

UNECE WPLA WORKSHOP



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# INFLUENCE OF LAND ADMINISTRATION ON PEOPLE AND BUSINESS



UN ECE WPLA Sixth Session  
Geneva, June, 18-19, 2009



Influence of Land Administration on  
People and Business



CAVTAT, Croatia  
October 2-3, 2008

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## WPLA WORKSHOP

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CAVTAT, Croatia  
October 2 - 3, 2008

- **Organized by State Geodetic Administration of the Republic of Croatia in cooperation with UNECE WPLA**
- **Venue: Hotel Croatia, Cavtat**
- **117 participants**
- **30 countries**

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- **Formal opening**
- **Key note speech: Challenges of Providing Effective Administrative and Regulatory Leadership in Today's Global Markets by Mr. Stephen G. Williams**
- **5 sessions (24 presentations)**
- **Closing session**
- **Study trip (including a historical lecture on the security of tenure in the era of the Dubrovnik Republic)**

- **SESSION 1 – SECURITY OF TENURE, THE BASIS FOR THE DEVELOPEMENT OF THE SOCIETY**
- **SESSION 2 – LAND ADMINISTRATION POLICIES IN THE UN ECE COUNTRIES**
- **SESSION 3 - REAL ESTATE MARKETS FOR ECONOMIC AND SOCIAL BENEFITS**
- **SESSION 4 – LAND ADMINISTRATION AND BUSINESS – CITIUS, ALTIUS, FORTIUS**
- **SESSION 5 – LAND ADMINISTRATION IN SOUTH - EASTERN EUROPE**

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- **For the first time on UNECE WPLA Workshops:**
- **Discussion on global financial crises**
- **Session organized by newly established Real Estate Market Advisory Group**
- **Self evaluation of the Workshop**

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# UNECE WORKING PARTY ON LAND ADMINISTRATION Workshop

**Influence of Land Administration  
on People and Business**

Croatia, 2-3 October 2008

## CONCLUSIONS OF THE SESSIONS

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## CONCLUSIONS OF THE SESSION 1

**SECURITY OF TENURE, THE BASIS FOR  
THE DEVELOPEMENT OF THE SOCIETY**

**Chair: Ms. Margret Hauksdottir  
Moderator: Mr. Igor Kreitmeyer**

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## **The benefits of e-conveyancing – e-registration of tenure**

- **Prevents multi - registration**
- **Makes the registration take less time – meets the need of the market (if not the market will find a solution)**
- **Reduces the risk of uncorrected data – registration at the place of origin**
- **Increases the possibility of transparency**



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- **Q: Is it our duty to make the system as transparent as possible?**
- **A: Make all necessary information available to the players of the real estate market at one place at the Internet**

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- **Q: Do the crisis the World economy is facing today call for any changes of the System of Security of Tenure**
- **Q: Does System of Security of Tenure prove itself under unstable circumstances to be secure basis for the development of the society?**

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**CONCLUSIONS OF THE  
SESSION 2  
LAND ADMINISTRATION POLICIES IN  
THE UN ECE COUNTRIES**

**Chair: Mr. Jon Atkey**

**Moderator: Ms. Maja Pupačić**

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- **Fees and charges**
  - Only individual jurisdictions can decide how to set fees and charges
  - Fees and charges are inextricably linked with costs and cost recovery
  - Data is never “free” – someone has to pay
- **“Awareness” as a key factor for developing inter-organisational collaboration in land administration systems**
  - Inter-organisational collaboration is vital for land administration
  - “Awareness” is fundamental to overcome collaborative constraints

- **Training policies**
  - **Important impact training policies can have on land administration organisations**
  - **Support from the top is essential to ensure that training is delivered**
  - **Monitoring and evaluation of training delivered to ensure return on investment and continued improvement of skills and knowledge**

- **Cadastral and Land administration in Europe**
  - **Importance of good strategic planning**
    - **Example of Vision and mission from Eurogeographics**
    - **Example of target setting from Austria ( 6 main targets - data quality, consistency, harmonization, European co-ordinate system, digital archive and )**
    - **Example of Georgia (Simplified procedure for property registration, Unprecedented reforms)** <sup>14</sup>

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**CONCLUSIONS OF THE  
SESSION 3  
REAL ESTATE MARKETS FOR  
ECONOMIC AND SOCIAL BENEFITS**

**Chair: Mr. Brian Emmott**

**Moderator: Mr. Jonathan Harris**

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**REAL ESTATE  
OUTSIDE INFLUENCES**

**REAL  
ESTATE  
MARKET**

**POLITICAL WILL**

**FINANCE**

**INFRASTRUCTURE**

**FUNDING**

**INSURANCE**

**LEGAL**

**REGISTRATION**

**LOCAL &  
INTERNATIONAL  
MORTGAGES**

**PROPERTY/  
CONTENTS**

**DOCUMENT-  
ATION**

**LEGAL  
CHARGES**

**PRIMARY  
MARKET**

**REGULATIONS  
& LAWS**

**BONDS/FUNDS**

**TITLE**

**INDEMNITY**

**VALUATION**

**OWNERSHIP/  
TITLE**

**LAND  
REGISTRY/  
CADASTRE**

**SECURITIES**

**CREDIT &  
LIFE**

**POLITICAL**

**REPOSESSIONS**

**SURVEYING**

**PLANNING**

**AGENTS/  
BROKERS**

**SECURITISATION**

**SECONDARY  
MARKETS**

**SICKNESS &  
ACCIDENT**

**UNEMPLOY-  
MENT**

**PRECEDENT**

**CONSTRUCTION**

**ALTERATIONS**

**DEVELOPMENTS**

**INVESTMENT BANKS,  
INSURANCE COMPANIES,  
ETC.**

**ALL GOVERNMENTS,  
EU & UNECE, G8, ETC.**

**STOCK EXCHANGES &  
DEPOSITORIES**

**LOCAL & INTERNATIONAL  
LAW**

**IUHF, EMF, EBS**

**WPLA**

**LLOYD'S OF LONDON  
& OTHER INSURANCE  
MARKETS**

**RICS, FIG &  
TEGOVA**

**COVERED BOND  
MARKET**

**CEREAN  
& CEPI**

**EBRD**



- **Proposal of REM Guidelines for the Development of the Real Estate Market for Social and Economic Benefits**
- **Giampiero Bambagioni** Professor in charge, University of Rome “La Sapienza”, Director Scientific Activities of Tecnoborsa, and Vice-Chair REM

## ESSENTIAL AREAS AND ISSUES OF AN EFFICIENT REAL ESTATE MARKET

- Land Market security and development through Registration, Administration & Legal Issues – **David Egiashvili**
- Requirement for International standards in Valuation & Surveying – **Jonathan Harris**
- Risk and efficiency in Real Estate Markets : Developers, Agents, Regulation & Professional Bodies – **Enrico Campagnoli**
- Co-operation between Public and Private Sectors – **Wolfgang Amann**

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**CONCLUSIONS OF THE  
SESSION 4  
LAND ADMINISTRATION AND  
BUSINESS**

**Chair: Mr. Magnar Danielson**

**Moderator: Ms. Lidija Semak**

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- **How should LA authorities improve their services to the business-sector?**
  - **Become more active than passive, identify new clients, do not wait for clients to come**
  - **Implementation of new services in the business sector depend on good dialogue with all potential stakeholders**
  - **Insight into the needs of the business sector is essential, try to make their business smarter. Make sure that new technology and processes in LA also make it easier for the business sector; stakeholders should experience advantages from it**
  - **If possible, make new services based on e-Government and electronic signatures**

- **How should LA authorities improve their services to the business-sector?**
  - **Follow the one stop-shop principle**
  - **Try to establish a more business-oriented attitude, e.g. active sales of legal information. Be aware what are statutory duties and what are marketed business activities. Expand LA activities without being a competitor to the private sector**
  - **Deliver information in a format that business sector prefers**
  - **Existing documentation should be scanned and made available in electronic form**
  - **Services should be reliable and have a system for quality control**
  - **Make specifications and standards publicly available**

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- **How should LA authorities improve their services to the business-sector?**
  - **Be professional in procurement**
  - **Encourage and allow the private sector to be more involved in planning and standardisation**
  - **Establish programmes for education of clients. Provide support and do not leave them to their own devices when they are connected to your system**

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**CONCLUSIONS OF THE  
SESSION 5  
LAND ADMINISTRATION IN SOUTH -  
EASTERN EUROPE**

**Chair: Mr. Helge Onsrud**

**Moderator: Ms. Sanja Zekušić**

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- **Most former socialist countries in the ECE region have passed through the phases of ownership restitution and establishment of basic land administration services**
- **They are now challenged with improving their services to the land markets**



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- **Noticing the recent workshop in Croatia bringing land administration agencies of former Yugoslav republics and Kosovo together:**
  - **Neighboring countries and countries with similar land histories are encouraged to share experiences and opinions, *inter alia* by arranging local or regional seminars and workshops**
  - **There are no simple and uniform solutions for the development of the land administration in the region, lessons learned from specific and real activities could contribute significantly to the saving of time and money**



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CAVTAT, OCTOBER 2-3 2008  
CROATIA





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THANK YOU FOR YOUR ATTENTION !



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