

Item 3 (c) Land Registration and Land Markets

**69th Session of the UNECE Committee on
Housing and Land Management**

Geneva, Palais des Nations

Peter Creuzer

Contents

1. Real Estate Market Advisory Group (REM)
2. Study on Fees and Charges
3. Land Administration Reviews (LAR)
4. Report on recent and upcoming WPLA Workshops
5. Other business

5th WPLA Session

19-20 November 2007

- Approval of proposal on REM establishment
- In-depth discussions on fees and charges, informal settlements and current challenges
- Joint study 'Informal Settlements' with CHLM
- Study on fees and charges
- LAR Tajikistan, Romania, (Latvia postponed)
- E-conveyancing

The Land Market

- ✘ Value and valuation of land (individual and mass valuation)
- ✘ Price, market, cost and value
- ✘ Land and property taxation
- ✘ Valuation agencies
- ✘ Land and property markets
- ✘ Mortgage finance

Real Estate Market Advisory Group

ECE/EX/2007/L.15

- (1) Experts from the private sector, financial institutions, NGOs, professional associations, ..
- (2) Promotion of the **real estate market, financial services and land administration**
- (3) Close cooperation with ECE Secretariat and Bureau of the WPLA

ECE/HBP/WP.7/2007/7

Real Estate Market Advisory Group (II)

- (1) Advice to WPLA on its activities
- (2) Advice to ECE member states on practical implementation of policy recommendations and specific activities
- (3) Contribute to capacity-building activities of the WPLA and to the dissemination of information, good practice and know how in ECE member countries
- (4) Networking with global and regional financial institutions, lender and donor organisations, NGO's and the business community
- (5) Biannual progress reports to the WPLA

ECE/HBP/WP.7/2007/7

Draft REM Programme of Work

Country profiles, experience exchange, project implementation

1. Real estate market and housing policies
2. Real estate market and energy efficiency in real estate
3. Valuation standards
4. Financial aspects of the real estate market and social housing
5. Micro-finance project

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Study on Fees and Charges

Tbilisi (Georgia) in 2006: decision of the WPLA Bureau to carry out a study on fees and charges, included in Programme of Work for the WPLA 2008 - 2009.

Purpose: survey of the existing principles for imposing fees and charges in land administration in the UNECE countries and guidance for countries across the ECE region.

Questionnaire: sent to 48 ECE member countries - 45 have responded (response rate nearly 94%).

Final draft: available, final discussions during Bureau meeting in Cavtat, Croatia, launch during 6th Session of the WPLA in 2009

Major Contents of the Study

1. Findings – results of the questionnaire
2. Paying for land administration
3. Trends and changes in practice
4. Factors affecting costs, cost allocation, cost recovery
5. General observations

Recently held WPLA- Workshops

✘ **Dublin, 25-28 September 2007:**
Registering the World

✘ **Bergen, 10-11 April 2008:**
Legal Empowerment of the Poor

Dublin, 18-19 September 2007: Registering the World

Themes of the Workshop

- Integrated land information services
- Modern and sustainable organisational structures
- E-registration and e-conveyancing
- Fundamentals of a secure and accessible land register
- Challenges and opportunities for the registers of the future

Outcome of the Dublin Workshop

- (1) Access to data, cross-border services and the appropriate institutional framework and business models are important. Balance between freedom of information, data protection and privacy is critical.
- (2) Evolution of institutional structures must consider high-quality customer services, transparency and self-sustainability. People are at the heart of such reforms.
- (3) Definitions in electronic registration are important. Risk and liability issues need to be addressed when redesigning business processes.
- (4) Legislation may need reforms, organisations must be aware of fraud and address the challenges of open registers.
- (5) Long-term viability and ongoing importance of land registries may require expanded operations, e.g. adding of additional information.

Bergen, 10-11 April 2008: Legal Empowerment of the Poor

Themes of the Workshop

- Outcomes of the Commission
- The work of the Commission and its relevance to the ECE region
- The formal land sector working for all
- Some legal challenges
- Implementation of land policies in the ECE region

Outcome of the Bergen Workshop

- (1) Review of land administration tools supporting the poor and promoting good governance, e.g. TPACs, micro-finance programmes, community-based processes ...
- (2) Informal settlements require multi-faceted and multi-dimensional solutions
- (3) Better land administration and planning systems are required.
- (4) Corruption is a serious challenge.
- (5) Establishment of legal aid programmes necessary
- (6) Specific challenges for women and minorities were addressed.

ECE/HBP/2008/9

Upcoming WPLA-Workshops

- ✘ **Cavtat, Croatia** 1-3 October 2008:
Influence of Land Administration on
People and Business
- ✘ **Sofia, Bulgaria** 22-24 April 2009
- ✘ **Baku, Azerbaijan** 1-2 October 2009

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International Cooperation

- 3rd ECE Regional Implementation Meeting (on sustainable development) in Geneva
- International Conference 'Policy meets Land Management', Munich
- CSD-16 Conference in New York
- REM launching event at EXPO Italia, Milan
- PCGIAP Conference in Kuala Lumpur, Malaysia (Land administration trends and issues in the Asia and Pacific region)

CSD-16, New York 2008

Chair: CSD-16 Bureau member

Regional Discussions

UN ECE region

Regional discussions will include:

- Presentations of the outcomes of regional implementation meetings
- Interactive discussions focusing, in particular, on region-specific barriers and constraints, as well as lessons learned and best practices, based on regional experiences and
- Next steps.

Interactive discussions led-off by a panel of UN agencies, funds, programmes, IGOs, and Major Groups, etc, with hands-on experiences in the regions.

Panellists:

- **Ms. Elisabeth Gauffin**, Vice President, IFAP Development Cooperation Committee, Chair, Swedish Farmers' Federation
- **Mr. Peter Creuzer**, Head, Agency for Geoinformation, Land Development and Real Estate, Hannover, Germany
- **Mr. Jiri Hlavacek**, Director of Department, Ministry of Environment, Czech Republic
- **Ms. Nadine GOUZEE**, Task Force, Sustainable Development, Federal Planning Bureau, Belgium

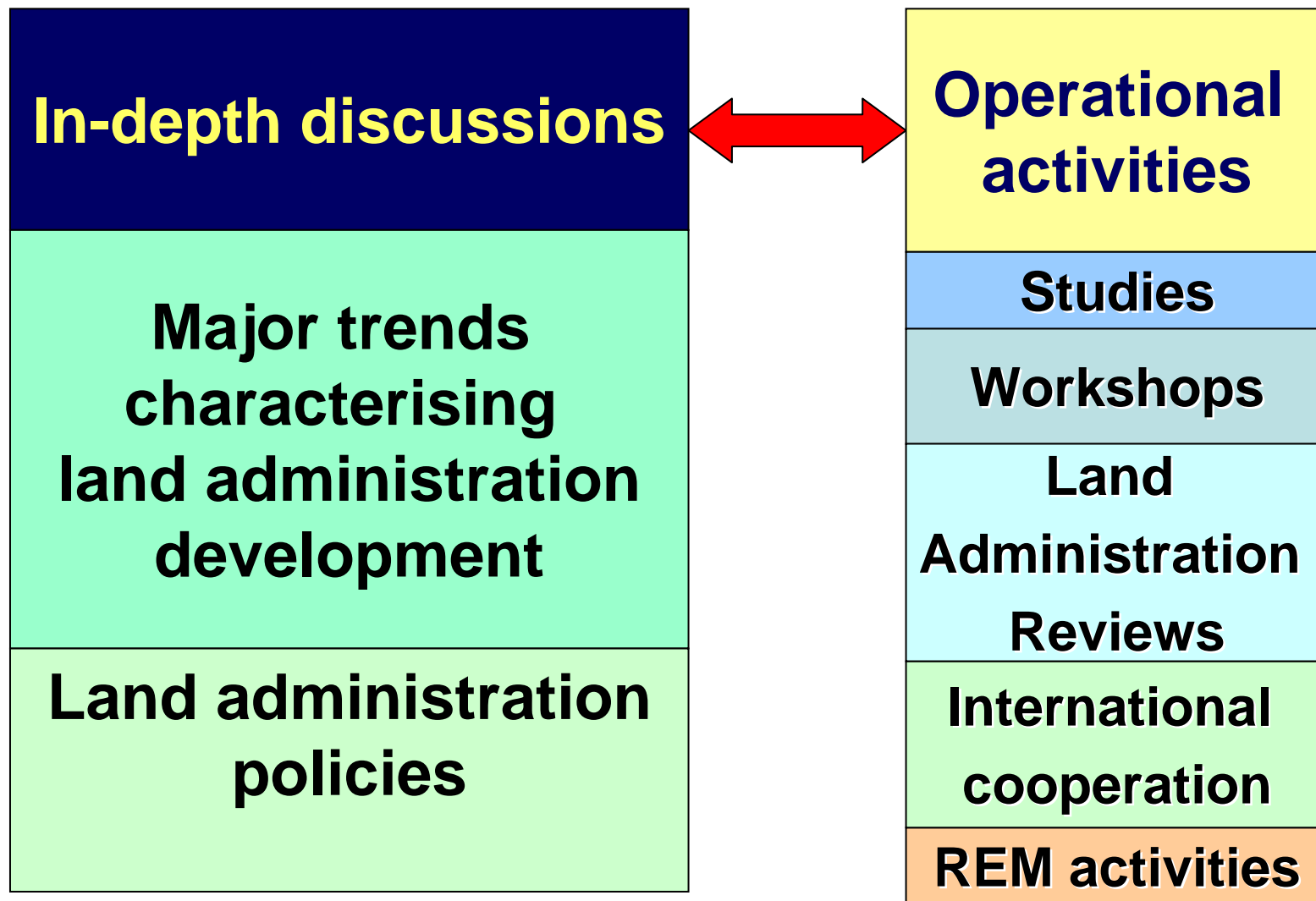
International Cooperation

- International seminar in Kuala Lumpur, Malaysia in August 2008 (PCGIAP)
- UNECE WPLA as good practice example for setting up a similar organisation in the Asia and Pacific region

Strategic Approach

- Integration of land management activities (ToR)
- Close cooperation with the Committee on Housing and Land Management
- Platform for information exchange
- Promotion of WPLA activities such as LAR
- Networking (World Bank, FIG, EuroGeographics, PCC, ELRA, other UN bodies)
- Integration of countries not yet active in the WPLA
- Inter-disciplinary and inter-professional holistic approach to land administration issues
- Integration of REM activities

6th WPLA Session, 18-19 June 2009



UNITED NATIONS ECONOMIC COMMISSION FOR EUROPE

What **UNECE** does for you



...**UNECE** works
for sustainable
land management

Sound land administration and sustainable land management are indispensable for economic, social and environmental development. They are also a vital part of good governance of a country. The UNECE Working Party on Land Administration works for security of tenure and the strengthening and modernization of land administration systems in the UNECE region.

Christina von Schweinichen, Deputy Director of the UNECE Environment, Housing and Land Management Division, and Peter Creuzer, Chairman of the Working Party, present the activities of the Working Party in this area.



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Promotion

Press Release ECE/ENV/08/P03
Geneva, 15 April 2008

Good land administration is a powerful tool for sustainable development, affirms international conference

More than 50 million people in 15 countries of the United Nations Economic Commission for Europe (UNECE) live in informal settlements. Rapid urbanization, poverty and the lack of access to land and ownership in addition to limited or no social housing have led citizens to build their homes illegally under very poor environmental and social conditions. The phenomenon is growing at an exponential rate in Eastern Europe and Central Asia, and calls for urgent political, legal and planning solutions.