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COMMITTEE ON HOUSING AND LAND MANAGEMENT

Sixty-seventh session,
18–20 September 2006

REPORT OF THE SIXTY-SEVENTH SESSION

Executive Summary

- The Committee discussed the implementation of the provisions of the Work Plan on UNECE Reform, particularly those addressed to the Committee. It decided that experts on real estate should be integrated into the existing Working Party on Land Administration as observers.
- The Committee considered the evaluation of the implementation of the Committee's Programme of Work for 2004–2005, and approved its Programme of Work for 2007–2008 in the post-reform streamlined version. The Committee invited its Bureau to discuss the biennial evaluation of the Committee's activities and to assist the secretariat in formulating expected accomplishments and indicators of achievement when preparing the biennial budget plan.
- The Committee discussed the outcome of the in-depth discussion held at the High-level Meeting and the impact of the provisions of the Ministerial Declaration on its Programme of Work. The Committee will contribute to the implementation of the Ministerial Declaration during the next five years, emphasizing on priority issues outlined in the Declaration, such as policy tools towards the provision of affordable and adequate housing, improving management and maintenance of the multi-family housing stock, functioning spatial planning systems and effective integrated housing and land management policies.
- The Committee further considered and adopted its new Terms of Reference, as well as those of the Working Party on Land Administration and the Advisory Network.

Introduction

1. The Committee on Housing and Land Management held its sixty-seventh session in Geneva from 18 to 20 September 2006. Mr. Hubert Van Eyk (Netherlands) chaired the meeting. A high-level meeting was organized on 19 September 2006. Its report is contained in UNECE/HBP/142/Add.1.
2. Representatives of the following countries participated: Albania, Armenia, Austria, Azerbaijan, Belarus, Bulgaria, Croatia, Cyprus, the Czech Republic, Denmark, Estonia, Finland, France, Georgia, Germany, Greece, Iceland, Ireland, Kyrgyzstan, Latvia, Lithuania, Luxembourg, Moldova, the Netherlands, Norway, Poland, Portugal, Romania, the Russian Federation, Serbia, Slovakia, Slovenia, Spain, Sweden, Switzerland, Turkey and the United States.
3. The European Commission, the United Nations Human Settlements Programme (UN-HABITAT) and the Council of Europe Development Bank were represented.
4. The following non-governmental organizations (NGOs) attended: European Liaison Committee for Social Housing (CECODHAS); International Council of Women (ICW); International Real Estate Federation (FIABCI); International Society of City and Regional Planners (ISOCARP); International Union of Tenants (IUT); Tecnoborsa Rome; Ukrainian Association of Voluntary Organizations; World Fire Statistics Centre.
5. Members of the Committee's Housing and Urban Management Advisory Network (HUMAN) also attended.

I. ADOPTION OF THE AGENDA

6. The annotated provisional agenda (ECE/HBP/141) was adopted.

II. IMPLEMENTATION OF THE UNECE REFORM AND FOLLOW-UP TO THE SIXTY-FIRST SESSION OF UNECE

7. The secretariat informed the Committee about the provisions of the Work Plan on UNECE Reform (E/ECE/1434/Rev.1) and decisions adopted thereafter by the Commission at its sixty-first session which have a bearing on the work of the Committee (ECE/HBP/2006/1).
8. In the ensuing discussion, particular attention was given to the implications of the Work Plan on UNECE Reform as they related to the Committee, including how to integrate real estate activities into the subprogramme on Housing, Land Management and Population. The Committee was informed that preliminary consultations had been held on 17 and 18 September 2006 between the Chairperson of the Committee's Bureau, the Chairperson of the Working Party on Land Administration, the Advisory Network, members of the former Real Estate Advisory Group and the secretariat. The Committee discussed the issue on the basis of Conference Room Paper 8, Rev.1, prepared by the secretariat.

9. The Committee also considered the information on allocation of regular and extra-budgetary resources to each programme element of the Programme of Work.

10. The Committee:

(a) Acknowledged that the provisions of the reform which related to the subprogramme had been implemented, and decided to integrate experts on real estate into the Working Party on Land Administration as observers;

(b) Invited the Bureau of the Working Party on Land Administration to discuss as soon as possible with experts from the real estate sector the kind of contribution they could provide in relation to the Working Party's Programme of Work and in accordance with its Terms of Reference, taking into account the timetable reflected in Conference Room Paper 8, Rev. 1;

(c) Invited the secretariat and the Committee's Bureau to continue the practice of providing information on regular and extra-budgetary resources for the implementation of the Committee's Programme of Work.

III. PROGRAMME OF WORK FOR 2007–2008

The Committee exchanged views on current trends and policies, reviewed its draft Programme of Work for 2007–2008 (ECE/HBP/2006/2) and took decisions on each programme element:

A. Exchange of views on current trends and policies

11. The Committee was informed about the outcome of the World Urban Forum (Vancouver, Canada, 19–23 June 2006) and the related UNECE Networking Event on "Housing Finance: Principles, Instruments and Examples", which had been generally well received and had attracted a large number of expert participants representing different stakeholders. UN-HABITAT provided further information regarding the World Urban Forum and its outcome.

12. The secretariat reported on the purpose and aims of the questionnaire on current trends and policies in the UNECE region. Responses from 15 UNECE countries had been received to date.

13. Delegations exchanged views on their experiences to date with completing the questionnaire, and regarding its usefulness in helping the Committee to better understand current trends and policies in member States, to identify topics for future in-depth discussions and to provide input for reporting on and evaluating its Programme of Work.

14. The Committee:

(a) Supported the preparation of the questionnaire on current trends and policies to be distributed every two years. Emphasis should be on lessons learned, case studies and national programmes, and on the application of policy recommendations in the UNECE policy guidelines, the Country Profiles and the Land Administration Reviews.

(b) Invited all UNECE countries which had had not yet done so to submit their replies to the questionnaire (annexed to the annotated provisional agenda for the sixty-seventh session – document UNECE/HBP/141) to the UNECE secretariat **by 30 November 2006**.

(c) Invited the secretariat to prepare an analytical paper based on the results of the questionnaire to be discussed at the Committee's session in 2007.

B. Country profiles on the housing sector

15. The secretariat provided information on the latest study on Georgia and new approaches used in its preparation, as well as on the preliminary results of the research mission, based on a note (ECE/HBP/2006/9). By putting more emphasis on analysis and policy recommendations and consideration of country-specific issues, the new approach makes it possible to streamline the structure of the studies and accelerate their frequency. The Ministry of Economic Development of Georgia organized an inter-ministerial meeting to present the preliminary findings of international experts and to strengthen cooperation between stakeholders in implementation of recommendations.

16. The delegation of Georgia made a presentation on the importance of the Country Profile on Georgia's housing sector. Housing issues had risen higher on the political agenda since the review, both at the national and the local level.

17. The delegation of Serbia informed the Committee about the results of the housing conference organized in Belgrade in July 2006 by the Ministry of Capital Investments in cooperation with UN-HABITAT as a follow-up to the UNECE profile of the country's housing sector.

18. The delegation of Azerbaijan reported that the preparation of the study on the housing sector of Azerbaijan had been postponed because of an institutional reorganization in the country. Responsibilities within the Ministry dealing with housing and related policies are expected to be clarified soon.

19. The delegation of Belarus confirmed the country's interest in being the subject of the next Country Profile and its readiness to start preparations in 2006. The delegation of Kyrgyzstan expressed that country's interest in a Country Profile on Kyrgyzstan. The delegations of The former Yugoslav Republic of Macedonia and Ukraine had expressed a similar interest on behalf of their countries at the Committee's 2005 session.

20. The delegation of the Russian Federation reported on a new national project "Affordable and Comfortable Dwellings for Russian Citizens", which also addresses the issue of housing management taking into account gender issues. The delegation of ICW welcomed the fact that the specific housing problems faced by women were reflected in this programme.

21. The Committee:

(a) Supported the new approach used in the preparation of the Country Profile on the Housing Sector of Georgia and requested that it be applied to subsequent studies;

(b) Agreed to conduct the next Country Profile study in Belarus;

(c) Invited the delegation of Azerbaijan to inform the secretariat as soon as the new structure of the Ministry dealing with housing policies had been decided upon, so as to enable the secretariat to schedule the Country Profile review mission accordingly.

C. Improvement of urban environmental performance

22. The secretariat reported on progress in the preparation of the UNECE study on spatial planning. In cooperation with the Reference Group, a consultant had prepared a draft of the study which the secretariat had received in September 2006. The draft needs to be revised before being submitted for publication.

23. The delegation of Slovakia reported on the results and conclusions of the Tenth Conference on Urban and Regional Research organized in Bratislava in May 2006 by UNECE and the European Conference of Ministers responsible for Regional Planning (CEMAT). (The report of the conference is UNECE/HBP/SEM.54/4.)

24. The delegation of Georgia and the secretariat informed the Committee about the Workshop on Sustainable Urban Transport and Land Use Planning to be held from 18 to 20 October 2006 in Tbilisi in the framework of the UNECE/WHO Transport, Health and Environment Pan-European Programme (THE PEP).

25. Several delegations expressed their support for the Committee's activities in the area of spatial planning as well as for the implementation of the study once it is finalized. The delegation of Belarus expressed its interest in organizing a workshop on spatial planning for medium-size and small towns in Minsk in 2007, taking into account the principles of spatial planning elaborated in the UNECE study on spatial planning and its applicability.

26. The Committee:

(a) Invited the Bureau of the Committee and the Reference Group to submit their comments on the current draft of the study on spatial planning to the secretariat by 31 October 2006;

(b) Agreed to organize a workshop on spatial planning and invited the delegation of Belarus and the secretariat to prepare the workshop's programme for distribution at least three months before the workshop;

(c) Invited the consultant to finalize the study on spatial planning in consultation with the Reference Group and the secretariat so that it could be presented and discussed at the workshop in Belarus. The Committee requested that the study be published for the next session of the Committee after consultations with the Bureau;

(d) Invited delegations to participate actively in the workshop in Georgia, as the topic is relevant to the Committee's work.

D. Land registration and land markets

27. The Chairperson of the Working Party on Land Administration reported on the outcome of the fourth session of the Working Party (HBP/WP.7/2005/2), held in Geneva on 21–22 November 2005; on progress in the implementation of its Programme of Work since then; and on plans for future activities. Highlighted were:

- (a) The preparation of the Land Administration Review of Azerbaijan;
- (b) The Workshop on Institutional Aspects of Land Administration (Tbilisi, 11–12 May 2006);
- (c) The Workshop on Land Administration and E-Society (Prague, 26–27 October 2006); and
- (d) The Workshop on Sustainable Land Management (Munich, 24–25 May 2007).

28. The delegation of Greece presented to the Committee a proposal for a workshop on land administration and informal settlements to be held on 28–30 March 2007 in Athens. The workshop will be organized jointly with the International Federation of Surveyors (FIG). The Bureau of the Working Party agreed to initiate a study on this topic based on the results of the workshop and expressed interest in undertaking these two activities jointly with the Committee. Participation by experts in land administration, housing and urban planning should help strengthen synergies between these three areas of the Committee's work.

29. The Committee:

- (a) Took note of the progress of work carried out by the Working Party;
- (b) Invited interested delegations to submit to the secretariat by 31 October 2006 their comments and proposals regarding the organizational aspects of the workshop on informal settlements and regarding possible topics for discussion to be included in the programme;
- (c) Invited interested delegations to indicate, by 31 October 2006, their interest in participating in the preparation of the workshop and/or designating speakers and experts who could participate in the workshop and in the task force for the preparation of the study.

E. Housing modernization and management

30. The delegation of Albania informed the Committee on the organization of a subregional workshop on affordable housing as a follow-up to the UNECE *Guidelines on Social Housing*. Some member States and partner organizations such as UN-HABITAT, the Stability Pact for South-Eastern Europe, the Council of Europe Development Bank and CECODHAS expressed their willingness to support the organization of such a workshop.

31. A representative of the Advisory Network presented a project proposal on the management of the multi-family housing stock. The proposal is based on the fact that existing recommendations and policy advice have not been implemented thus far, and that in many countries the situation regarding the management and refurbishment of multi-family housing estates has not improved. In these countries, housing conditions are often very poor, and there is a need for practical assistance in the management and refurbishment of multi-family housing estates. The delegation of the Russian Federation expressed interest in undertaking a pilot project as soon as the programme starts. Delegations and organizations expressed their willingness to support such activity and provide expertise.
32. The delegation of Norway suggested organizing a workshop on homelessness in 2007.
33. The World Fire Statistics Centre distributed its new annual report on fire statistics.
34. The Committee:
 - (a) Invited the delegation of Albania, in cooperation with interested member countries and organizations, to prepare the programme for the workshop on affordable housing;
 - (b) Supported in principle the proposal by the Advisory Network for the project on management of the multi-family housing stock and invited experts of the Advisory Network to prepare a more detailed proposal and to contact appropriate financial institutions and potential donors to obtain support and funding for the project; and
 - (c) Supported the proposal by Norway to organize a workshop on homelessness in 2007.

IV. HIGH-LEVEL MEETING

35. The report of the High-level Segment of the Committee is contained in an addendum to this report (ECE/HBP/142/Add.1).

V. IMPLEMENTATION OF THE MINISTERIAL DECLARATION

36. The Committee discussed the outcome of the in-depth discussion held at the High-level Meeting and the impact of the provisions of the Ministerial Declaration on the Committee's Programme of Work. In particular, the Committee reiterated its unique role in the region as the only pan-European intergovernmental forum discussing and addressing issues relating to housing, land administration and spatial planning policy in an integrated way.
37. The Committee agreed to address the following priority areas: providing affordable and adequate housing; improving the management and maintenance of multi-family housing; creating functioning spatial planning systems; and promoting and disseminating spatial planning practices and effective integrated housing and land management policies.

VI. ADOPTION OF THE PROGRAMME OF WORK AND THE TERMS OF REFERENCE

38. The Committee considered an evaluation of the implementation of the Committee's Programme of Work for the biennium 2004–2005, as well as the draft Programme of Work for 2007–2008 (ECE/HBP/2006/2 and Add.1).

39. The secretariat provided information on the criteria followed in preparing for the evaluation of work carried out during the 2004–2005 biennium. The Committee was informed that:

(a) In order to carry out the evaluation, each subprogramme had identified expected accomplishments and related indicators of achievement. In this context the Committee had agreed last year on the draft biennial programme plan 2008–2009, which contained expected accomplishments and related indicators;

(b) Programme delivery was evaluated on the basis of the Committee's legislative review, of external evaluation by independent experts, and of internal evaluation of selected programme elements as agreed upon prior to the biennium;

(c) An important element of the evaluation was "lessons learned", including the highlighting of areas for improvement to be taken into consideration in the Committee's future work

40. The Committee requested to be informed and consulted on the biennial budget preparations as well as on the programme's evaluation.

41. The Committee considered and adopted its Programme of Work for 2007–2008 as presented in annex I. The Committee further considered and adopted its new Terms of Reference (annex II), the Terms of Reference of the Working Party on Land Administration (annex III) and the Terms of Reference of the Advisory Network (annex IV).

VII. WORK OF THE BUREAU AND REPORT OF THE ADVISORY NETWORK

42. The Chairperson of the Committee's Bureau reported on the Bureau's work and on the main decisions taken since the Committee's previous session.

43. The Chairperson of the Advisory Network reported on its advisory contribution to the Committee's work (annex V).

44. The Committee:

(a) Approved the work of the Bureau;

(b) Stressed the usefulness of the cooperation with the Advisory Network as a way to increase efficiency and practical assistance in the implementation of the Committee's recommendations.

VIII. OTHER BUSINESS

45. The secretariat provided information on the use of the UNECE Trust Fund on Human Settlements.

IX. ELECTION OF THE BUREAU

46. The Committee elected the Bureau for its sixty-eighth session, as follows: Ms. Doris Andoni (Albania), Chairperson; Mr. Azer Khanlarov (Azerbaijan); Mr. Hubert Van Eyk (Netherlands); Ms. Natia Jokhadze (Georgia); Mr. Peter Creuzer (Germany); Ms. Elena Szolgayova (Slovakia); Ms. Janja Kreitmayer McKenzie (Slovenia); Mr. Marcos Vaquer Caballeria (Spain); Mr. Ernst Hauri (Switzerland).

Annex I

PROGRAMME OF WORK FOR 2007–2008

SUBPROGRAMME 10: Housing, Land Management and Population

10.1.1 Country Profiles on the Housing Sector

Description: The housing sector plays a critical role in ensuring the success of economic and social development in the UNECE region and the reform process in countries in transition. At the same time, the transition to a market economy has had a profound impact on housing policy implementation and management. This item of the Committee's Programme of Work enables Governments to analyse their housing policies, strategies and institutional and financial frameworks for the housing sector and to compare these with progress made internationally. The country profile is a process-oriented activity. At its core is an analytical study on the housing sector, drafted by international experts and members of the secretariat. Recommendations for improving policies and practices are an essential part of this activity. It also aims to provide housing-related information to potential investors.

Work accomplished: Country profiles on the housing sectors of Bulgaria, Poland, Slovakia, Lithuania, Romania, Moldova, Albania, Armenia, the Russian Federation and Serbia and Montenegro have been published. The preparation of a study on the housing sector of Azerbaijan was postponed because of an institutional reorganization in the country in early 2006. The study for Georgia is being prepared; a research mission took place in May 2006.

The concept of country profiles has been revised to strengthen the focus on thematic areas of particular concern for the country under review. Another innovation is shortening the informative part of the study and strengthening the analytical component with conclusions and recommendations. Yet another new element is the organization of an inter-ministerial meeting in the host country, with a presentation of the main findings of the research mission. Such meetings are useful for strengthening coordination and cooperation between all stakeholders. Follow-up activities related to the implementation of the recommendations made in the country profiles were organized in Albania in 2004 and in Armenia in May 2005. The follow-up workshop in Albania was held to disseminate the results of the country profile study among relevant ministries, while the workshop in Armenia brought together all stakeholders to discuss and agree on priorities in preparing the national housing policy framework.

Work to be undertaken: The Committee will continue to prepare country profiles on the housing sector, taking into account demographic aspects through cooperation with the population unit of the secretariat. The secretariat will finalize the study on Georgia. The research mission to Azerbaijan will take place once the responsibilities for the housing sector are clearly assigned among relevant authorities. Belarus, Kyrgyzstan, Macedonia, The former Yugoslav Republic of Macedonia and Ukraine have expressed interest in being the subjects of country profiles. Further follow-up workshops and meetings of experts will be held to discuss the results of the studies and the implementation process. Cooperation with the United Nations Human Settlements Programme (UN-HABITAT), the United Nations Development Programme, the European Union and the World Bank will be maintained and strengthened. Especially important is the

collaboration with UN-HABITAT to organize follow-up activities and work to implement related recommendations.

10.1.2 Improvement of social cohesion and urban environmental performance

Description: Cities and towns are starting points for promoting sustainable quality of life. Numerous initiatives have already been launched in cities and towns to promote environmentally sound urban transport, goods and services and sustainable use of land, energy, water and raw materials by individuals and communities. The spatial planning process focuses on a broad range of issues and factors, including governance and social, economic, environmental, financial and cultural factors. It is important to develop an effective democratic decision-making and implementation process at the local level as an integral part of strategic national and regional development planning, *inter alia*, in support of social cohesion.

Work accomplished: A workshop on spatial planning systems at the local level was held in Warsaw on 19–21 June 2005 to discuss practical experiences with the functioning of spatial planning systems, bottlenecks and effective solutions and methods. The workshop also considered the extended outline for the study on spatial planning. With the assistance of a reference group, in September 2006 a consultant prepared a first draft of the study on spatial planning. The Tenth Conference on Urban and Regional Research – organized in conjunction with the Council of Europe’s Conference of Ministers Responsible for Regional Planning (CEMAT) – took place in Bratislava on 22–23 May 2006. Its main objective was to evaluate the results of research for guidance on what practical steps should be taken to create more viable cities. The conference explored the driving forces of successful contemporary cities and the merits of polycentricity as a means to redistribute urban energies at the regional level.

Work to be undertaken: With the assistance of the Reference Group, the consultant will finalize the study on spatial planning. In the first half of 2007, a workshop on spatial planning will be organized in Belarus to discuss the findings of the study and planning practices in medium-size and small towns. The Committee is involved in the UNECE/WHO Transport, Health and Environment Pan-European Programme (THE PEP). In this context, the Workshop on Sustainable Urban Transport and Land Use Planning was held in Tbilisi in October 2006.

10.1.3 Land registration and land markets

Description: Proper land registration is crucial for security of tenure and property rights, effective housing policies, real estate development and the promotion of reforms in economies in transition, as well as in the context of European integration and implementation of the United Nations Millennium Development Goals. The activity provides assistance to countries in transition in reforming cadastral and land registration systems and sharing information and experience regarding the modernization of land administration systems in the more advanced economies through education and training; research and development; exchange of experience; transfer of technology; and standardization.

Work accomplished: The fourth session of the Working Party on Land Administration was held in Geneva on 21–22 November 2005. The study *Land Administration in the UNECE Region: Development Trends and Main Principles* (ECE/HBP/140) was prepared in 2005, and the delegation of the Russian Federation arranged for its translation into Russian. The Working Party

on Land Administration also prepared a study on *Guiding Principles for Public/Private Partnerships in Land Administration*. An international team of experts undertook the Land Administration Review of Lithuania, which was published in 2005 (HBP/WP.7/2005/3). A research mission for the Land Administration Review of Azerbaijan was held in May 2006. A Workshop on Institutional Aspects of Land Administration was held in Tbilisi in May 2006.

Work to be undertaken: The Working Party and its Bureau will strengthen cooperation with real estate experts and NGOs in order to integrate real estate activities into the Working Party's Programme of Work and terms of reference. The Workshop on Land Administration and E-Society was held in Prague on 26–27 October 2006; the Workshop on Land Administration and Informal Settlements will be held in Athens on 28–30 March 2007; and the Workshop on Sustainable Land Management will be held in Munich (Germany) on 24–25 May 2007. A study on informal settlements is expected to be initiated after the workshop in Greece. A workshop on land administration will be held in Ireland on 26–28 September 2007. The team of international experts will finalize the land administration report on Azerbaijan by the end of 2006. Latvia is expected to be the next country to undertake a land administration review (in 2007). A study on fees and charges in real property cadastre surveying is under preparation. A study on good governance in land administration and prevention of corruption will be initiated. The fifth session of the Working Party will be held in November 2007. Cooperation with key partners, such as the World Bank, the Permanent Committee on Cadastre in the European Union and EuroGeographics, will be further developed.

10.1.4 Housing modernization and management

Description: This activity mainly aims to identify and provide tools for tackling problems related to the housing stock and its management. Housing systems are an important factor in safeguarding social cohesion in the UNECE countries. The activity also provides an opportunity to look at urban renewal policies and at existing and emerging housing problems, especially regarding housing financing, management and homelessness. As a result of privatization in countries in transition, the proportion of owner-occupied dwellings in multi-family housing has increased considerably. It is therefore important to establish property rights, define mixed ownership, and establish a legal and institutional framework for operating housing condominiums. This programme element also focuses on the basic mechanisms for social housing development.

Work accomplished: The study *Housing Finance Systems for Countries in Transition* (ECE/HBP/138) and *Guidelines on Social Housing* (ECE/HBP/137) were published. The Committee and its Bureau promoted the practical application of the *Guidelines on Condominium Ownership of Housing for Countries in Transition* (ECE/HBP/123) and widely disseminated the document in countries in transition. The Committee considered and supported in principle the new proposal of the Advisory Network on multi-family housing stock management.

Work to be undertaken: A workshop on social housing will be organized in Albania in 2007 in cooperation with UN-HABITAT. Following the proposal of the delegation of Norway, a workshop on homelessness will be organized in 2007. The Advisory Network will contact potential donors to seek funding for the project on management of the multi-family housing stock. The delegation of the Russian Federation indicated its interest in initiating a pilot project as soon as this project started.

Annex II

TERMS OF REFERENCE OF THE COMMITTEE ON HOUSING AND LAND MANAGEMENT

1. Under the general supervision and relevant decisions of the United Nations Economic Commission for Europe (UNECE), the Committee provides policy advice and expert assistance. It develops recommendations, methodologies and guidelines for sustainable housing development, land administration and spatial planning. The Committee acts in full conformity with the principles, commitments and global plan of action of the Habitat Agenda, adopted at the second United Nations Conference on Human Settlements (Habitat II) in 1996, and the Declaration on Cities and Other Human Settlements in the New Millennium, adopted by the General Assembly in June 2001.
2. As was decided by the Ministerial Meetings in 2000 and 2006, the Committee, guided by the Ministerial Declaration, is implementing the UNECE Strategy for a Sustainable Quality of Life in Human Settlements in the Twenty-First Century (ECE/HBP/120) and endeavours to:
 - (a) Promote efficient and democratic governance that responds to the needs of local communities, by helping UNECE member countries to prepare, improve and implement housing, land administration and spatial planning policies;
 - (b) Promote better urban environmental performance;
 - (c) Strengthen social cohesion and security in cities through focused programmes and actions in urban areas;
 - (d) Encourage consistent legal, economic and institutional reforms to promote housing and land-use development;
 - (e) Improve land administration and land management, in particular through its Working Party on Land Administration;
 - (f) Improve policy performance by emphasizing the close links between the different sectors related to housing;
 - (g) Raise awareness of gender-related and demographic challenges in housing and urban development.
3. Bearing in mind the pertinent decisions of the United Nations Economic Commission for Europe, the Committee ensures that close cooperation is maintained on matters of mutual interest with other UNECE sectoral committees and with international institutions and organizations in the UNECE region, in particular the European Community, the Organisation for Economic Co-operation and Development and the Council of Europe, as well as with the United Nations Human Settlements Programme (UN-HABITAT), the United Nations Development Programme (UNDP) and other United Nations bodies.
4. In the implementation of its Programme of Work, the Committee cooperates with the private sector, with non-governmental organizations and with local authorities, supported in particular by its Housing and Urban Management Advisory Network.

Annex III

TERMS OF REFERENCE OF THE WORKING PARTY ON LAND ADMINISTRATION

1. The Working Party on Land Administration operates under the auspices of the UNECE Committee on Housing and Land Management. Members of the Working Party are the national land administration authorities and related authorities of member countries of the UNECE.

2. The overall goals of the Working Party are the promotion and improvement of land administration and land management in the UNECE region. The Working Party aims at supporting security of tenure, the introduction and improvement of cadastre and land registry, and the development of real estate markets.

3. The activities of Working Party are based on cooperation and the exchange of experience among all countries of the UNECE region through seminars and workshops organized in UNECE member countries, land administration reviews (LAR), publication of studies and guidelines on specific land management topics, and the provision of policy advice and expert assistance. In particular, the Working Party deals with:

(a) Land administration

General task: Acquisition, registration, storing, maintenance and dissemination of information on real property rights, as well as the geometric and physical characteristics of land.

Activities: Documentation of ownership rights, leases and mortgages, land cover, land-use and land-use restrictions, geo-referenced addresses; transfer of ownership rights; adjudication of land rights; solving of land disputes; cadastral mapping; database activities; real property valuation; personal data protection; other related activities. Pricing of services; cost-recovery requirements; development of professional skills; taxation of land and real properties; development of e-services.

(b) Land management

General task: Contribution to the formulation, implementation and monitoring of land policy and geo-data policy (including financial matters).

Activities: Geo-spatial data policy; sustainable development of urban and rural areas; land consolidation; protection of natural resources; other related activities.

4. The Working Party shall review its programme of work to ensure coherence of its activities with the work of the Committee on Housing and Land Management and within the overall objectives of UNECE.

5. The Working Party coordinates its activities in close contact with other international governmental and non-governmental organizations active in related fields, such as the United Nations Commission on Human Settlements (UN-HABITAT) and other United Nations regional commissions, the Food and Agriculture Organization of the United Nations (FAO), the United

Nations Development Programme (UNDP), the European Union institutions concerned with land management activities (e.g. the INSPIRE Initiative, the EULIS Project), the International Federation of Surveyors (FIG), the Permanent Committee on Cadastre (PCC), the International Centre of Registration Law (CINDER), the European Umbrella Organisation for Geographic Information (EUROGI), EuroGeographics and the European Land Registry Association (ELRA).

6. The Working Party cooperates with international financial and donor organizations that fund programmes and projects related to land administration in countries of the UNECE region, such as programmes of the European Union, the European Bank for Reconstruction and Development, and the World Bank.

7. The Working Party encourages partnership among the public and private sectors and their involvement in managing land resources and capacity-building for sustainable development. The Working Party encourages cooperation with educational institutions for enhancing capacity-building activities.

Annex IV

TERMS OF REFERENCE OF THE HOUSING AND URBAN MANAGEMENT ADVISORY NETWORK

1. The Housing and Urban Management Advisory Network of the UNECE Committee on Housing and Land Management consists of experts from the private sector, financial institutions, non-governmental organizations (NGOs), professional associations, research institutions and local authorities dealing with housing, spatial planning and land administration. The Bureau of the Committee on Housing and Land Management invites experts to become members of the Advisory Network in their personal capacity. The Advisory Network works in close cooperation with the secretariat and the Committee's Bureau and participates in its meetings. The objectives of the Advisory Network are to:

(a) Advise the Committee and UNECE member States on practical arrangements for the implementation of policy recommendations and specific activities to achieve optimal results in member countries;

(b) Assist the Committee in capacity-building activities and in dissemination of information, good practices and know-how in UNECE member countries in those specific policy areas which are the most important for practical activities and projects in individual countries;

(c) Expand the contacts for relevant activities through networking with global and regional financial institutions, lender and donor organizations, NGOs and the business community, with a view to making the activities and the Advisory Network's assistance to the UNECE member countries more efficient and practical; and

(d) Submit to the Committee annual progress reports.

2. The Advisory Network creates no additional financial implications for the United Nations.

Annex V

REPORT OF THE HOUSING AND URBAN MANAGEMENT ADVISORY NETWORK (HUMAN)

Prepared by Ms. S. Bamford, Chairperson of the Housing and Urban
Management Advisory Network

1. This report describes the main activities of the Advisory Network between the Committee's sixty-fifth session (in September 2004) through September 2006, focusing on four main areas:
 - (a) Active participation as observers at the meetings of the Committee's Bureau and annual sessions of the Committee;
 - (b) Networking for practical cooperation between the Committee and other international organizations and institutions working in the strategic areas of the Committee's Programme of Work. The Advisory Network believes that such cooperation increases the effective and efficient use of limited resources;
 - (c) Contributing to the wide distribution of the results of the Committee's work, with a focus on facilitation of practical implementation of policy recommendations, in particular in Eastern Europe, Caucasus and Central Asia (EECCA) and South-Eastern Europe (SEE);
 - (d) Advisory service to the Committee on new initiatives for the Committee's Programme of Work.
2. The Advisory Network facilitated cooperation between the Committee and the International Cooperative Alliance (ICA) Housing. The UNECE and ICA Housing signed a memorandum of understanding. The Advisory Network's assistance enhanced cooperation with CECODHAS, which resulted in useful contributions by CECODHAS to the preparation of the UNECE *Guidelines on Social Housing* (ECE/HBP/137) and to the two workshops on the same topic.
3. Based on a project proposal by the Advisory Network, the Committee initiated a study on housing finance to assist policymakers in countries with economies in transition as well as accession countries in comparing housing finance systems to determine their suitability for their respective countries. The Advisory Network also raised the necessary extra-budgetary funds for the study and recommended experts who might contribute as consultants. A project steering group comprising members of the Advisory Network and representatives of national governments, the private sector and NGOs was established to support and oversee the preparation of the study by a team of experts. The study *Housing Finance Systems for Countries in Transition: Principles and Examples* was published in 2005.
4. The Advisory Network participated actively in regular discussions with the Committee and its Bureau on increasing the effectiveness of implementation of the UNECE Strategy on

Sustainable Quality of Life in Human Settlements in the Twenty-First Century, and on targeted implementation of related recommendations. The Advisory Network assisted, for example, in:

- (a) Translating some UNECE publications into Russian and distributing these translations;
- (b) Providing expertise to facilitate the implementation of UNECE recommendations at workshops; and
- (c) Suggesting measures to improve the effectiveness of the Country Profile programme through a more flexible, country-specific approach that would improve the preparatory process and speed up the delivery of each study. This approach was successfully tested in the study on Georgia in 2006.

5. At the sixty-seventh session of the Committee, the Advisory Network presented a project proposal on the management of multi-family housing stock given the urgent need to provide practical assistance to individual countries in the management and refurbishment of multi-family housing estates. The Committee and several international organizations expressed their desire and willingness to support this activity.
