



Adoption of the International Valuation Standards (IVS)

Case Study:



Nederlands Register
Vastgoed Taxateurs



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; others use IVS as the core standards and add additional guidance around them. 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.





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The [Netherlands Register Vastgoed Taxateurs \(NRVT\)](#) was founded in 2014 in response to the 2008 financial crises: regulators like the Central Bank and the Financial Market Authorities required an independent register for valuers with separate disciplinary actions when necessary. Before the creation of the NRVT, the valuers profession was integrated within the brokerage professional organisations.



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

Who follows the valuation standards set by your organisation?

NRVT brings together valuers from established Valuation Professional Organisations operating in the Netherlands. Valuers have to comply with recognised existing valuation rules which include the International Valuation Standards (IVS).

Using IVS, which are principles-based, other more specific and practical interpretations and technical documents have been developed by NRVT to serve the specific circumstances and law in the Netherlands.

All valuers registered by NRVV as an 'RT', have to comply with the standards recognised by the organisation. It means that, increasingly, more and more valuations are being carried out in line with established, internationally-recognised principles. The standards are mandatory and enforcement is regulated through surveys of registered valuers, desk and/or field audits. Field audits are carried out by senior valuers and a member of our regulation team. The process is labour intensive but critical to ensuring rigor in professional practice. Field audits will inform CPD course content development, especially where there is a concern around systematic lack of uptake in the marketplace.

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

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

When changes in the IVS are proposed in the form of exposure drafts the NRVt shares details with stakeholders throughout the valuation sector, seeking their comments. In most cases the NRVt will draft a comment letter to be reviewed and amended by the stakeholders. When the revisions to IVS come into effect, most stakeholders in the Netherlands will already be informed through outreach and consultation. Certainly those most affected by the changes will have been involved through the exposure draft phase, making implementation more straight forward. All RT valuers will be informed of new standards or amendments to IVS.

Aside from specifying compliance with established standards, the NRVT also issues supplementary interpretation and technical documents which provide more prescriptive and detailed, market-specific guidance. Registered Valuers are also obliged to carry out 20 hours of CPD each year. They must also complete a 'Permanent Quality Control' document which focuses on any risky elements in the valuation process.

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

Are your organisation's standards recognised in law or regulations? If so, please specify which.

Apart from statutory valuations and valuations for mainly fiscal purposes, regulation of the profession is by the established Valuation Professional Organisations which operate in the country.

What challenges did you need to overcome when implementing IVS; what lessons did you learn through the process?

First we needed to adopt IVS as a standard recognised by NRVt. With this done, adoption by valuers was made much easier. We discovered that undertaking a consultation of VPOs in the country in the first instance was very beneficial as it gave a benchmark for existing professional competence and practice standards. It was important to set a timeframe for setting up the valuers register and it's important not to underestimate the time it takes to embed the approach properly. Finally, it was important to carefully establish the similarities and differences between the international principles-based standards and the local laws. This ensured the adoption of international standards could be supported through market-specific guidance and supporting resources.

The initiative to implement IVS was started in 2011 and the NRVT has required registered valuers to adopt and comply with IVS since 2014.

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



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