



# Economic and Social Council

Distr.: General  
22 March 2019

Original: English

---

## Economic Commission for Europe

### Committee on Housing and Land Management

#### Working Party on Land Administration

##### Eleventh session

Geneva, 27-28 February 2019

##### Item 11 of the provisional agenda

##### Adoption of the report

## Report of the Eleventh Session of the Working Party on Land Administration

### I. Introduction

1. The Working Party on Land Administration (WPLA) held its eleventh session in Geneva on 27-28 February 2019.

#### A. Attendance

2. Representatives of the following countries participated: Albania, Armenia, Austria, Azerbaijan, Belarus, Bulgaria, Croatia, Czech Republic, Finland, Georgia, Germany, Greece, Italy, Kyrgyzstan, Latvia, Malta, Mongolia, the Netherlands, Norway, Poland, the Republic of Moldova, Romania, the Russian Federation, Spain, Sweden, Switzerland, the Republic of North Macedonia, Turkey, Ukraine, the United Kingdom of Great Britain and Northern Ireland and Uzbekistan.

3. Representatives of the following organizations of the United Nations system attended: the United Nations Human Settlements Programme (UN Habitat); and the World Bank.

4. Representatives of the following non-governmental organizations attended: the Association de Promotion du Ruralisme (APR), the Economic and Social Research Institute (ESRI), the International Federation of Surveyors (FIG), Inter-Agency Network for Education on UN-International Goals, Overseas Development Institute (ODI) and the Royal Institute of Chartered Surveyors (RICS).

5. Private sector representatives, experts and academics from universities and research institutions also attended the session at the invitation of the secretariat.

#### B. Opening of the session and adoption of the agenda

6. The Chair of the Working Party, Mr. Fredrik Zetterquist, Sweden, opened the session, and Ms. Olga Algayerova, Executive Secretary, United Nations Economic Commission for



Europe (ECE), welcomed the participants. In her remarks, she highlighted the new megatrends in land administration and the need to address them in legislation to achieve key international agreements.

7. The Working Party adopted its provisional agenda as contained in document ECE/HBP/WP.7/2019/1/Rev.1.

## **II. Matters arising from the seventy-eighth and seventy-ninth sessions of the Committee on Housing and Land Management of the Economic Commission for Europe**

8. The secretariat informed the Working Party about decisions taken by the Committee on Housing and Land Management (CHLM) at its seventy-eighth session (ECE/HBP/190) held in October 2017 and seventy-ninth session held in October 2018 (ECE/HBP/194), and by the Executive Committee (EXCOM) on 14 December 2018.

9. The Working Party took note of the information provided.

## **III. Review of the programme of work for 2018-2019 and the work of the Bureau of the Working Party**

10. The secretariat and members of the Bureau presented a short overview of the progress made in the implementation of the programme of work for the period 2018-2019 (ECE/HBP/WP.7/2019/3).

### **(a) Capacity-building and international knowledge-sharing**

11. The Working Party was informed of the outcomes of the workshops held since its tenth session.

12. The representative of Switzerland, Mr. Daniel Steudler, presented the main outcomes of the “Joint workshop WPLA/ Cadastre and Land Registry Knowledge Exchange Network (CLRKEN)” held in Lausanne, Switzerland, on 21 April 2017. The workshop information and presentations are available at: <https://www.unece.org/housing/landsession11.html>

13. Mr. Julius Ernst, Austria, presented the main outcomes of the Common Vision Conference held in Vienna on 5-6 October 2017. The conference was co-organized by the following partners: Council of European Geodetic Surveyors (CLGE), European Land Registry Association (ELRA), Euro Geographics, International Federation of Surveyors (FIG), European Land Information Service (EULIS), Permanent Committee on Cadastre in the European Union (PCC), and the WPLA. The delegate further presented the outcomes of the international workshop “My City, My Home, My Business” held in Sofia on 15 November 2018. The workshop fostered a peer-learning exchange between member States in the ECE region.

14. Mr. Rik Wouters, the Netherlands, provided a brief overview of the “Joint Workshop of UNECE WPLA, FAO and LANDNET” held in Skopje, on 19 - 21 June 2018. The workshop was organized in collaboration with the Food and Agriculture Organization of the United Nations (FAO), Landnet and other partners. It brought together representatives from national and local governments and academia to discuss best practices on land consolidation legislation.

15. The former President of the International Federation of Surveyors (FIG), Ms. Chryssy Potsiou, of the National Technical University of Athens, presented the conclusions of the joint conference of the WPLA, the FIG and the Technical Chamber of Greece (TCG). The conference was held in Athens on 7-8 November 2018 and its theme was “Economy, Society and Climate Change - Current Trends and Solutions for the Built Environment, Construction Industry and Real Estate”. The conference promoted the exchange of experiences and practices in cadastre and property rights registry.

16. The representative of the Working Party secretariat reported on the cooperation with the Real Estate Market Advisory Group (REM) as this cooperation is part of the programme of work of the Working Party for 2018-2019.

17. The Chair of the Working Party, Mr. Fredrik Zetterquist, Sweden, described the Working Party's cooperation with international organizations and the Working Party's involvement in international conferences. The Working Party was informed about the participation in the activities of international organizations working in land administration and land management, with a view to identifying linkages between mandates and projects and promoting synergies as opportunities for cooperation and increased efficiency.

18. The delegate from the Global Geospatial Information Management Expert Group on Land Administration (UNGGIM-EG-LAM), Mr. Kees de Zeeuw, the Netherlands, informed on the progress of developing a framework for effective land administration at the global level. This work is undertaken by the UNGGIM-EG-LAM. It will be presented to the Committee of Expert of UN-GGIM in August 2019. The Working Party is member of this Expert Group, which makes contributions to the framework.

**(b) Land administration reviews**

19. Mr. Konstantin Litvintcev, Adviser of the Head of Rosreestr, the Russian Federation, and expert for the land administration review of Belarus informed the Working Party of the progress in land administration and management services in Belarus and presented the key conclusions and recommendations of the review. He noted progress on land management issues and digitalization. One of the key recommendations of the review, according to Mr. Litvintcev, is to improve access to land to the private sector to promote investment. Further, he invited member States to consider revising guidelines for Country Profiles on Housing and Land Management by means of adding indicators to measure progress. He also recommended to conduct Country Profile studies more frequently, more often than every 10 years to have up to date information available to countries. The secretariat noted that conducting Country Profiles is an extra-budgetary activity and requires additional resources. The representative of the Russian Federation confirmed that his Government is committed to continue providing support for the Country Profiles. The land administration review for Belarus will be published in 2019 as chapter in the Belarus Country Profile on Urban Development, Housing and Land Management.

**(c) Studies on selected topics in land management and land administration**

20. The Working Party was informed about the outcomes of studies developed since the tenth session.

21. The representative of the Technical University of Munich, Professor and Head of the Chair of Land Management, Dr. Ir. Walter de Vries, presented the study on land consolidation in Europe. The Working Party Vice-chair, Mr. Rik Wouters, the Netherlands, complemented the discussion with a presentation on the legal framework for land consolidation programmes (ECE/HBP/WP.7/2019/6).

22. The representative of the National Technical University of Athens, Professor, Ms. Chryssy Potsiou, Working Party Bureau member, gave an update on the status of the "Draft technical guidelines on Informal Development: formalization of informal construction in the ECE Region" (ECE/HBP/WP.7/2019/7). She presented the executive summary of the guidelines which will be finalized and published in 2019. The guidelines are the follow-up to the study "Formalizing the Informal: Challenges and Opportunities of Informal Settlements in South-East Europe" (ISBN 978-87-92853-31-8).

23. The Chair of the Working Party, Mr. Fredrik Zetterquist, Sweden, presented an update on the Future Scenarios in Land Administration work (ECE/HBP/WP.7/2019/5).

24. The representative of the University of Twente, Professor, Dr. Ir. P.C.M Van Asperen presented the preliminary results of the study on "Cost for registration/transfer of real estate and registration of mortgages for the ECE region" (ECE/HBP/WP.7/Inf.2). The final study is due in spring 2019.

25. Ms. Victoria Abbott, the United Kingdom of Great Britain and Northern Ireland, Head of Stakeholder and International Co-ordination, Her Majesty's Land Registry for England and Wales, presented the preliminary results of the survey on "Fraud in Land Administration" (ECE/HBP/WP.7/Inf.1). This is an update to the 2011 "Study on the Challenges of Fraud to Land Administration Institutions" (ECE/HBP/165).

26. The Working Party took note of the progress achieved and discussed the next steps needed for the completion of the remaining activities for 2019.

27. The Working Party took note of the information on the implemented activities and requested the Bureau to complete activities for 2019 and present the final results at the 80<sup>th</sup> Session of the Committee in 2019. These include the completion of Technical Guidelines on Informal Development in the ECE region as an official publication in English and Russian, digital and print; the study on land consolidation; the survey on Costs for Registration/Transfer of Real Estate and Registration of Mortgages for the ECE region; the Study on Fraud in Land Administration Systems; and continuation of the work on Future Scenarios in Land Administration study.

#### **IV. Keynote segment: Transforming Land Administration**

28. This segment included presentations by Prof. Kirsikka Riekkinen, National Land Survey of Finland / Aalto University, *Futurology Supporting decision-making for LA-experiences from Finland*; Ms. Angela Matcov, Director, Cadastru, Republic of Moldova, *The integration of the cadastre and land registry with other key registers*; Mr. Konstantin Litvincev, Adviser of the Head of Rosreestr, the Russian Federation, *Main Achievements of Rosreestr in 2017-2018*; Mr. Mats Snäll, Chief Digital Officer, Lantmäteriet, *The Swedish Mapping, Cadaster and Land Registration Agency Lantmäteriet - pushing the boundaries*; Mr. Sedat Bakici, Head of Information Technologies Department, General Directorate of Land Registry and Cadastre (GDLRC), Turkey, *Land registration and cadastre information through the analysis of business intelligence in Turkey*; and Mr. Mike Harlow, Acting Chief Executive and Chief Land Registrar, Her Majesty's Land Registry for England and Wales, United Kingdom, *Land registries enabling change in the property market*. The segment addressed the megatrends that are challenging land administration today, such as, new business ecosystems, urbanization, climate change, disruptive technology, migration. The resulting from the megatrends pressures are amplified by new and more advanced expectations from inhabitants and the society in the context of the growth of the data economy, digital culture as well as reduced government spending on state services. In this session participants discussed how land administration is being, or could be, transformed to respond to these social and economic trends and what actions are required for land administration authorities to stay relevant and provide trustworthy future-proof services.

29. The presentations from the keynote segment are available at:  
<https://www.unece.org/housing/landsession11.html>.

#### **V. Land governance, 2030 Agenda for Sustainable Development and the New Urban Agenda**

30. This segment addressed the main development challenges in the region related to how sound land administration can promote the efficient and effective implementation of the Agendas objectives as they relate to land management. This segment included interventions from prominent experts in land markets and land tenure: Prof. Dr. Edwin Buitelaar, Program Leader Spatial Development, Spatial Planning and Quality Environment, Planning Bureau for the Environment, the Netherlands, on *Complex social change requires simple and stable land-management rules*; Mr. Denys Bashlyk, Director of Department for International Cooperation and Land Market, Ukraine, on *Towards E-government in land administration*; Ms. Everlyne Nairesiae, GLII Coordinator, Land and GLTN Unit, Urban Legislation, Land and Governance Branch, UN-Habitat, on *Monitoring Land in the SDGs towards Evidence Based Policy Decisions, Mapping Out Opportunities and Synergies*; Mr. Mika Törhönen, Lead Land Administration Specialist, The World Bank, on *Secure Tenure for all by 2030, Is*

*it happening?*; Ms. Anna Locke, Head of Programme - Agricultural Development and Policy, Overseas Development Institute, on *PRIndex*; Dr. Ir. Walter de Vries, Professor and Head of the Chair of Land Management, Technical University of Munich, on *New Urban Agenda - not in my back yard, or yes, in my back yard*. The presenters discussed how to promote good governance in the ECE region for the implementation of the Agendas; they underlined the importance of land administration and management to the implementation of the New Urban Agenda (NUA), the 2030 Agenda and achievement of the Sustainable Development Goals (SDGs). An emphasis in the segment was put on the need to have clear and transparent legal frameworks and measurable indicators so that they can be monitored. This requires the appropriate means to gather spatial data so that there is fit-for-purpose land administration to meet the changing needs.

31. The presentations from the keynote segment are available at:  
<https://www.unece.org/housing/landsession11.html>

32. The Working Party agreed to take into consideration the issues raised when discussing its future activities and programme of work.

## **VI. Presentation of the programme of work for 2020–2021**

33. The Chair presented the draft programme of work for 2020-2021 (ECE/HBP/WP.7/2019/4).

34. The Working Party commented on the document and discussed how to reflect the outcome of the keynote segment and the ensuing discussion in the 2020-2021 programme of work.

35. The Working Party reviewed and endorsed its programme of work for 2020-2021 (Annex I) and recommended it be submitted to the Committee for adoption at its eightieth session in October 2019.

## **VII. Review of the Draft Terms of Reference of the Working Party 2021-2025**

36. The Chair presented the draft terms of reference of the Working Party on Land Administration for the period 2021-2025 (ECE/HBP/WP.7/2019/8).

37. The Working Party endorsed the draft terms of reference for the period 2021-2025 as contained in Annex II. The Terms of Reference for 2021-2025 will be transmitted to the Committee at its eightieth session in October 2019 for their adoption and then to the EXCOM for their approval.

## **VIII. Rules of Procedure of the Working Party**

38. The Working Party adopted its rules of procedure taking into account the Guidelines on procedures and practices for ECE bodies adopted by the Economic Commission for Europe at the fifth meeting of its sixty-fifth session on 11 April 2013 (E/ECE/1664) the Working Party on Land Administration decided that it is governed by the Rules of procedure of the Committee on Housing and Land Management (ECE/HBP/2014/7) and, where applicable, by Rules of Procedure of ECE (E/ECE/778/Rev.5) *mutatis mutandis*.

## **IX. Election of the Bureau**

39. The Chair invited the member States' representatives to present nominations for the Bureau members.

40. The Working Party elected by acclamation, the Bureau for its eleventh session, as follows:

1. Mr. Andrei Filipenka, Belarus
2. Ms. Kirsikka Riekkinen, Finland (Vice-chair)
3. Ms. Mari Khardziani, Georgia
4. Ms. Chryssy Potsiou, Greece (Vice-chair)
5. Mr. Filippo Cadamuro, Italy
6. Mr. Bakytbek Djusupbekov, Kyrgyzstan
7. Ms. Elena Busch, Norway
8. Mr. Konstantin Litvincev, Russian Federation
9. Mr. Gil Matoses, Spain
10. Mr. Fredrik Zetterquist, Sweden (Chair)
11. Ms. Tatjana Cenova Mitrevska, Republic of North Macedonia
12. Ms. Victoria Abbott, United Kingdom.

## **X. Any other business**

41. No matters were raised under this item.

## **XI. Date of the next session**

42. The Chair informed that the next session is scheduled to take place in spring 2021. He also invited member States to consider hosting the next Working Party session in their country.

## **XII. Adoption of the report**

43. The Working Party reviewed the session report based on a draft prepared by the secretariat, and adopted it.

44. The meeting was closed by the Chair at 12.10 on 28 February 2019.

## Annex I

### Draft Programme of Work of the Working Party on Land Administration of the Economic Commission for Europe for 2020-2021

#### I. Capacity-building and international knowledge sharing

1. Objective: To increase the capacity of ECE member States to formulate policies on land administration and management.
2. To achieve this objective, the Working Party will:
  - (a) Organize four workshops in the ECE region to allow for experience and knowledge sharing, to improve the human capital of stakeholders and enhance land management practices;
  - (b) Contribute to ECE Real Estate Market Advisory Group activities;
  - (c) Outreach and promote the work of the Working Party and provide advice on land management at workshops, conferences, seminars and other events focusing on land management, as well as through other channels;
  - (d) Contribute, as requested, to the work of the United Nations initiative on Global Geospatial Information Management, in line with Economic and Social Council Resolution (E/RES/2016/27)<sup>1</sup>, including the United Nations Expert Group on Land Administration and Management.

#### II. Land administration reviews

3. Objective: To provide, upon the request of a member State, an assessment of member State land administration systems and guidelines to enhance these systems.
4. To achieve this objective, the Working Party will, upon invitation by Governments and subject to the availability of funding, develop member State land administration reviews as part of the ECE country profiles on urban development, housing and land management.

#### III. Studies on selected topics in land management

5. Objective: To study issues in land management of interest to member States and develop publications containing analyses to support member States better understand the current status of land management and thus formulate more targeted and effective policies.
6. To achieve this objective, the Working Party will:
  - (a) Continue to elaborate scenarios for future land administration and land management solutions, taking into account Agenda 2030 and the New Urban Agenda as well as current transformative forces, such as urbanization, digitization, climate change, open data etc., in order to enhance preparedness to adapt to new future developments, increase flexibility and build resilience for disruptive events and to ensure holistic land administration and land management solutions;
  - (b) Continue ongoing work on benchmarking studies related to different critical aspects of land administration;
  - (c) Review and update the Land Administration in the UNECE Region: Development Trends and Main Principles<sup>2</sup>. The update of the publication is aimed at

<sup>1</sup> [http://www.un.org/ga/search/view\\_doc.asp?symbol=E/RES/2016/27](http://www.un.org/ga/search/view_doc.asp?symbol=E/RES/2016/27)

<sup>2</sup> <https://www.unece.org/index.php?id=10961>

improving land administration systems in the ECE region, taking into account the developments as well as the trends that have taken place since 2005 and those leading into the future.

## Annex II

### Draft Terms of Reference of the Working Party on Land Administration for the period 2021-2025

1. The Working Party on Land Administration operates under the auspices of the ECE Committee on Housing and Land Management. Its members are the national land-administration authorities and related authorities from ECE member States.

2. The overall goals of the Working Party are the promotion and improvement of land administration and land management in the ECE region. The Working Party aims at supporting security of tenure, improving cadastre and land registry, and developing real estate markets. Given the entry into force of the 2030 Agenda for Sustainable Development, the Working Party also aims to promote its implementation and the achievement of the relevant Sustainable Development Goals in the region.

3. The activities of the Working Party are based on cooperation and the exchange of experience among all countries of the region. This is done through: seminars and workshops organized in member States; land administration reviews; participation in the development of country profiles on the urban development, housing and land management organized by the Committee on Housing and Land Management; publication of studies and guidelines on specific land administration and land management topics; benchmarking, preparation of inventories of land administration systems, assessments of the real estate market in the ECE region; and the provision of policy advice and expert assistance. In particular, the Working Party deals with:

#### (a) Land Administration

4. General task: Contributing to capacity building for land registration and cadastral authorities to ensure good land governance and trustworthy, relevant and efficient services for the citizens, the business sector and government authorities. Improving policies and practices on the acquisition, registration, storage, maintenance and dissemination of information on real property rights as well as the geometric and physical characteristics of land.

5. 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; increase of usability of land-administration public data; and other related activities. Pricing of services; cost-recovery requirements; development of professional skills; taxation of land and real properties; monitoring and assessment of real estate markets; development of e-services and assessing and integrating emerging technological advancements in the land administration systems; participation of land administration authorities in e-government programmes.

#### (b) Land management

6. General task: Contributing to the formulation, implementation and monitoring of land and geospatial policies (including related technical, legal, organizational and financial policy issues); promotion of sustainable land management programmes and projects.

7. Activities: Providing advice in support of implementation of geospatial data policy; contributing to sustainable development of urban and rural areas, with a particular focus on land consolidation, the protection of natural resources and the further strengthening of good governance.

8. The Working Party shall periodically 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 the ECE.

9. 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 Programme on Human Settlements (UN-HABITAT), the United Nations Committee of Experts on Global Geospatial Information Management (UN-GGIM), 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 International Federation of Surveyors (FIG), the Permanent Committee on Cadastre (PCC), the International Centre of Registration Law (IPRA-CINDER), the European Umbrella Organisation for Geographic Information (EUROGI), EuroGeographics and the European Land Registry Association (ELRA) among others.

10. The Working Party cooperates with international financial and donor organizations that fund programmes and projects related to land administration in countries of the ECE region: e.g. the European Union, the European Bank for Reconstruction and Development, and the World Bank.

11. The Working Party encourages partnership among the public and private sectors and their involvement in managing land resources and capacity building for sustainable development. It encourages cooperation with educational institutions in order to enhance capacity building activities.

---