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COMMITTEE ON HOUSING AND LAND MANAGEMENT

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Informal notice 2

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REVIEW OF IMPLEMENTATION OF THE PROGRAMME OF WORK FOR 2010-2011

Planning for the 2010-2011 biennial performance evaluation and evaluation report for the 2008-2009 biennium

Note by the secretariat

Summary

This document provides an overview of the planned performance assessments for the housing and land management subprogramme for the 2010-2011 biennium. In addition, the Committee is presented with the accomplishment accounts of the evaluation report for the biennium 2008-2009.

The Bureau has agreed on the indicators of achievement for clusters of activities for the performance evaluation of the 2010-2011. The Committee is invited to endorse the proposed expected accomplishments and related indicators of achievement for each cluster of activities (biennial evaluation plan for 2010-2011).

MANDATE

1. In accordance with the decision of the Commission at its 2004 session, Sectoral Committees were requested to conduct biennial evaluations of their respective subprogrammes and to take into account the results of these evaluations in determining their work programmes (E/ECE/1416 para. 28 (c) and E/ECE/1415/Add.1).
2. In compliance with this decision, this document sets the framework for such evaluation to be performed in the context of the 2010-2011 biennium.

I. INTRODUCTION

3. UNECE is expected to plan its activities in advance and with the participation of stakeholders, enabling the Fifth Committee of the General Assembly to make the necessary funding decisions. Likewise after two years those responsible for a programme should report on their achievements, and be accountable for the results.
4. According to the United Nations results-based management system, programmes are assessed in terms of results achieved and not just outputs produced. This necessitates putting in place mechanisms to monitor and report on achievements and lessons learned which should lead to improved performance.
5. Generally, there are two formal frameworks for programme planning, performance assessment

and reporting: (a) United Nations-wide mandatory assessment system, in compliance with the instructions provided by the General Assembly and Headquarters; and (b) UNECE biennial performance evaluations to be implemented by each Sectoral Committee at the request of the Commission.

II. UNITED NATIONS ECONOMIC COMMISSION FOR EUROPE BIENNIAL PERFORMANCE EVALUATIONS 2010-2011

8. The UNECE member countries, being committed to the transparency and effectiveness of programme management, agreed, at the Commission session in 2004, to place more emphasis on evaluation as a tool in managing the work of the Commission. The Sectoral Committees were therefore requested by the Commission to conduct biennial evaluations of their respective sub-programmes and to take into account the results of these evaluations in determining their work programmes. The 2005 UNECE reform further strengthened this approach.

9. The biennial evaluations should give an opportunity for the members of each Sectoral Committee to review and reaffirm, on a continuous basis, the relevance of the activities and their clusters in view of the sub-programme objectives. The results of these evaluations should contribute to defining sub-programme priorities and the related redistribution of resources.

10. In the context of the biennial evaluations, each Sectoral Committee has been mandated to identify clusters of activities and agree on expected accomplishments for 2010-2011 for each of them, together with the related indicators of achievement and measurement methodologies. This approach is at a level of detail corresponding more closely to reality in the UNECE context than the necessarily more aggregated United Nations-wide approach, while following the same results-based methodology.

11. These biennial evaluations should comprise two phases: (a) a planning phase, prior to each biennium as mentioned above; and (b) an evaluation phase, towards the end of any biennium, drawing up an accomplishment account for each expected accomplishment, including lessons learned and recommendations for possible programmatic adjustments.

12. The secretariat has drawn up draft expected accomplishments and indicators of achievement for each cluster of activities (biennial evaluation plan), which are presented in Annex I. The Bureau discussed and approved the proposed plan for the biennial performance evaluation 2010-2011. The Committee is invited to endorse the plan.

III. BIENNIAL PERFORMANCE EVALUATION 2008-2009

13. In line with the above mentioned decision of the UNECE requesting each Sectoral Committee to conduct biennial evaluations, the outcomes of the performance evaluation for the 2008-2009 biennium are presented in Annex II. The Committee on Housing and Land Management is invited to endorse the outcome of the performance evaluation for the biennium 2008-2009 as approved by the Bureau in March 2010.

ANNEX I
BIENNIAL EVALUATION PLAN 2010-2011 SUBPROGRAMME 8 – HOUSING AND LAND MANAGEMENT

No.	CLUSTER OF ACTIVITIES	EXPECTED ACCOMPLISHMENT	INDICATORS OF ACHIEVEMENT
1	Country Profiles on the Housing Sector	Improved national and local capacities for housing-related policy formulation and implementation, taking into consideration the socially disadvantaged groups of the population	Increased number of countries that reported to have taken measures to improve and implement housing policies following a UNECE action-oriented assessment of the housing sector <i>Performance measures:</i> Baseline 2009: 13 countries Target 2010-2011: 16 countries
2	Improvement of urban environmental performance	Improved national and local capacity for the formulation and implementation of spatial planning and urban development policies and environmentally sound uses of energy, water, raw materials and land in cities.	Number of countries that reported adjustments in their policies for spatial planning <i>Performance measures:</i> Baseline 2009: 14 countries Target 2010-2011: 16 countries
3	Land registration and land markets	Enhanced development of and reforms in land administration to provide secure ownership in land, investments and other private and public rights in real estate	Increased number of countries that reported legal and institutional adjustments and increased transparency of land management practices following a UNECE action-oriented assessment of their land administration systems <i>Performance measures:</i> Baseline 2009: 6 countries Target 2010-2011: 8 countries
4	Housing modernization and management	Dissemination and implementation of UNECE guidelines on affordable and social housing as well as for management of the multi-family housing stock, housing finance and energy efficiency	Increased number of follow-up activities in member countries to the UNECE guidelines on condominium management, social housing, housing finance, real estate markets and energy efficiency in order to improve their implementation <i>Performance measures:</i> Baseline 2009: 10 activities Target 2010-2011: 10 activities

Annex II
BIENNIAL PERFORMANCE EVALUATION 2008-2009

Subprogramme 8 : Housing, Land Management and Population

Cluster of Activities 1: Country Profiles on the Housing Sector

Expected Accomplishment 1:

Improved national and local capacities for housing-related policy formulation and implementation, taking into consideration the socially disadvantaged groups of the population

Indicators of achievement:

Increased number of countries that reported to have taken measures to improve and implement housing policies following a UNECE action-oriented assessment of the housing sector

Performance measures:

Baseline 2007: 12 countries

Actual performance 2008-2009: 13 countries

Accomplishment account

Altogether 13 countries (Belarus, Georgia, Serbia, Montenegro, Russia, Armenia, Albania, Republic of Moldova, Romania, Lithuania, Slovak Republic, Poland, Bulgaria) have participated in an assessment of their housing sectors so far and reported to have taken measures to implement improved housing policies.

The cluster's main activities include the preparation of country profile studies on the housing sector to develop policy guidelines customized to the needs of Member States, and to organize follow-up and capacity-building activities. During the bi-ennium missions were undertaken to prepare country profile studies of Kyrgyzstan and Azerbaijan, which are currently under preparation. Also, during the last biennium the country profile Belarus (ECE/HBP/150) was released and launching events were held in Minsk (Belarus) and Tbilisi, Georgia (for a study undertaken in the previous biennium (ECE/HBP/143)) to discuss the recommendations contained in the profiles and to have these countries' authorities engage in the implementation of adequate policies to meet the targets proposed in the studies.

In the case of Georgia, the country assessment described the impacts of unplanned and rapid privatization of the country's housing stock, which has led to a neglect of management and maintenance needs. After two years, the country has shown some improvement. Examples of positive action in Georgia include the growth of homeowners' associations, the increased role and involvement of local authorities, the rapid construction of housing for internally displaced persons (IDPs), efforts to preserve historical buildings and the partial development of new construction as well as developing legal frameworks. However, the development of a construction code and

housing policy especially addressing all vulnerable groups was agreed to be a major concern to be tackled in the immediate future.

In the case of Belarus, overall, the housing sector displays many positive trends that could still be enhanced; these include the Government's emphasis on housing policies and its focus on providing each household with decent housing through various programs based on legislations passed by the Government. Housing maintenance legislation is also well developed. However, there is a need to give local and regional authorities greater independence for designing and implementing local housing policies, based on their local needs. At present, housing policies are developed at the national level only. Local knowledge and hands on experience is of significant value and needs to be strengthened. The country profile recommends also including civil society in the decision-making process of housing policies.

At its seventieth session, the Committee on Housing and Land Management approved a proposal to adopt a modular approach for future land administration reviews and country profiles on the housing sector (ECE/HBP/160, para. 27 (b)). The objective is to better evaluate the housing needs and land administration reforms of individual countries and to better tailor future studies to the policy needs of the countries concerned.

Cluster of Activities 2: Improvement of urban environmental performance

Expected Accomplishment 2:

Improved national and local capacity for the formulation and implementation of spatial planning and urban development policies

Indicators of achievement:

Number of countries that reported adjustments in their policies for spatial planning

Performance measures:

Baseline 2007: 6 countries

Actual performance 2008-2009: 14 countries

Accomplishment account

Altogether, fourteen countries (Albania, Austria, Czech Republic, the Former Yugoslav Republic of Macedonia, Ireland, Luxembourg, Moldova, Netherlands, Norway, Romania, Serbia, Slovak Republic, Slovenia and Switzerland) reported to have taken measures to adjust their spatial planning systems and legislation according to ECE guidelines during 2008-2009.

The effects of rapid and uncontrolled urbanization were highlighted in a joint study by the Committee and the Working Party. The publication, titled *Self-Made Cities* (ECE/HBP/155), is the first comprehensive study of the phenomenon of informal settlements in the UNECE region. It is estimated that more than 50 million people, in over 15 countries, live in informal settlements. In general, residents of informal settlements lack the legal rights to the land and the house where they

live. In addition, because of their improvised nature, units often lack basic facilities such as running water and sanitation. The study addresses the question of informal settlements as a multi-faceted challenge that calls for cross-sectoral cooperation among government authorities. Some general guidelines are proposed, which include proactive housing national policies that address social inequalities, easier access to housing financing and improved coordination among land administration and planning authorities.

Member States also agreed, taking into account the findings of the study on informal settlements, that the topic should be more thoroughly approached by the Working Party as it relates to spatial planning.

In Serbia, a national strategy of spatial development was adopted including new construction and planning laws which specify obligations for each municipality to adopt municipal spatial plans, among other regulations that explicitly address the question of informal settlements. In Romania, the government is considering information from guidelines in the discussion of projects of law concerning urban planning and land management, which will be approved before the end of 2010. In Albania, a new law on urban planning was approved in 2008 and a set of sub-legal acts are under preparation.

Cluster of Activities 3: Land administration

Expected Accomplishment 3:

Enhanced development of and reforms in land administration to provide secure ownership in land, investment and other private and public rights in real estate

Indicators of achievement:

Increased number of countries that reported legal and institutional adjustments and increased transparency of land management practices following a UNECE action-oriented assessment of their land administration systems

Performance measures:

Baseline 2007: 5 countries

Actual performance 2008-2009: 6 countries

Accomplishment account

Altogether, six countries (Bulgaria, Azerbaijan, Lithuania, Russian Federation, Georgia and Armenia) have participated in a country specific assessment of their land administration systems.

The self-evaluation of workshops organized in 2008 by the Working Party on Land Administration showed that there is an increased awareness among public policy makers in the ECE region of the need to improve transparency in land markets in order to promote an efficient real estate sector with secure property rights. Measures have already been implemented in most countries to facilitate market transactions, which include the centralization of cadastre and registration systems. Legal reforms were implemented in countries that allow for the realization of "one-stop-shop" practices in

the provision of cadaster and registration services, which will contribute to improved transparency in land markets.

In 2009, the Working Party released guidelines on the application of fees and charges for cadastre and registration services (ECE/HBP/W.P.7/2009/4). The document elaborates on findings of a questionnaire previously distributed to authorities and on existing knowledge and country experiences by identifying existing trends and principles in financing real property cadastres and registers as well as the factors that influence the setting of fees and charges. The document argues that fees and charges are inextricably linked to cost management and recovery.

Main activities undertaken included the organization of workshops for the exchange of information and good practice experiences and the preparation of land administration reviews at the request of member countries. WPLA Workshops were held in Bergen, Norway on the legal empowerment of the poor (ECE/HBP/2008/9), Cavtat, Croatia, on the influence of land administration on business (ECE/HBP/WP.7/2009/6), and in Sofia, Bulgaria on experiences with data management to improve land administration (ECE/HBP/2009/8).

The land administration review for Bulgaria (ECE/HBP/W.P.7/2009/5) was released in 2009. The study puts forward a number of recommendations on legal and institutional aspects as they relate to land reform.

During the sixth session of the Working Party, a background note on fraud in electronic registration and conveyancing was presented, which was discussed along with a questionnaire distributed to the participants by the secretariat (ECE/HBP/WP.7/2009/3). The questionnaire aims to collect information on current practices by authorities in the UNECE region to monitor, prevent and combat fraudulent practices in land administration. The answers will be collected and a study will be prepared on existing experiences in the region.

The work of the Committee and the Working Party on Land Administration also touched upon global challenges related to the current world financial crisis. The financial crisis has created real output loss in many countries and affected the well-being of millions of families through increased unemployment. The newly established Real Estate Market Advisory Group (REM) has developed over the last two years a series of principles for sustainable real estate markets with a focus on transparency and the harmonization of valuation standards and risk assessment techniques. The Advisory Group also organized a seminar (New York, December 2008) and international Forum (Rome, spring 2009) where these principles were discussed.

Cluster of Activities 4: Housing modernization and management

Expected Accomplishment 4:

Dissemination and implementation of UNECE guidelines on affordable and social housing as well as for management of the multi-family housing stock and housing finance

Indicators of achievement:

Increased number of follow-up activities in member countries to the UNECE guidelines on condominium

management, social housing and housing finance in order to improve their implementation

Performance measures:

Baseline 2007: 4 activities

Actual performance 2008-2009: 10 activities

Accomplishment account

During the biennium 2008-2009, 10 capacity building events were organized. An increased number of countries have taken part in ECE workshops on such issues as homelessness, climate neutrality in cities and energy-efficiency in housing. These types of exercises have served to develop policy guidance to improve the legal, institutional and technical framework for sustainable housing policies, with particular attention to disadvantaged sectors of the population

The sub-programme also attached high priority to further assisting member countries in the practical implementation of recommendations developed in the guidelines on condominium management, housing finance and social housing. It particularly addressed the concerns of member countries from Eastern Europe, Caucasus and Central Asia (EECCA) and South Eastern Europe (SEE).

In Serbia, the social housing law was adopted in accordance to the recommendation of a country profile study and it is expected to improve the housing conditions for low and middle income groups. Also, a law on condominium management was approved in this country and pilot projects are also planned to start in 2011. In Albania, a social housing pilot project, mortgage subsidy programmes and the reform of condominium legislation and social housing legislation were all approved. The pilot project had made possible, through the financing of loans, the provision of 10,000 housing units in eight different municipalities. Lessons learned included the improved communication between national and local authorities and the setting of standards for reporting on the status of implementation of loans. Among future challenges, the setting of directives for the allocation of housing units as well as decisions on rent levels and the nature and extent of subsidies were mentioned as being the most relevant. In Romania, measures to develop social housing, law and rules for the owners association and condominium administration were adopted. In the case of Slovakia, the recommendations of the country profile (1999) were reflected in the formal State housing policy documents (2000, 2005 and 2009 currently under preparation), especially in what concerns the legal framework for tenant protection and housing stock management.
