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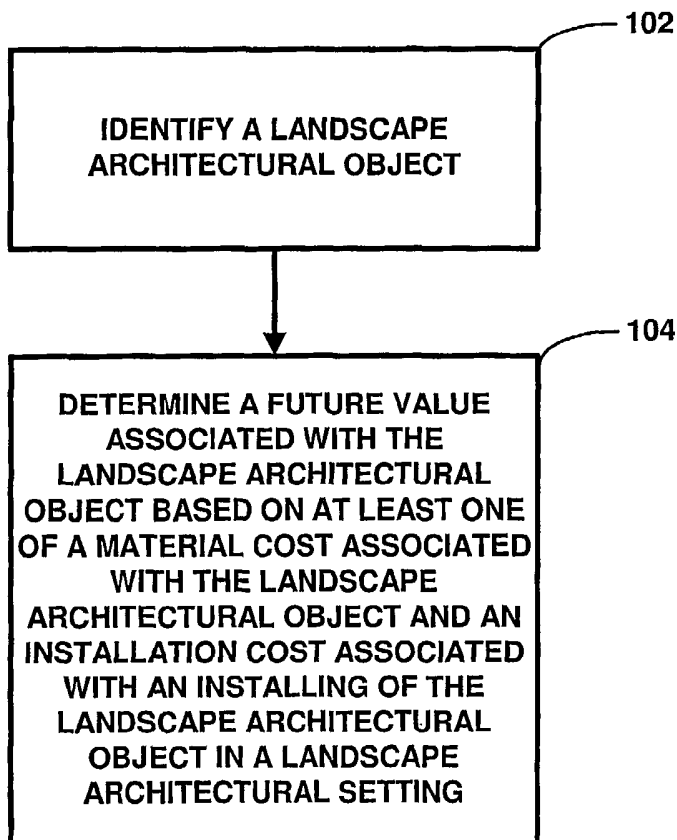
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[Continued on next page]

(54) Title: CERTIFICATION OF VALUATION OF LANDSCAPE FOR INSURANCE



(57) Abstract: Techniques are described for valuing, insuring, and certifying a valuation of landscape architectures. According to exemplary embodiments, a method for valuing landscape architectures includes identifying a landscape architectural object, and determining a future value associated with the landscape architectural object. The determined future value is based on at least one of a material cost associated with the landscape architectural object and an installation cost associated with an installing of the landscape architectural object in a landscape architectural setting. A growth rate is associated with the landscape architectural object, and a size of the object is determined using the growth rate. The material and installation costs can be determined based on at least one of the determined size, aggregate pricing information, and environmental and economic trends.

WO 2005/020011 A3



PH, PL, PT, RO, RU, SC, SD, SE, SG, SK, SL, SY, TJ, TM, TN, TR, TT, TZ, UA, UG, US, UZ, VC, VN, YU, ZA, ZM, ZW.

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Declarations under Rule 4.17:

- as to applicant's entitlement to apply for and be granted a patent (Rule 4.17(ii)) for the following designations AE, AG, AL, AM, AT, AU, AZ, BA, BB, BG, BR, BW, BY, BZ, CA, CH, CN, CO, CR, CU, CZ, DE, DK, DM, DZ, EC, EE, EG, ES, FI, GB, GD, GE, GH, GM, HR, HU, ID, IL, IN, IS, JP, KE, KG, KP, KR, KZ, LC, LK, LR, LS, LT, LU, LV, MA, MD, MG, MK, MN, MW, MX, MZ, NA, NI, NO, NZ, OM,

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- as to the applicant's entitlement to claim the priority of the earlier application (Rule 4.17(iii)) for all designations

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For two-letter codes and other abbreviations, refer to the "Guidance Notes on Codes and Abbreviations" appearing at the beginning of each regular issue of the PCT Gazette.

INTERNATIONAL SEARCH REPORT

International application No.

PCT/US04/26806

A. CLASSIFICATION OF SUBJECT MATTER

IPC(7) : G06F 17/60

US CL : 705/1,38

According to International Patent Classification (IPC) or to both national classification and IPC

B. FIELDS SEARCHED

Minimum documentation searched (classification system followed by classification symbols)

U.S. : 705/1,38

Documentation searched other than minimum documentation to the extent that such documents are included in the fields searched

Electronic data base consulted during the international search (name of data base and, where practicable, search terms used)

C. DOCUMENTS CONSIDERED TO BE RELEVANT

Category *	Citation of document, with indication, where appropriate, of the relevant passages	Relevant to claim No.
Y	US 3003/0087389 A1 (SKLARX et al.) 04 July 2002 (04.07.2004)	1

Further documents are listed in the continuation of Box C.

See patent family annex.

* Special categories of cited documents:

"A" document defining the general state of the art which is not considered to be of particular relevance

"B" earlier application or patent published on or after the international filing date

"L" document which may throw doubts on priority claim(s) or which is cited to establish the publication date of another citation or other special reason (as specified)

"O" document referring to an oral disclosure, use, exhibition or other means

"P" document published prior to the international filing date but later than the priority date claimed

"T" later document published after the international filing date or priority date and not in conflict with the application but cited to understand the principle or theory underlying the invention

"X" document of particular relevance; the claimed invention cannot be considered novel or cannot be considered to involve an inventive step when the document is taken alone

"Y" document of particular relevance; the claimed invention cannot be considered to involve an inventive step when the document is combined with one or more other such documents, such combination being obvious to a person skilled in the art

"&" document member of the same patent family

Date of the actual completion of the international search

21 July 2005 (21.07.2005)

Date of mailing of the international search report

14 SEP 2005

Name and mailing address of the ISA/US

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INTERNATIONAL SEARCH REPORT

International application No.

PCT/US04/26806

Box No. II Observations where certain claims were found unsearchable (Continuation of item 2 of first sheet)

This international search report has not been established in respect of certain claims under Article 17(2)(a) for the following reasons:

1. Claims Nos.:
because they relate to subject matter not required to be searched by this Authority, namely:

2. Claims Nos.:
because they relate to parts of the international application that do not comply with the prescribed requirements to such an extent that no meaningful international search can be carried out, specifically:

3. Claims Nos.:
because they are dependent claims and are not drafted in accordance with the second and third sentences of Rule 6.4(a).

Box No. III Observations where unity of invention is lacking (Continuation of item 3 of first sheet)

This International Searching Authority found multiple inventions in this international application, as follows:
Please See Continuation Sheet

1. As all required additional search fees were timely paid by the applicant, this international search report covers all searchable claims.
2. As all searchable claims could be searched without effort justifying an additional fee, this Authority did not invite payment of any additional fee.
3. As only some of the required additional search fees were timely paid by the applicant, this international search report covers only those claims for which fees were paid, specifically claims Nos.:

4. No required additional search fees were timely paid by the applicant. Consequently, this international search report is restricted to the invention first mentioned in the claims; it is covered by claims Nos.: 1

Remark on Protest The additional search fees were accompanied by the applicant's protest.
 No protest accompanied the payment of additional search fees.

INTERNATIONAL SEARCH REPORT

International application No.
PCT/US04/26806

Continuation of Item 4 of the first sheet:

Examiner

Certification Of Valuation Of Landscape For Insurance

BOX III. OBSERVATIONS WHERE UNITY OF INVENTION IS LACKING

The International Search Authority has found 4 inventions claimed in the International Application covered by the claims indicated below:

Group I.

Claims 1 (first invention) and claims 2 - 62 & 101 - 142 (second invention), drawn to method, system and computer readable medium for valuing landscape architecture, classified in class 705, subclass 1.

Group II.

Claims 63 - 86 and 143, drawn to method and computer readable medium for generating a report, classified in class 705, subclass 1.

Group III.

Claims 87 - 96 and 144, drawn to method and computer readable medium for insuring an insurable item, classified in class 705, subclass 4.

Group IV.

Claims 97 - 100, drawn to method and computer readable medium for certifying the valuation of a product, classified in class 705, subclass 1.

The inventions are distinct, each from the other because of the following reasons:

Inventions I and II are related as combination and subcombination. Inventions in this relationship are distinct if it can be shown that (1) the combination as claimed does not require the particulars of the subcombination as claimed for patentability, and (2) that the subcombination has utility by itself or in other combinations (MPEP § 806.05(c)). In the instant case, the combination as claimed does not require the particulars of the subcombination as claimed because group I is drawn to valuation of valuable whereas group II is drawn generation of a report.

Inventions I and III are related as combination and subcombination. Inventions in this relationship are distinct if it can be shown that (1) the combination as claimed does not require the particulars of the subcombination as claimed for patentability, and (2) that the subcombination has utility by itself or in other combinations (MPEP § 806.05(c)). In the instant case, the combination as claimed does not require the particulars of the subcombination as claimed because group I is drawn to valuation of valuable whereas group III is drawn insuring an insurable item.

Inventions I and IV are related as combination and subcombination. Inventions in this relationship are distinct if it can be shown that (1) the combination as claimed does not require the particulars of the subcombination as claimed for patentability, and (2)

INTERNATIONAL SEARCH REPORT

International application No.

PCT/US04/26806

that the subcombination has utility by itself or in other combinations (MPEP § 806.05(c)). In the instant case, the combination as claimed does not require the particulars of the subcombination as claimed because group II is drawn generation of a report whereas group IV is drawn to certifying the valuation of a product.

Inventions II and III are related as combination and subcombination. Inventions in this relationship are distinct if it can be shown that (1) the combination as claimed does not require the particulars of the subcombination as claimed for patentability, and (2) that the subcombination has utility by itself or in other combinations (MPEP § 806.05(c)). In the instant case, the combination as claimed does not require the particulars of the subcombination as claimed because group II is drawn generation of a report whereas group III is drawn to insuring an insurable item.

Inventions II and IV are related as combination and subcombination. Inventions in this relationship are distinct if it can be shown that (1) the combination as claimed does not require the particulars of the subcombination as claimed for patentability, and (2) that the subcombination has utility by itself or in other combinations (MPEP § 806.05(c)). In the instant case, the combination as claimed does not require the particulars of the subcombination as claimed because group III is drawn to insuring an insurable item whereas group IV is drawn to certifying the valuation of a product.

Inventions III and IV are related as combination and subcombination. Inventions in this relationship are distinct if it can be shown that (1) the combination as claimed does not require the particulars of the subcombination as claimed for patentability, and (2) that the subcombination has utility by itself or in other combinations (MPEP § 806.05(c)). In the instant case, the combination as claimed does not require the particulars of the subcombination as claimed because group II is drawn generation of a report whereas group IV is drawn to certifying the valuation of a product.

Because these inventions are distinct for the reasons given above and have acquired a separate status in the art as shown by their different classification, restriction for examination purposes as indicated is proper.

Because these inventions are distinct for the reasons given above and the search required for one group is not required for other groups, restriction for examination purposes as indicated is proper.

Because these inventions are distinct for the reasons given above and have acquired a separate status in the art because of their recognized divergent subject matter, restriction for examination purposes as indicated is proper.

The species listed above do not relate to a single general inventive concept under PCT Rule 13.1 because, under PCT Rule 13.2, the species lack the same or corresponding special technical features for the following reasons:

Claim 3 -- Material cost is based on growth rate
Claim 14 -- Material cost is based on depreciation rate

Claim 32 -- Future value is based on macro-economic trend model
Claim 34 -- Future value is based on property value trend model
Claim 36 -- Future value is based on developmental program associated with development of the landscape architectural object

Claim 45 -- aesthetic contribution is associated with at least one of a spacing, a mass, an alignment, a color, a lighting, a shading, a texture, and a scent associated with the architectural landscape object.

Claim 46 -- aesthetic contribution is associated with at least one of a unity and variety, a rhythm and balance, an accent and contrast, a scale and proportion, a dimensionality, and a spatiality associated with the landscape architectural setting.

Claim 85 -- report is provided in connection with at least one of an implementation, a scheme, a plan, and a design of the landscape architectural setting.

Claim 86 -- report is provided in connection with at least one of an appraisal and an inspection of property associated with the landscape architectural object and the landscape architectural setting.

Claim 88 -- risk-of-loss is based on frequency-of-loss information.
Claim 90 -- risk-of-loss is based on severity-of-loss information.

Claim 103 -- attribute of the landscape architectural object included in the data model includes at least one of a hardiness, a disease susceptibility, an insect damage susceptibility, a height, a maturity, a spread, a basal width, a container size, a lifespan, a soil adaptability, an anaerobic capacity, a pollution tolerance, a drought tolerance, a fire tolerance, a frost tolerance, a precipitation range, a salinity tolerance, a shade tolerance, a drainage capacity, a shade-to-sun capacity, and a temperature tolerance.

INTERNATIONAL SEARCH REPORT

International application No.

PCT/US04/26806

Claim 109 -- attribute of the landscape architectural object included in the data model includes at least one of a material type, a construction quality, a dimension, and a material finish.

Claim 124 -- aesthetic data included in the data model includes at least one of a spacing, a mass, an alignment, a color, a lighting, a shading, a texture, and a scent associated with the architectural landscape object; and at least one of a unity and variety, a rhythm and balance, an accent and contrast, a scale and proportion, a dimensionality, and a spatiality associated with the landscape architectural setting.

Claim 104 -- attribute of the landscape architectural setting included in the data model includes at least one of a geographic location, a climate, an air quality, a pollution amount, a temperature, a rainfall amount, a sunshine amount, an atmospheric pressure, a wind amount, a slope, an altitude, a drainage, a landscape density, a shade-to-sun ratio, a soil pH, a soil salinity, a soil hardness, a soil compactness, a soil texture, a soil color, a calcium carbonate (CaCO₃) content, and a moisture retention factor.

Claim 110 -- attribute of the landscape architectural setting included in the data model includes at least one of a geographic location, a climate, an air quality, a pollution amount, a temperature, a rainfall amount, a sunshine amount, an atmospheric pressure, a wind amount, a slope, an altitude, a drainage, a shade-to-sun ratio, and a soil compactness