



Adoption of the International Valuation Standards (IVS)

Case Study:

API THE AUSTRALIAN
PROPERTY
INSTITUTE



International Valuation Standards Council

The International Valuation Standards (IVS) are internationally agreed, high-level standards, setting best practice for the valuation of all asset types. They are developed by independent boards of world-leading experts and consulted on widely before being implemented.

The IVS belong to the entire valuation profession. Their use promotes trust, comparability and confidence in valuation data.

The adoption of IVS by standard setters and professional organisations is critical to building confidence in what is a global profession. Some of these organisations use IVS as their de facto valuation standards; other incorporate IVS within their already established standards. The result is the same – greater transparency, consistency and professionalism in valuation.

This series of case studies provides an insight into how IVS is being adopted by organisations throughout the world.





Robert Connolly

Former President & Chair of the
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Australian Property Institute



International Valuation Standards Council



The [Australian Property Institute \(API\)](#) is a professional industry body representing residential, commercial and plant and machinery valuers, analysts, fund managers and property lawyers.

The API was originally formed in 1926 as the Commonwealth Institute of Valuers.

Many Australian financial institutions require property professionals who carry out mortgage valuation work to be members of the API.

The API provides certifications to its members reflecting their specific field of expertise. Such Certifications are required by some Australian States to practice in the specific field.



How are the International Valuation Standards integrated within the standards issued by your organisation?

Who follows the valuation standards set by your organisation?

The Australia and New Zealand Valuation and Property Standards is a joint publication which sets out the duties, responsibilities and professional standards of members of both organisations. The latest edition (2012) adopts the International Standards and Guidance Notes of the International Valuation Standards Council (IVSC) in their entirety. Where there are departures or differences in application in either Australia or New Zealand, an appropriate note has been included in the IVSC documents within the Manual.

API Members have a mandatory compliance requirement in relation to IVS. All valuations prepared in compliance with IVS must conform to the principles and procedures elaborated throughout the entire document (unless contrary to Australian or New Zealand law or practice).

The background of the slide is a photograph of a city skyline at dusk or dawn, with many buildings lit up. A large, light blue circular graphic is overlaid on the right side of the image, partially obscuring the cityscape.

Are the API standards mandatory and if so, how are they enforced?

How are your organisation's standards updated to reflect changes in the IVS?

The Australia and New Zealand Valuation and Property Standards are updated periodically and have been amended twice since 2008. On each occasion changes to IVS are reflected. Furthermore, API members are kept up to date with any proposed changes to IVS and are encouraged to undertake an IVS training module which is delivered through the API.



The Australia and New Zealand Valuation and Property Standard includes the IVS in their entirety. In addition, interposed within the IVS material is additional information to assist members in meeting local valuation and real property reporting requirements in their jurisdiction. The publication also includes professional codes of conduct which API members must abide by.

Do your standards include additional information, beyond the IVS? If so, what type of additional information is included?



International users and providers of valuation services recognise the need for a global approach to valuations and are demanding conformity with IVS, therefore it is of benefit to valuers that they have clear standards which support the application of this international best practice. For property professionals in Australia there has been an increasing shift towards International Valuation Standards (IVS) over recent years.

In adopting IVS within your organisation's valuation standards, how did you articulate the benefits of doing so to the users of your standards?



IVS was first incorporated with The Australia and New Zealand Valuation and Property Standard, in its entirety, in 2008. However, the API has been a leading participant in the IVSC and the IVS standard setting process since its inception back in the 1980's.

When did you start the process of adopting IVS? How long did it take to adopt IVS?





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