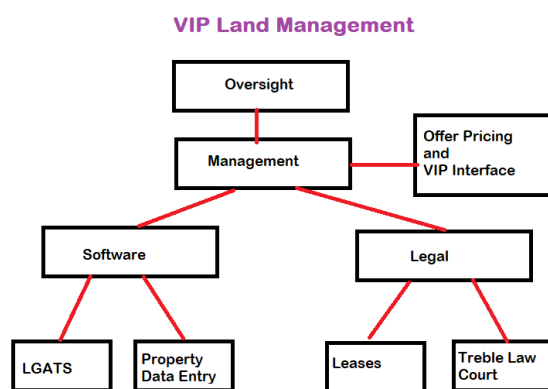


# VIP Land Management



This module is a technical specification of the not-for-profit VIP Land Management organization, which is a 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 world map. 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. Land purchased into the commons trust is added to the map. When a jurisdiction approves the [property tax agreement](#), it is indicated on the map. Properties in the commons (trust) are outlined and iconized to function.

Land Management must set an opinion price on the property before it is purchased into the commons trust. However, the private property owner can also pay for a VTLM appraisal, which overrides the Land Management opinion for the structure value but still uses the VTLM opinion for the land value.

During a run of [ram and jam](#), the [ABC](#) typically selects properties in order of value. The first to be selected are those priced below their appraised or opinion price. As long as [land fund dollars](#) are available, the ABC will continue to purchase properties even if the asking price exceeds the appraised value by as much as 33%.

Generally, this is a “for sale” property, and opinions will reflect market prices. Because this is a cash offer closing in under 30 days, the property owner looking to sell will likely accept the opinion of Land Management.

Payment is always for total property value (including structures). For direct-mode properties, 5% of the purchase price is taken for the advance rent fund. This

provides an 8-month grace period on average, where the property is likely safe from capture (treble) without paying additional rent. However, auction-mode properties purchased through a sale from a property owner who abandons the property at closing will have a smaller contribution to the advance rent fund. This is 5% of the auction proceeds, typically around 50% of the property value. Usually, the property will be subject to immediate capture, and the new property owner should plan on paying rent or matching the trebler as soon as the property is won at auction. Rent is equal to and falls by 8.33% every month.

In the Elsie toolkit, the private property owner typically creates the property portfolio, describing the property and uploading documents and photographs, with or without the help of a purchasing agent. After showcasing the property's best features, it is sent by the property owner or their agent to the VTLM for an opinion.

Purchasing agents of the [ABC](#), franchises, or competitors handle all the purchase details and attend the closing. Before the closing, the survey is forwarded to Land Management for entry into the system. A digital property ID is assigned with a request for an opinion price.

Once the opinion is issued, the private property owner can use the toolkit to request an appraisal if they believe the opinion did not do their structure justice.

The property owner is the only person authorized to set an asking price before offering the property to ABC. The purchasing agent often performs all other tasks.

When closing is complete, the land is associated with a commons' trust, activating the property in the system. Elsie's minted for the ABC land fund before a failure to close will be debited against future contracts.

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. However, the competitors to the ABC or franchises at this level must also pay this fee to establish their own commons trust.

## LGATS

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

While anyone can use LGATS, only users with an Elsie account can participate in [land auctions](#) or initiate a [treble](#). This is true, even if bids are in U.S. dollars. Future rent will always be paid in Elsie, even if the future property owner has no plans to hold Elsie. A simple button press lets rent be paid in Elsie for a 0.85% discount. Although the number of use cases for LGATS will grow with experience and analysis, the following preliminary list of features is intended to be 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 instead 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 of the structure are displayed. The property owner should document demolitions and new construction to increase the depreciated replacement value. Under current law, this is done with a photocopy of all permits.
4. All non-standard sublease contracts must be displayed with highlighted compensation paid to the property owner's tenants in the event of a treble. The standard payment is assumed to be 50% of the premium in these modules.
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 instead of property tax, changes in fixtures, or movable dispositions.

8. Registrants can receive an alert or email for event status changes.
9. Users with Elsie accounts can use LGATS to initiate a treble, bid on abandoned property, initiate the 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 owner, it immediately goes to a Land Management-sponsored auction, where 5% of the auction price becomes the property's advance rent account.

The abandoning property owner can receive a refund of their one-year advance rent payment to the extent of the winning bidder's one-year advance payment 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 actual commons land. Legal limitations to commons trust land before federation must be specified in LGATS.

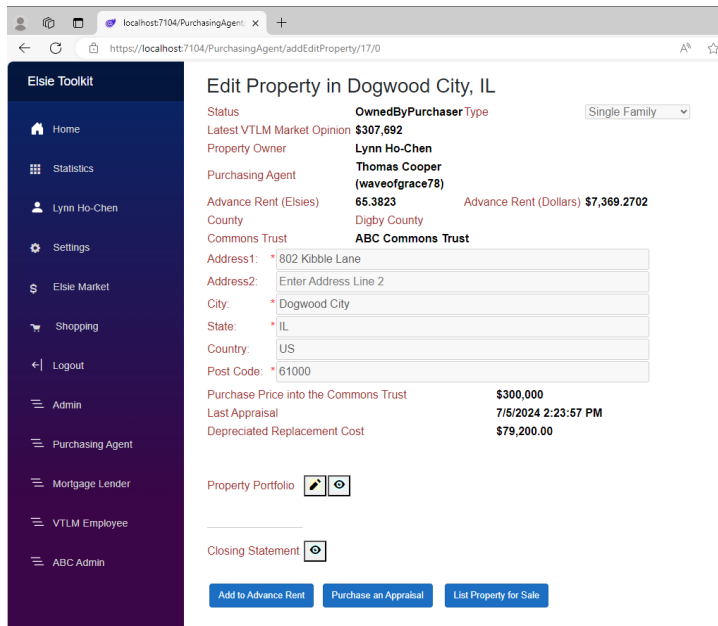
The legal team at Land Management is responsible for designing the commons trust lease and defending it in legacy courts. Once in use, changes to leases must follow procedures established in the charter.

Trebling is in the legacy government's interest, as it triples its revenue from the property. However, some jurisdictions have regulations on vacating after a treble or grandfathering 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](#).

The rigorous 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.

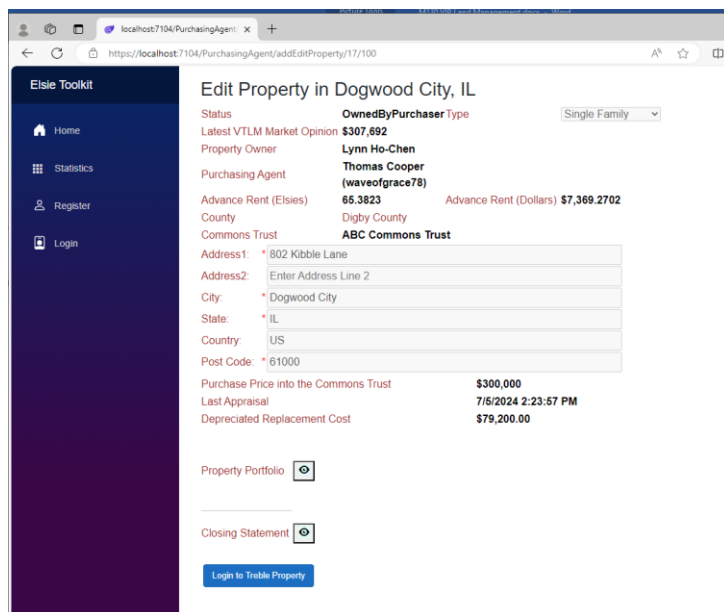
Land Management will establish an online [chancery court](#) to resolve trebling disputes and build up a body of precedents in trebling law to avoid undue burdens on the legacy courts.

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



This high-level property overview includes buttons to edit and view the property portfolio or view the closing statement of the property into the commons trust.

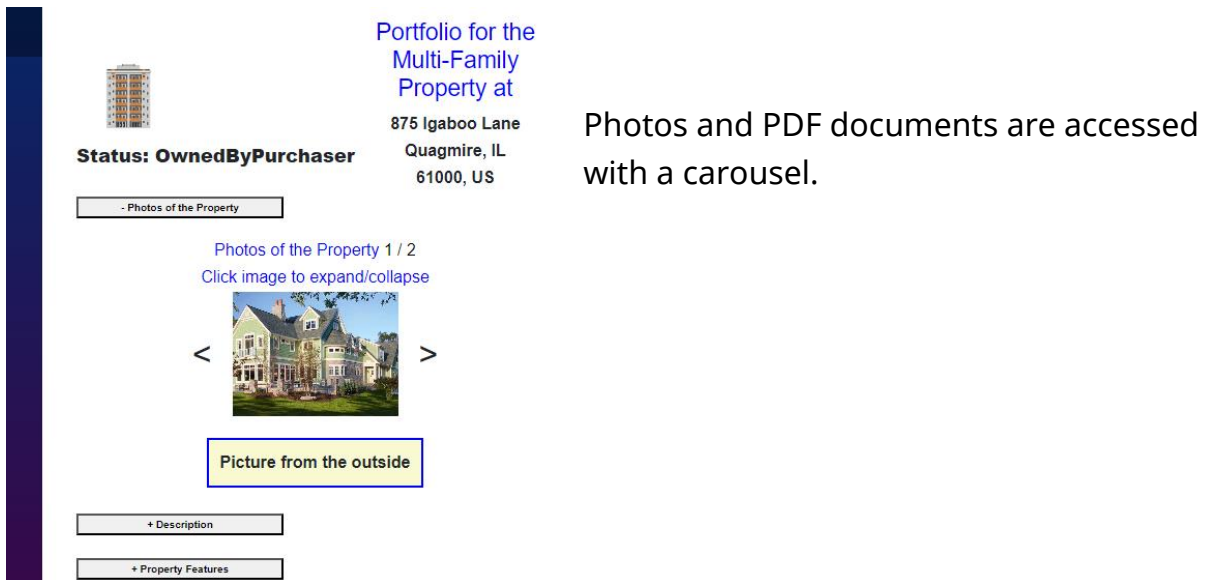
This is the owner's view, who, for testing purposes, plays many roles: Admin, Purchasing Agent, Mortgage Lender, VTLM Employee, and ABC Admin. Most users will have none of these roles.



Any user can view this property from LGATS. There is a button to "Login to Treble Property." Notice that the non-owning user does not have the option to edit the property portfolio, nor will they have this right when they log in.



Here is a high-level view of the property portfolio with “Property Features” expanded. Many more categories are possible, but only categories with content are displayed.



Photos and PDF documents are accessed with a carousel.