



National Technical University of Athens
School of Rural and Surveying Engineering

REPORT
JOINT FIG/UN ECE WPLA WORKSHOP ON
INFORMAL DEVELOPMENT, PROPERTY &
HOUSING
10-14 DEC 2012, ATHENS

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74th Session of the Committee on Housing and Land Management
Geneva, 7 & 9 October 2013

report

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107 participants from 28 countries,

73 papers: **16 on informal development &**
 15 on housing & property markets
 31 in total, 17 about Greece
 the rest: relevant technical papers

16 sessions (4 per day)

report

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11-12 Dec 2012: 37 papers (all presented)

2 Keynote speeches on: crowdsourcing in Land Administration

Other topics: SDI, 3D cadastre, spatial planning, technical aspects

Greece: cadastre, SDI, spatial planning, shoreline delineation, forest maps, monitoring informal development

13-14 Dec 2012: 36 papers (30 presented, 6 speakers could not participate due to bad weather conditions)

2 Keynote speeches on:

- UNECE policy framework for sustainable RE markets (Campagnoli)
- The World Bank experience on Informal Development - Tools to get policy makers motivated (G. Adlington)

Other topics: Legalization policies, housing, property markets, economic recovery, efficient registration procedures, housing loans in Greece, planning problems related to compliance.

Informal Development (ID): 16 papers

- **Albania** (not presented, but Sonila Jazo prepares one)
- **Azerbaijan** (Elshad Khanalibayli)
- **Cyprus** (Aresteia Aspiridou)
- **Kenya** (Wafula Nabutola)
- **Montenegro** (not presented by the Ministry) (study: C Potsiou)
- **Greece** (Vogiatzis, Rapsomaniki, Zaharias)
- **Kosovo** (Barbara about Roma)
- **Uzbekistan** (Kulmakhamat Payziev)
- **Russian Federation** (Vladimir Tikhonov)

International experience

G. Adlington, Steven Nystrom: Impact of dead capital,
R. Alterman, Kat Grimsley

housing policy & property markets:

14 papers

- **USA** (R.Foster) housing
- **Italy** (Bruno Razza) housing & crisis
- **Greece** (M.Filippakopoulou) housing
- **Greece** (E. Balla) spatial planning
- **Greece** (P.Lolonis) property market & crisis
- **Greece** (B. Charalabopoulos) property market & crisis
- **Greece** (Y. Papadopoulos) housing loans
- **Poland** (E. Jasinska, et al) property market, spatial planning

International experience:

- E. Campagnoli, R. Ekman, O. Schuster, J. Barry

current trends in dealing with informal settlements

(1/2)

- “dead capital” invested in illegal constructions should be activated for the benefit of the national economy & the general prosperity;
- strict environmental regulations and constitutional restrictions put the brakes on economic growth;
- access to land & ownership should be affordable, procedures must be simplified;
- any tool used to improve the existing situation should not create homeless people;
- any demolition should be applied exceptionally always at an early stage, with transparency, providing for judicial appeals;
- legalization procedure should be inclusive, clear, cheap and attractive to all;

current trends in dealing with informal settlements

(2/2)

- legalization should be accompanied with “pro growth”, flexible planning and simplified building permitting to facilitate growth
- Planning for affordable housing is important
- special measures for Roma and other minorities are needed
- the state should give priority to legalize / clear out the ownership rights and unblock the property market; planning and building informalities should not be a prerequisite for issuing the ownership title