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To Delegates, Colleagues and Friends
of the FIG Commission 9
via E-Mail

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*Wishing you a joyful and peaceful Christmas and a successful year
2026.*

Dear friends, dear colleagues and dear delegates,

The year 2025 is now ending, and one might expect a period of reflection to begin. A reflective time for all religions, for those who look back with sorrow, and for those whose reflections are marked by joy. But is that truly the case? The world is more complex than we can comprehend; it is often harsher and more confusing than we would like to believe. And yet, it is also often more beautiful than we are capable of grasping.

I frequently ask myself what I can do to put an end to devastating wars, severe hunger, and profound poverty. Nothing? No, not nothing! I can contribute to change within my own environment, my community, and my profession. But no one can do this alone. It requires politics, public administration, and it requires professional associations that articulate clearly what must be demanded. The International Federation of Surveyors is such an association, such a community, such an environment. I am deeply grateful to be part of it. Serving as Chair of FIG Commission 9 is, for me, a truly great honour.

What have we done, what discussed, experienced, and achieved this year? Perhaps a brief review?

Here are just a few highlights:

A stolen mobile phone and a Memorandum of Understanding

Be careful when you are in London. Organised gangs snatch phones directly from people's hands. It happened to me in February: my digital life vanished - carried away on the pillion seat of a motorcycle, enclosed in a Faraday cage. Never mind. What remained was a wonderful encounter with **Nicholas Talbot and Alexander Aronsohn (IVSC)**, representatives of the **International Valuation Standards Council (IVSC)**, at the **headquarters of RICS** in Westminster. We signed a Memorandum of Understanding that had been initiated by my friend and colleague **James Kavanagh (RICS)** and by my predecessor as Chair of Commission 9, **Ben Elder**. Our outstanding FIG President, **Dr Diane Dumashie**, was present, as were our colleague **Grazyna Wiejak-Roy** and **Richard Grover**.



https://www.fig.net/news/news_2025/02_IVSC-FIG-MoU.asp

Now we must bring the agreement to life. This will be a task for the coming year—and for the years that follow.

Stoned Koalas and FIG Working Week in Brisbane (AUS): "Prices are born from people's stories"

I did not know that koalas are always so relaxed because they are, in fact, stoned. Still, they are undeniably adorable.

And yes, I grew a beard in Australia. All the men seem to have beards and tattoos there - at least many of them do. I still have the beard, along with incredibly vivid memories.



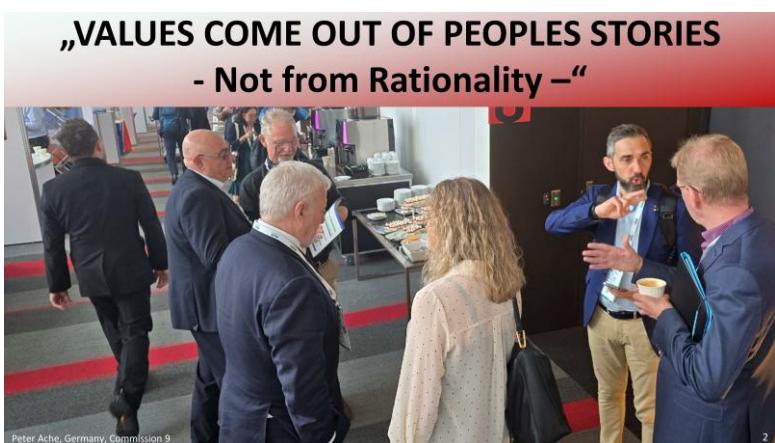
Once again, we brought a network together, with the active members of Commission 9 making a substantial contribution.

Mike McDermott (Australia), Eva Katharina Korinke and Wolfgang Glunz (Germany), Steven Nystrom (USA), Nigal Sellars (UK), Daniele Brancato and Cromwell Manaloto (IT), James Kavanagh (UK) and Małgorzata Renigier - Bilozor (PL) were all there, and together we organised truly excellent sessions on transparency, the use of AI and the cases of environmental changes in our world and markets.

Our exceptional colleague **Kevin Brogan** travelled all the way from the west coast of Australia specifically to strengthen his engagement with FIG and with us. What an honour!

We pointed out, that decisions about investing in real estate always are risky decisions and they are not always following rational rules. Therefore, we stated that

Real Estate Values are coming out of the people's history, there individual circumstances and them believes what is worth to buy and what is not. To value property and to analyse the markets we do need prices that were actually achieved, the circumstances of the transactions, and their associated geospatial information.



"From the sky to the earth, and from there into the depths of the seas", this is how **President Dumashie** described the scope of our tasks. How true this statement is—and time and again it becomes clear that real-estate markets are an integral part of what Surveyors do.

“May I call you Maggie?” — a new Chair of Commission 9 from 2027

There was not only work to be done, but also elections. **Professor Dr Małgorzata Renigier-Białożor** has been elected as the new Chair of Commission 9—formally taking office in 2027, that is true.



"No problem, calling me Maggie.." shows the attitude of our chair elect of the commission 9.

But Maggie is already actively involved and contributing with great commitment. This is wonderful—a very good step and an excellent choice.

Artificial intelligence, real-estate markets, and a warm sea in Cyprus

We did it again: around forty experts gathered on a beautiful island. No chance to escape from the virus of being together and discuss AI-issues. Data-driven taxation systems, blockchain technologies, and the question of what representativeness actually means - and whether it can be measured - were just some of the issues we discussed. Is this a glimpse into the future? No, it is already here. And the experts confirm: "We are ready, we can do it, and we are steering the machines." What is often lacking, we noted repeatedly, are political decisions.

Prof. Dr. Małgorzata Renigier-Bilozor (Poland) and **Prof. Dr. Thomas Dimopoulos (Cyprus)** organized the workshop in a great way and took care of me successfully.



https://www.fig.net/organisation/comm/9/activities/events/comm9_event2025_cyprus.asp

This is a task for FIG: to raise greater awareness. We resolved to do more and will meet again 2026 in Sicily. **Dr Daniele Brancato**, our highly committed colleague from Italy, and **Cromwell Manaloto**, also from Italy, are already making the preparations.

FIG Honorary President Chrissy Potsiou and “The beginning of wisdom is the definition of terms.” (Socrates)



Socrates terms might have led the red ribbon of the work at the Commission 3 & 9 June-Conference in Athens and Santorini exemplifies how precise definitions, shared understanding, and intellectual openness form the foundation for meaningful progress in real-estate valuation and geodetic practice. What are my impressions? First, Greece what a wonderful country with wonderful people. I liked so much talking about all edges of our profession and bringing in the idea of the real estate industry, prices and values. How important the price of an apartment is for a good life and how society can avoid burning money through transparency of markets.

“Building back better the self-made cities” gathered Experts from a wide range of countries and institutions to discuss the formalisation of informal constructions, geospatial ecosystems, land tools, and land policy.

https://www.fig.net/organisation/comm/9/activities/events/comm3_9_Conference_Athens_Greece.asp



I was truly delighted to have the opportunity to get to know and appreciate **Chrissy Potsiou** in person, and to meet again **Nicos Zacharias** (Greece), the Italian delegation led by **Enrico Rispoli** and **Maria Grazia Scorza**, as well as my dear and highly esteemed colleague **Randolph Camilleri** from Malta. It is always a great pleasure to engage in philosophical reflection with you all.

Transparency in Real-Estate Markets — a not ending story, a ViewPoint-Paper and an upcoming Publication

No, the work is not yet done. Transparency in real-estate markets is not a story with an ending, and swimming against the current is far from easy. Yes, “transparency” is a word that is readily welcomed—but, as we experience time and again, once it comes to definitions and real clarity, matters become difficult. There are approving smiles, apparent acceptance, and then the discussion tends to fade into silence. Yes, calling for transparency is political—and no, we will not stop working on it.

In November 2024, we published a position paper in which we defined the concept of transparency. We now intend to continue by asking experts how transparency is perceived in their respective countries and where they see the main deficits. We will report on this work at the conference in Cape Town, and we will publish a comprehensive paper on the subject.

https://www.fig.net/resources/monthly_articles/2024/November_2024/FIG-Viewpoint_Transparency.pdf



Peter Ache, Germany, Commission 9

Grazyna Wiejak-Roy, Eva Katharina Korinke, Bastiaan Reydon, James Kavenagh, and – newly joining the team – **Agnieszka Bieda** are currently working with me intensively on this paper. It will be a strong, stimulating, and distinctly political publication.

But it is not only they who are working on the topic of transparency—everyone is

contributing through their respective areas of expertise.

For this, I would like to **thank the entire team**.



There would be much more to say ...

I would like to express my gratitude — both to all of you whom I have mentioned and to those whom I have not.

There is an extraordinary amount of work still to be done in the upcoming years:

We aim to establish more working groups in the regions: in the South American states (where we are working with **Rosario Cassanova**), in Uganda (with **Dorothy Naturkunda**), Tanzania (with **Edith Ushiwa, Christopher Kilatu, Tahir Amar and colleagues**) and Kenya (with **Nelly K. Mbugua and her colleagues**), in South-East Asian countries (with **Ganesh Prasad Bhatta and Harisharan Nepal** engaged in Nepal), and in Australia (together with **Mike McDermott** and **Kevin Brogan**) as well as in the USA together with **Tim Burch** and **Steven Nystrom**. We also intend to deepen our work on artificial intelligence in valuation, taxation, and market monitoring, and we want price information to become even better—and even richer—geospatial information. We are convinced that this is good for the world and good for our profession.

I would like to express my sincere thanks to the International Federation of Surveyors **Council** and at the top our president **Diane Dumashie** for its constant and benevolent support, and to the team around **Louise Friis-Hansen**, with whom our Commission consistently encounters open ears and open arms. You are all so remarkably patient and committed that working with you is a genuine pleasure.

I would also like to thank you all Chairs for the collegial cooperation. It is a true delight to work with you. We are a wonderful team—and we *will rock it*. Whatever “it” is.

And I thank my Federation DVW for all the support you are giving me including the lead and help of our **DVW- President** and **FIG Honorary President Rudolf Staiger** with his team.

I wish to thank you all, and I want to call out to you that—despite some alarming realities—there are also many good things on our planet. Let us do what we do well, let us do it together, and let us do it in a way that makes the world just a little better.

I look forward to meeting you next year in Cape Town or elsewhere.

With kind regards I am wishing you a joyful and blessed Christmas and a healthy 2026

Peter Ache

Chair of the FIG Commission 9