OSCRE and IREDEC Look at International Data Exchanges for Property Valuation

By Ian Cameron, CIO OSCRE International

In the face of changes and increasing pressures around property valuation and performance, OSCRE and IRDEC are looking at ways to improve the flow of information exchange around property valuation.

- Investors are looking for faster, more accurate updates on property values. This calls for ease and speed of sharing the underlying assumptions and information used to generate property valuations.
- Regulatory pressures also call for consistency across a portfolio, even when national practices vary in how properties are valued.
- Investment performance reporting agencies are refining their definition of core performance measures - this places even greater importance on effective data exchanges.

IREDEC is the International Real Estate Data Exchange Council, a collaboration of OSCRE, INREV, Fiji from France, gif from Germany, and Redex from the Netherlands. For the first time, these organizations are combining their strengths to establish international standards for data exchanges and are already working on a pilot for core data associated with property valuation. For many years in the UK, OSCRE, and it's predecessor, PISCES, have been the standard for exchanging valuation data between property managers, valuers, leading valuation software firms and the reporting agencies. The IREDEC collaboration will take the industry farther down this path on an international level.

The OSCRE Standards of the Future

OSCRE constantly looks ahead to ensure that the OSCRE Standards fit industry needs and trends. With shifts in the business as well as the rapid growth in emerging technologies, such as data aggregation and business intelligence, OSCRE is taking a hard look at how the Standards should evolve as a result. Working closely with leading companies from around the industry, OSCRE has been making significant developments in the following areas and will continue to do so in the months ahead:

- Implementing an information exchange standards strategy
- An end-to-end life cycle perspective on assets and portfolios
- Where standards fit in data governance
- Implications of multiple protocols for data exchanges
- Target functionality to be achieved by implementing OSCRE Standards
- Alternative approaches to implementing OSCRE Standards
- Skills needed to implement OSCRE Standards
- Supporting changes in regulatory reporting requirements
- Flexibility
Facilities Management - Innovations in Investment and Corporate Real Estate

By Ian Cameron, CIO OSCRE International

Investment and Corporate (or occupier) real estate are two of OSCRE's primary industry segments. Both are looking to Facilities Management for significant gains in operations and performance. There have been significant advances across the board in FM and many of the same innovations are relevant to both the investment and corporate sectors. As a result, the attention to the way information is used and shared in FM and to the use of standards is greater than ever. Here are some examples to watch closely:

- A new international ISO guidance standard for FM is in the works led by IFMA. OSCRE is supporting IFMA in that initiative. It includes connections into sourcing and information technology and will go a long way to help FM organizations, their clients and service partners improve performance and value add from FM strategies and services.

- Investment managers are looking for performance gains from innovations around property operations, tenant services and care, building systems integration, sustainability, health and safety and more. Standards are emerging in each of these areas and innovations are well underway.

- Workforce and workplace effectiveness and wellness are highly-valued as targets for emerging practices in FM. Service firms are building service capabilities around "integrated FM" placing great emphasis on how this is managed and measured and how information can best be leveraged to achieve results.

- These innovations call for a complete asset lifecycle perspective as well connecting and managing the whole puzzle together as one. This means managing from the detailed level of a space or a leased unit, and "up the ladder" to a building, a market, an asset class, a portfolio, or a fund. FM has a significant contribution to make all the way up calling for a similar hierarchy of information to help get the job done.

- Getting the language straight is also important. For example, "asset management" means different things to different people depending on where you sit - but that is changing. Asset management in the investment world means managing investment assets, maximizing the rent roll, tenant retention etc. Asset management in the FM world can include building systems, FF&E, or a whole building. But those distinctions are being resolved and the connections are becoming better understood.
Member Spotlight

R&K Solutions Adopts OSCRE's Space Classification Standard

Today, organizations face numerous challenges in using the vast array of real property and facilities data to gain a complete understanding of portfolio performance. Disparate systems, incongruent data and lack of standards often impede managers in their quest for knowledge. As a result, the desired business intelligence is not available to identify opportunities to optimize performance and reduce costs. However, enterprise geospatial information systems (EGIS) developed over the past ten years are now at the forefront of overcoming these challenges.

While geographic information systems (GIS) have existed for some time, this technology has more recently been applied to encompass a wider range of integration that includes systems as well as different types of data, expanding mapping from the landscape to building interiors. Because of its ability to integrate and share all types of data, EGIS are increasingly being used to consolidate and transform that data to useful information, serving as the single source of truth to guide real property and facilities decision making.

Standards are key to ensuring the consistency of data in an EGIS and providing a common language for communicating, analyzing, reporting and exchanging information. R&K adopted the Open Standards Consortium for Real Estate (OSCRE) space classification system for many of its clients, who have elected to manage floor plans and discrete room level data in its EGIS software. As an example, Carilion Clinic adopted the OSCRE space classifications to establish a coherent structure and more effectively manage its space. A case study describing Carilion Clinic's implementation of an EGIS and its adoption of the OSCRE space classifications may be found at https://rksolutions.com/resources/carilion-clinic-case-study.

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