



Report on the country profile study in Belarus

Section Land Administration

Rik Wouters, WPLA Vice-Chair

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- I. Introduction
- II. Progress since last CP-study in 2008
- III. Recommendations

Introduction

- Request for country profile study by Belarus
- Mission carried out 28-31 May
- Team land administration:
 - Sergey Miroshnichenko (Rosreestr, Russian Fed.)
 - Rik Wouters (Kadaster, Netherlands)
- Concept report on LA findings ready
- Overall: huge progress has been made since last CP-study in 2008

Progress

Recommendation	Progress	Score (1-5)
Private land ownership should be strengthened.	Though progress is limited, increase in privatisation seen lately is promising. Figures: land >90% dwellings 50% from State	2-3
Real property formation procedures should be simplified.	Excellent progress also demonstrated by Doing Business rank 38 Better than Belgium and Italy	5
E-land administration should be further facilitated.	Good progress not only info supply (340% since 2013) but also electronic conveyancing	4
Local communities should be empowered to formulate and implement their local planning needs.	Progress has been made. At local level more mandate for planning activities is observed. Plans for rural development are regionally implemented in those areas where the need and chance for success are highest	4
More professionals working in urban planning should be involved in planning processes, which should be open to the input of the private sector.	Clear progress has been made. This recommendation seems fully accepted by the authorities. More professional planners including those from the private sector seems involved now a days.	3-4

Recommenda tion	Description
Simplify the process of obtaining the title	There are legal mechanisms to change lifelong inheritable possession of land for the land title. However, this procedure is fee-based that hampers the initiative of land owners. Therefore it recommended not only to simplify the process but also to make this process free of costs and fees.
Amend tax system	Property tax is raised both on land and constructions. It is recommended to raise tax on real estate objects (land including the building) at market value prices. Three types of taxable objects would be distinguished: agriculture land, real estate objects and special objects (industry, commercial buildings, office buildings, etc.).
Enhance mortgage market	develop a strategy to stimulation program for enhancing the real estate and mortgage market. Key goals are to further reduce interest rates, liberalize the markets and research how the State can support the markets by subsidy programs and the like. We note that the State has already stimulating programs for the rural areas.

Recommendation 2018

Recom-mendatio-n	Description
Evaluate the position of the registrar	<p>The registrar has an important role in the process of registration. His position however is vulnerable for undesired pressure from the client. It is recommended to carefully evaluate the pilot (introducing an intermediary person) and check if a situation can be designed that “disconnect” the registrar from the client. That can also be achieved by introducing a front desk where clients can bring their application, after which it can be processed anywhere in the country (national back load of applications for registration).</p>
Evaluate system of key registers	<p>Though the registers for land, building, address, taxation, etc are considered as key registers, specific elements, like legal framework, quality requirements, reporting of errors, etc., of a key register might need attention. A evaluation of the present situation is recommended.</p>

Thanks for listening