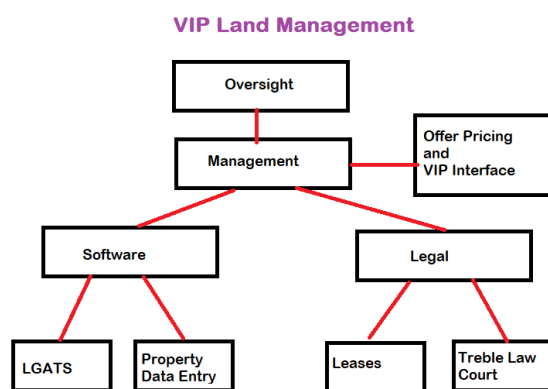


VIP Land Management



This module is a technical specification of the not-for-profit VIP Land Management organization, sister organization to the not-for-profit [VIP Treasury](#).

It is an input document to the business plan, not a substitute for the business plan.



Land management is chiefly responsible for software that works off a global digital map of the world. The software interfaces with a map application programming interface (API) likely purchased through a commercial supplier.

The map is freely available for online searching and browsing. When land is purchased into the [commons trust](#), it is added to the map. When a jurisdiction approves the [property tax agreement](#), it is lightly shaded on the map. Properties in the commons (trust) are outlined.

Before land is purchased into the commons trust, the offer price must be set by Land Management. The fair market price might be greater than or less than the seller's asking price. If current [monetary policy](#) favors more currency, the offer price might be at the high end of the market.

On the other hand, excess VIP\$ supply motivates an offer price at the low end of market. However, the range of market price for a property shall never be breached.

Payment is always for full property value (including structures). Property owners can allow [rents to fall by 67%](#) annually, at least until the rent is a safe and efficient rent for the land alone. On average, rent will fall to a reasonable percentage of land value in one year's time.

Purchasing agents of the [ABC](#), franchises, or competitors handle all the details of the purchase and attend the closing. Prior to the closing, the survey is forwarded

to Land Management for entry into the system. Assignment of a digital property ID occurs earlier with a request for offer price. Approval of the Land Management survey is an added feature of title insurance.

Once closing is scheduled, a request for land purchase is sent to the VIP Treasury where the currency is created and placed in up to two accounts. If the sale is in U.S. dollars, the owner of the accounts is the ABC (or certain franchises and competitors).

If the sale is in [VIP\\$](#), the accounts' owner is the seller. These accounts are an [escrow account with one year's advance rent](#) (5%), and an additional account with the remainder of the offer. While the seller's VIP\$ accounts are both frozen until closing is complete, the ABC has immediate access to contracted VIP\$ in its own account. If the current property owner [promises to abandon the property at closing](#), no advance rent is required.

When closing is complete, the land is associated with a commons' trust, activating the property in the system. Seller VIP\$ accounts, should they exist, will self-destruct if closing does not occur within a set number of days.

The ABC pays a million-dollar fee to Land Management and a million-dollar fee to the VIP Treasury to establish the [ABC Commons Trust](#). This is a formality, as both organizations require initial capital in any event. However, the competitors to the ABC or franchises at this level must also pay this fee to establish their own commons trust.

LGATS

A major function of Land Management is the design, coding, and maintenance of an online and freely available land system. It is called [LGATS](#), which in early documentation stood for the Land Grab Active [Trebler](#) System.

While anyone can use LGATS, only users with [VIP identity](#) can take part in [land auctions](#) or initiate a [treble](#). Although the number of use cases for LGATS will grow with experience and analysis, the following preliminary list of features is intended to be fairly comprehensive:

1. A world map showing a detailed outline of all property purchased into the commons trusts, and an outline and tinted background of all jurisdictions that have approved the 30% rent in lieu of property taxes.

2. A drill-down into each property showing the initial purchase price and rent history. The history includes transfers by private sale, by auctions, and by treble; [liens](#) and lien history; mortgages or other claims on the structures; bird's eye photo of the property; pre-commons documentation, if available; price, if for sale; utility access; identities of current and previous owners; all [levels of dominion](#) beginning in Phase II; and owner-specified attributes regarding soil, flora, fauna, timber, etc.
3. All past and present appraisals on the structure are displayed. Demolitions and new construction should be documented by the property owner to increase depreciated replacement value. This is done under current law with a photocopy of all permits.
4. All non-standard contracts of sublease must be displayed with highlighted compensation paid to tenants of the property owner in the event of a treble. In these modules, the [standard compensation is assumed to be 50% of the premium](#).
5. Record of any [covenants](#), easements, usage restrictions, [access rights](#), zoning, and injunctions issued by local jurisdictions, the courts, and [cellular super-pluralities](#).
6. Property owners can change the default disposition of movables, structures, and fixtures. Defaults are different for residential and commercial properties. LGATS must provide a complete interface for assertions and changes to the default. More details can be found in the module [Depreciated Replacement Cost](#).
7. A comprehensive notification system of events on properties in selected geographical areas, including purchases into the commons trust, rent freezes, rent increases, trebles, auctions announced, auction prices realized, formal abandonment, structure appraisals, sales transactions, subleases, liens, division of properties, merging of properties, jurisdiction approvals of 30% rent in lieu of property tax, changes in fixture, or movable dispositions.
8. Registrants can receive a text, email, or phone call for event status changes. Users with VIP identity can store event status change notifications on the blockchain or other data stores.
9. Users with VIP identities can use LGATS to initiate a treble, bid on abandoned property, make and accept an offer for purchase of their land into the commons trust, conduct a real estate transaction (of land in a

commons trust) without fees, request a hearing in chancery court, schedule rent payments, raise one's rent, and match a treble.

When a property is abandoned at closing or formally by the property owner, it immediately goes to a Land Management-sponsored auction, where the auction price becomes the property's advance rent account.

The abandoning property owner can receive a refund of their one-year advance payment of rent to the extent of the winning bidder's one-year advance payment of rent minus unpaid liens.

Not all abandoned commons trust land will receive a bid at auction. The minimum bid is \$1 per acre or \$1 per property, annually, whichever is greater. Such land is open range, [commons land in the traditional meaning](#).

When large ranges of unbid land are in the commons trust, the legal team should work with the local [legacy government](#) to maintain title and eliminate liability so that local people can enjoy true commons land. Legal limitations to commons trust land, prior to federation, must be specified in LGATS.

The legal team at Land Management is responsible for the design of the commons trust lease and its defense in the legacy courts. Once in use, changes to leases must go through procedures established in the charter.

Trebling is in the legacy governments interest, as it triples their revenue from the property. However, some jurisdictions have regulations on the terms of vacating after a treble or the grandfathering of existing lease terms when new regulations are enacted. The lease must also specify that starting in [Phase II](#), a super-plurality of the dominion, at any level of federation, can redefine [exclusive use](#).

Full design of the charters of various commons trusts is a joint effort of Land Management, the VIP Treasury, and the [corresponding oversight committees](#), with approval by the national host government.

To not put an undue burden on the legacy courts, Land Management will establish an online [chancery court](#) to resolve trebling disputes and build up a body of precedents in trebling law.

New leases will incorporate the latest judicial interpretations and be used whenever property is transferred or the property owner dies. Outside of jurisdictional restrictions, the intent of every lease is maximum liberty.