cooperation
- China
 - ▣ Unirule Institute of Economics
- Kenya
 - ▣ Institute of Economic Affairs
- The Philippines
 - ▣ The Institute for Solidarity in Asia

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

Benefits of a
Scorecard
Project

- 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

Thank you!

“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

