



Economic and Social Council

Distr.: General
9 July 2012

Original: English

Economic Commission for Europe

Committee on Housing and Land Management

Seventy-third session

Geneva, 24 – 25 September 2012

Item 8 of the provisional agenda

Biennial Performance Assessment for 2010-2011 and Strategic Framework for 2014-2015

Biennial Performance Assessment for 2010-2011

Summary

This document provides an overview of the performance assessment of the Housing and Land Management component of Subprogramme 8: Housing, Land Management and Population. It is drawn up in line with the decision of the Commission requesting each Sectoral Committee to conduct biennial evaluations and with the plan for the biennial performance assessment which the Committee on Housing and Land Management adopted at its 72nd session in 2011.

The biennial performance assessment divides the Committee's areas of work into four clusters. It establishes links between these clusters and the expected accomplishments and indicators of achievement of the 2010-2011 Strategic Framework.

The Committee is invited to endorse the assessment.

I. Cluster 1: Country Profiles on the Housing Sector

Expected accomplishment

1. Improved national and local capacities for housing-related policy formulation and implementation, taking into consideration the socially disadvantaged groups of the population.

Indicator of achievement

2. Increased number of countries that reported to have taken measures to improve and implement housing policies following a UNECE action-oriented assessment of the housing sector.

Performance measures:

Baseline 2007: 12 countries

2008- 2009: 13 countries

Target 2010-2011: 16 countries

Actual performance 2010 – 2011: 16 countries

Statement of accomplishments

3. In this biennium, three new country profiles (CPs) were published on Azerbaijan, Kyrgyzstan and Tajikistan. The CP for Ukraine is on track to be published in 2013. Altogether, 16 countries (Albania, Armenia, Azerbaijan, Belarus, Bulgaria, Georgia, Kyrgyzstan, Lithuania, Montenegro, Poland, Republic of Moldova, Romania, Russia, Serbia, Slovak Republic, and Tajikistan) have participated in an assessment of their housing, land administration and land management sectors to create CPs and have reported to have taken measures to implement housing policies.

4. For example, the Government Kyrgyzstan has already begun implementing some recommendations from the CP. Among other reforms, the Government is simplifying procedures to register housing property and is harmonizing rules for land management.

5. Based on CP recommendations, Azerbaijan developed the draft Town Planning code of Azerbaijan.

6. In Serbia, CP recommendations formed the basis of a legal framework for social housing. Based on these recommendations, the Social Housing Law (Official Gazette no.72/09), the Regulation on the Issuing and Revoking of the Operating License, as well as Content of the Separate Register to the Non-profit Housing Agencies (Official Gazette no. 44/10) were adapted in 2009 and 2010.

7. In Georgia, a Draft Codex for Spatial Planning and Construction Regulation was created based on CP recommendation 5 and 16. The Codex also addresses issues raised by other CP recommendations such as optimization of principles for spatial planning and construction regulations, elaboration of national and regional housing strategies, and rules for legalization of future and existing illegal buildings and structure.

8. In Albania, the CP study resulted in the establishment of working groups which created proposals that resulted in reforms to housing legislation, including legislation on access to affordable housing and housing management.

9. In Belarus, recommendations from the 2008 CP were translated into national legislation to make housing more affordable through savings schemes, easier access to mortgages and low interest loans. A draft law to reduce the costs of housing construction was produced. A Programme for the design and construction of energy-efficient housing has been launched and a pilot project to introduce rental housing in Belarus was begun in Minsk.

Lessons learned/areas needing improvement

10. In general, CPs are well-done and useful. They are used by member States to inform policy changes.

11. In the future, country profile sections on land administration, land management, and real estate markets should be expanded. It may be appropriate to publish two types of country profiles, one which focuses on the housing sector and another which focuses on land management.

12. In particular, for the CP on Ukraine, it would have been better to hire at least two consultants in charge of documenting land registration laws instead of one. This policy should be followed, at least, for documenting land registration in larger countries.

II. Cluster 2: Improvement of urban environmental performance

Expected accomplishment

13. Improved national and local capacity for the formulation and implementation of spatial planning and urban development policies and environmentally sound uses of energy, water, raw materials and land in cities.

Indicators of achievement

14. Increased number of countries that reported adjustments in their policies for spatial planning.

Performance measures:

Baseline 2007: 6 countries

2008-2009: 14 countries

Target 2010-2011: 16 countries

Actual performance 2010 – 2011: 16 countries

Statement of accomplishments

15. A total of 16 countries have reported adjustments in their policies for spatial planning.

16. During this biennium, the Secretariat guided and published *Climate Neutral Cities: How to make cities less energy and carbon intensive and more resilient to climatic challenges*.

17. A workshop to improve the knowledge of policymakers on this subject, “Enhancing Urban Performance – How effective urban planning can lead to greener urban communities and economies and promote social cohesion”, was held in Prague in 2010. The Government of the Czech Republic approved “Urban Policy Principles” (Government resolution no. 342/2010) based in part on the outputs from this workshop.

Lessons learned/areas needing improvement

18. Activities were productive and useful, with countries already beginning to apply guidelines provided by UNECE.

III. Cluster 3: Land registration and land markets

Expected accomplishment

19. Enhanced development of and reforms in land administration to provide secure ownership in land, investments and other private and public rights in real estate.

Indicators of achievement

20. Increased number of countries that reported legal and institutional adjustments and increased transparency of land management practices following a UNECE action-oriented assessment of their land administrations.

Performance measures:

Baseline 2007: 5 countries

2008-2009: 6 countries

Target 2010-2011: 8 countries

Actual performance 2010 – 2011: 8 countries

Statement of accomplishments

21. Altogether, eight countries (Bulgaria, Azerbaijan, Lithuania, Russian Federation, Georgia, Armenia, Kyrgyzstan and Tajikistan) have participated in a country specific assessment of their land administration systems that resulted in policy changes in those countries.

22. Land administration reviews were prepared as part of the country profile studies of Kyrgyzstan and Tajikistan.

23. The UNECE Real Estate Market Advisory Group (REM) produced the publication *Policy Framework for Sustainable Real Estate Markets: Principles and Guidance for the development of a country's real estate sector*. Three roundtables were held to promote regulatory reforms in the real estate sector in Italy, Portugal and Ukraine.

24. The Working Party on Land Administration (WPLA) produced the publication *Prevention of Fraud in Electronic Registration and Conveyancing*. Five workshops were held to allow policy makers and experts to improve their knowledge and share ideas and experiences on such issues as implementation of reforms in land administration and property registration, reducing the spread of informal settlements, and land use planning and industrial safety.

25. In Austria, a new version of a bylaw on fees and charges for cadastral and geodetic products and services was developed based on recommendations contained in the UNECE Study *Guidance and Good Practice for the Application of Fees and Charges for Real Property Cadastre and Registration Services*. Also in Austria, best practice examples and solutions contained in the UNECE study *Challenges of Fraud to Land Administration Institutions* were used to strengthen the security of the newly developed land administration database and to train officials of the Land Registration and Cadastral Office.

26. In Croatia, a new regulation on fees and charges for products and services of the State Geodetic Administration (published in National Gazette no. 148/008) was developed based on recommendations contained in the UNECE study *Guidance and Good Practice for the Application of Fees and Charges for Real Property Cadastre and Registration Services*.

Lessons learned/areas needing improvement

27. The WPLA Bureau and the Secretariat will continue to work together to ensure that the WPLA operates effectively. A WPLA member will serve as a project coordinator for each project to be carried out by the WPLA, and will work with a small team of WPLA members who will work to ensure that the project is carried out effectively.

IV. Cluster 4: Housing modernization and management

Expected accomplishment

28. Dissemination and implementation of UNECE guidelines on affordable and social housing as well as for management of the multi-family housing stock, housing finance and energy efficiency.

Indicators of achievement

29. Increased number of follow-up activities in member countries to the UNECE guidelines on condominium management, social housing, housing finance, real estate markets and energy efficiency in order to improve their implementation.

Performance measures:¹

Baseline 2007: 4 Activities

Performance 2008-2009: 10 activities

Target 2010-2011: 10 activities

Actual performance 2010 – 2011: 10 activities

Statement of accomplishments

30. UNECE guidelines resulted in ten follow-up activities among member States, of which specific examples follow.

¹ The indicators for clusters 1, 2, and 3 are cumulative; that is, they measure the number of countries affected since the beginning of the adoption of these programme clusters. The indicator for cluster 4 is not cumulative, but a measure of activities undertaken during the biennium.

31. The *Action Plan for Energy-Efficient Housing in the UNECE Region* was published. Two training events and one workshop, were organized to improve the knowledge of national policy makers and experts on energy efficiency in the housing sector, affordable housing provision, legal aspects of housing privatisation and management, and similar topics. A policy paper on “Principles and Goals for Affordable, Healthy and Ecological Housing” was prepared and led to the establishment of a Working Group on a possible legally binding instrument on affordable, healthy and ecological housing.

32. In Albania, UNECE *Guidelines on Condominium Ownership of Housing* were used in the preparation of a law on the management of condominiums and six related acts, which were approved between 2009 and 2011.

33. In the Czech Republic, UNECE *Guidelines on Condominium Ownership of Housing* served as a source for amendments of the Act on Housing Ownership (including amendments nos. 227/2009 and 245/2009). UNECE *Guidelines on Social Housing* were used to prepare a new national programme on social rental housing for disadvantaged groups (approved by Government decree no. 333/2009).

34. In the Republic of Moldova, *Action Plan for Energy-Efficient Housing in the UNECE Region* guided the development of a Government decision on the rehabilitation of multi-story apartment buildings (currently under Government review).

Lessons learned/areas needing improvement

35. Activities were well-received by member States and similar activities should be carried out in the future. If funds allow, more trainings and workshops could be organized to help member States to apply recommendations at the national level.

Annex

Biennial Evaluation Plan for the Period 2010-2011 of the Housing and Land Management Component of Subprogramme 8: Housing, Land Management and Population

The table on the biennial evaluation plan for 2010-2011 is structured to establish links between the Strategic Framework and the clusters used in the biennial evaluations, based on the plan included in the Informal Notice 2 of the 71st session of the Committee on Housing and Land Management, 20 to 21 September 2010.

<i>Expected accomplishments and indicators of achievement of the Strategic Framework 2010-2011</i>	<i>Title of the cluster of activities</i>	<i>Expected accomplishments and indicators of achievement of the Biennial Evaluation 2010-2011</i>
EA (a) Improved capacity for policy formulation and implementation in housing, planning and land administration in the countries of eastern Europe, the Caucasus and Central Asia, and South-Eastern Europe IA (a) (i) Increase in the number of countries that are engaged in an ECE results-oriented assessment of their housing policies and land administration systems <i>Performance measures:</i> Estimate 2008-2009: 20 countries Target 2010-2011: 24 countries	1. Country profiles on the housing sector	EA 1. Improved national and local capacities for housing-related policy formulation and implementation, taking into consideration the socially disadvantaged groups of the population. IA 1. Increased number of countries that reported to have taken measures to improve and implement housing policies following a UNECE action-oriented assessment of the housing sector. <i>Performance measures:</i> Baseline 2009: 13 countries Target 2010-2011: 16 countries
IA (a) (ii) Increase in the number of countries that report to have taken measures to improve housing policies and land management practices <i>Performance measures:</i> Estimate 2008-2009: 20 countries Target 2010-2011: 23 countries	2. Improvement of urban environmental performance	EA 2. Improved national and local capacity for the formulation and implementation of spatial planning and urban development policies and environmentally sound uses of energy, water, raw materials and land in cities. IA 2. Increased number of countries that report adjustments in their spatial planning. <i>Performance measures:</i> Baseline 2009: 14 countries Target 2010-2011: 16 countries

<i>Expected accomplishments and indicators of achievement of the Strategic Framework 2010-2011</i>	<i>Title of the cluster of activities</i>	<i>Expected accomplishments and indicators of achievement of the Biennial Evaluation 2010-2011</i>
EA (b) Strengthened implementation by countries of ECE guidelines on social housing, land administration, housing management and finance	3. Land registration and land markets	EA 3. Enhanced development and reforms in land administration to provide secure ownership in land, investments and other private and public rights in real estate.
IA (b) Increase in the number of countries that reported to have taken measures to implement ECE recommendations and guidelines		IA 3. Increased number of countries that reported legal and institutional adjustments and increased transparency of land management practices following a UNECE action-oriented assessment of their land administration systems.
<p><i>Performance measures:</i> Estimate 2008-2009: 15 countries Target 2010-2011: 20 countries</p>	4. Housing modernization and management	<p><i>Performance measures:</i> Baseline 2009: 6 countries Target 2010-2011: 8 countries</p> <p>EA 4. Dissemination and implementation of UNECE guidelines on affordable and social housing as well as for management of multi-family housing stock, housing finance and energy efficiency.</p> <p>IA 4. Increased number of follow-up activities in member countries to the UNECE guidelines on condominium management, social housing, housing finance, real estate markets and energy efficiency in order to improve their implementation.</p> <p><i>Performance measures:</i> Baseline 2009: 10 activities Target 2010-2011: 10 activities</p>