



UNECE

Working Party on Land Administration

6th SESSION

Geneva, 18-19 June 2009

Damir Pahić

ATTENDANCE

- Representatives of the following countries participated: Albania, Austria, Belgium, Belarus, Bulgaria, Croatia, Czech Republic, Denmark, Finland, France, Georgia, Germany, Greece, Ireland, Italy, Lithuania, Norway, Romania, Serbia, Spain, Sweden, Switzerland, Tajikistan, Turkey, Ukraine and United Kingdom of Great Britain and Northern Ireland **(26)**
 - Representatives of the United Nations Environment Programme (UNEP) Environment Management Group, the United Nations Human Settlement Programme (UN-Habitat) and the Real Estate Market Advisory Group (REM)
 - The Chairperson of the Committee on Housing and Land Management (CHLM)
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REPORTS OF THE BUREAU OF THE WORKING PARTY ON LAND ADMINISTRATION AND OF THE REAL ESTATE MARKET ADVISORY GROUP

- The Chairperson of the Bureau informed the Working Party about the Bureau's activities. Information was provided on recent and future workshops, the Working Party's publications, land administration reviews and cooperation with international organizations.
 - A representative of the REM provided information on REM's recent activities and its current programme of work. (Seminar held in New York on "The real estate and the financial crisis: causes, impacts and effects on development", Forum held in Rome: "Re-thinking the real estate market: sound rules towards social and economic benefits" which discussed a series of principles and guidelines for a more stable real estate economy)
 - **The Working Party took note of the information provided and approved the Real Estate Market Advisory Group's programme of work.**
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IN-DEPTH DISCUSSION ON THE CHALLENGE POSED BY FRAUD TO LAND MANAGEMENT INSTITUTIONS

- ❑ The Chief Land Registrar of Her Majesty Land Registry (UK) delivered a keynote speech on the issue of fraud in electronic registration and conveyancing (**fraudulent activities are no longer reduced to individual cases, fraudulent incidents are the product of larger-scale schemes designed by organized rings, preventive measures are necessary**)
- ❑ Discussion showed that other countries also have problems with fraud in electronic registration and conveyancing, problem was also recognized by the private sector (REM)
- ❑ **Questionnaire on fraud in electronic registration and conveyancing was prepared by the secretariat (ECE/HBP/WP.7/2009/317)**



IN-DEPTH DISCUSSION ON THE CHALLENGE POSED BY FRAUD TO LAND MANAGEMENT INSTITUTIONS

- The Working Party decided to:**
 - **approve the distribution of the questionnaire to Governments in the UNECE region, to assess the implications of fraud for both users and land administration authorities**
 - **support the undertaking of a study on policy guidance to effectively monitor, prevent and sanction fraud**
 - **accept the offer of the delegation of the United Kingdom to provide staff resources to support preparation of the study**
 - Questionnaire was distributed (deadline is 15th October)
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PROGRAMME OF WORK FOR 2010–2011

(ECE/HBP/WP.7/2009/2)

□ Items of the Programme:

□ Land administration policies

- The Working Party promotes the improvement of land administration policies, including the reform of cadastre and registration systems, the establishment of institutional frameworks for land use, the security of tenure of real estate, the public access to land information and the resolution of land disputes.

□ Major trends characterizing land administration

- The Working Party aims to promote security of tenure by introducing and improving cadastre and land registry and developing sound real estate markets. Sound land registration and cadastre data to support security of tenure is a core issue in the Working Party's agenda. The Working Party also pursues work on these topics as they relate to the question of informal settlements.

□ Land administration reviews

- The Working Party promotes the practical implementation of land administration policies through country-specific studies. Land administration reviews and related follow-up activities are carried out at the request of member States.
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Land administration policies

- ❑ Study “**Guidance and Good Practice for the Application of Fees and Charges for Real Property Cadastre and Registration Services**” (ECE/HBP/WP.7/2009/4) was introduced (many thanks to Mr. Neil King and Czech Office for Surveying, Mapping and Cadastre)
 - ❑ presentations on experiences with application of fees and charges for cadastre and registration were given by representatives of Czech Republic, Croatia, Georgia and Lithuania
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Land administration policies

- Within this programme element, two workshops were held during the biennium 2008–2009:
- A representative of Croatia reported on the outcomes of the workshop **“Influence of Land Administration on People and Business,” (Cavtat, Croatia, 2–3 October 2008).**
- Land administration policies related to fees and charges, the role of business in electronic registration and conveyancing, measurement of risk and efficiency in real estate markets and tools to improve the delivery of services by land administration authorities
- A representative of Bulgaria reported on the outcomes of the workshop on **“Experiences with data management to improve land administration in UNECE countries” (Sofia, 23–24 April 2009)**
- Focused on a recent land administration review carried out in Bulgaria, on the challenge posed by land consolidation and on transparency in data management, real estate markets and land consolidation.



Land administration policies

- Next workshops dealing with land administration policies:
 - The secretariat informed that the next workshop scheduled under this programme element would specifically address problems of **transparency and public access to information on land and real estate**. It would be hosted by the Government of Azerbaijan in Baku (2010)
 - A representative of Belarus presented a proposal for a workshop to be organized in Minsk during spring 2010. The Bureau would discuss and agree on topic of the workshop
 - **The Working Party:**
 - **Approved the organization of the upcoming workshops under this programme element, and agreed that the host authorities would liaise with the secretariat and the Bureau regarding all related organizational aspects of the events.**
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Major trends characterizing land administration

- The study on informal settlements: "*Self-made cities: In search of sustainable solutions for informal settlements in the United Nations Economic Commission for Europe region*" (ECE/HBP/155) was presented (joint work of Committee and Working Party)
 - Two presentations on experiences with informal settlements
 - A presentation by the Committee's Chairperson addressed the causes for the formation of informal settlements in countries in transition (**economic and social challenges to overcome the problem**)
 - A presentation by a representative of Greece focused on the current situation in that country (**recent reforms had addressed such issues as the prohibition of subdivision of land parcels, the protection of the environment, integration of informal settlements to existing city plans**)
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Major trends characterizing land administration



- Under this programme element, the workshop on “**Legal Empowerment of the Poor in the UNECE Region**”, (Bergen, Norway, 10–11 April 2008) had been organized. The delegation of Norway reported on the workshop
 - Participants had concluded that **security of tenure is a human right** and that widespread, secured and tradable property rights are fundamental to social and economic development
 - Land administration authorities in the UNECE region should make efforts to guarantee that **all persons had an equal right to formally register their properties** and to transact in the formal system
 - Special attention should be given to **ensuring the rights of women, minorities, displaced persons and refugees**
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Major trends characterizing land administration

- A representative of Turkey delivered a presentation on the status of completion cadastre works in that country and the advantages of centralization of cadastre and registration services within one administrative unit of the Government
 - The delegation of Turkey made a proposal for a workshop on **the role of spatial planning to improve security of tenure in the UNECE region**, to be held during autumn 2010 in Antalya, Turkey
 - A representative of Italy made a presentation on the “hidden buildings” project (goal was to identify existing buildings that are unknown to the authorities). The project constituted an example of good practice to deal with problems of tax evasion
 - The delegation of Italy made a proposal to organize a workshop during 2011 that would examine **the advantages of promoting integrated approaches to data management** by land administration authorities, **through** increased **inter-agency cooperation**
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Major trends characterizing land administration

□ The Working Party:

- Stressed the uniqueness of the study on informal settlements and agreed to continue to promote activities on this topic in its programme of work, including the organization of workshops
 - Approved the proposal of Turkey to organize a workshop in autumn 2010 in Antalya.
 - Approved the proposal of Italy to organize a workshop in year 2011
 - Emphasized the need to continue work on harmonization of land and real estate data for countries where sources of information were placed in different data sets, as the problem hindered not only land administration, but also other aspects of government policy
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Land administration reviews

- **Land Administration Review for Bulgaria was released (ECE/HBP/W.P.72009/5 and Informal Notice 3)**
 - The representative of Bulgaria presented the **status of implementation** of recommendations (currently being considered by different ministries in the Bulgarian Government)
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Land administration reviews

- The secretariat informed the Working Party that the **country profiles** on the housing sector of Belarus and Kyrgyzstan, which each contained a **chapter on land administration**, have been completed and would be published before the end of the year
 - The delegation of Tajikistan confirmed that a mission to carry out a **land administration review** would take place in 2010. The delegation emphasized the importance of the study in the light of the various challenges to land administration in the country, e.g. the completion of land reform and the importance of new legislations concerning cadastre and registration systems
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Land administration reviews

- The secretariat presented a document containing a proposal for application of a **modular approach in future land administration reviews and country profiles on the housing sector** (ECE/HBP/WP.7/2009/7)
 - Aim is to tailor future studies more to the most urgent needs of countries requesting LAR or CP
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Land administration reviews

□ The Working Party:

- Welcomed the completion of the land administration review of Bulgaria and the country profiles of Belarus and Kyrgyzstan
 - Approved undertaking of a land administration review in Tajikistan and proposed offering assistance to establish of a team of experts
 - Approved the proposal for the modular approach and suggested creation of a roster of international experts to work on future studies
 - The Working Party also proposed that a core structure should be maintained in the studies to allow cross-country and inter-temporal comparisons
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Question of benchmarking of land administration systems

- Finding harmonized standards to measure quality and efficiency of existing public institutions responsible for registration of land and real estate would be an important contribution to improve land administration in the region
 - **The Working Party agreed to include benchmarking of land administration systems in its programme of work**
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Question of country contributions to the human settlements trust fund at UNECE

- contributions are essential to promoting the work of the WPLA**
 - contributions constitute a primary source of funding for the land administration reviews and other studies**
 - contributions allow greater participation of eligible transition countries in WPLA workshops**
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RESULTS OF THE SELF EVALUATIONS OF WORKING PARTY WORKSHOPS

- the secretariat provided information on the results of the 2008-2009 biennial evaluation: “Themes and impact of the Working Party workshop series to improve land management systems” (ECE/HBP/WP.7/2009/8 and Informal Notice 2)
 - quantitative and qualitative indicators about the content and impact of Working Party’s workshops
 - suggestions to improve future events in line with the most recent changes in the WPLA’s programme of work
 - **The Working Party agreed:**
 - **on the results included in the self-evaluation**
 - **to take into account the recommendations when organizing future workshops**
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COOPERATION WITH OTHER INTERNATIONAL ORGANIZATIONS

- Information on the most recent meeting (Prague, 4–5 June 2009) of the Permanent Committee on Cadastre (PCC) in the European Union
 - A representative of the UNEP Environment Management Group reported on inter-agency cooperation activities on issues related to land. The Working Party was invited to cooperate with the Environment Management Group in promoting the concept of sustainable uses of land, agriculture and urban development.
 - **The Working Party agreed to continue cooperation with the PCC and to consider joint activities with Environment Management Group.**
 - **It was emphasized that enhanced cooperation with international organizations may help to avoid overlaps in the work programmes of different organizations**
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COOPERATION WITH OTHER INTERNATIONAL ORGANIZATIONS

- ❑ RIM-3 Meeting 1/2008, Geneva
- ❑ REM event EIRE 2008, Milan
- ❑ CSD-16, New York
- ❑ PCGIAP Meeting, Kuala Lumpur
- ❑ **PCC Plenary meeting 12/2008, Rome**
- ❑ REM/FIABCI 'Financial Crisis' 12/ 2008, New York
- ❑ FIG Commission 3 Seminar, 2/2009, Mainz
- ❑ World Bank/FIG Meeting 3/2009 Washington D.C
- ❑ European Environmental Agency, 4/2009 Copenhagen
- ❑ **REM Forum Real Estate Markets, Rome 6/2009**
- ❑ **EUROGEOGRAPHICS General Assembly, Vilnius 9/2009**



ELECTION OF THE BUREAU

- **The Working Party elected the following Bureau for its seventh session:**
 - **Mr. Damir Pahic (Croatia) - Chairperson**
 - **Mr. Rupert Kugler (Austria)**
 - **Mr. Sergei Shavrov (Belarus)**
 - **Mr. Vit Suchanek (Czech Republic)**
 - **Ms. Pia Hojgaard (Denmark)**
 - **Ms. Ekaterina Meskhidze (Georgia)**
 - **Ms. Chryssy Potsiou (Greece)**
 - **Mr. Marco Selleri (Italy),**
 - **Mr. Bo Lauri (Sweden)**
 - **Mr. Makhmudzon Khabirov (Tajikistan)**
 - **Mr. Jon Atkey (United Kingdom)**
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THANK YOU FOR YOUR ATTENTION !

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