

UNECE WPLA WORKSHOP



**UNECE
WORKING PARTY
ON LAND ADMINISTRATION
Workshop**

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

Croatia, 2-3 October 2008

**CONCLUSIONS OF THE
SESSIONS**

Influence of Land Administration on
People and Business



CAVTAT, Croatia
October 2-3, 2008

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**CONCLUSIONS OF THE
SESSION 1**

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

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SESSION 1

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

- Prevents multi- registration – Time consuming
 - Privat sector - environmental benefits
 - Public sector
- Makes the registration take less time – meets the need of the market
- If not the market will find a solution - Example from USA:
 - Privat Title Insurance in the USA
 - Courts process was time consuming
 - Developed to facilitate housing finance
 - Standardized guaranty

Session 1

- The benefits of e-conveyancing – e-registration of tenure
 - Reduces the risk of incorreced data – registration at the place of origin, but we always need to have in mind:
 - Legal principles in Land Registry
 - Liability - Determination of due form
 - Financial autonomy - Priority
 - Request - Speciality
 - Chain of title - Publicity
 - Increases the possibility of transparency - Is it our duty to make the system as transparent as possible?
 - + Confidence to the system
 - New ways of Frauds?
 - Balance between transparency and Data Protection
- Make all necessary information available
- to the players of the real estate market
- internal and external users (professionals, buyers and sellers)
- at one place at the Internet.

Session 1

- Do the crisis in the World economy is facing today call for any changes of the System of Security of Tenure or does it prove itself under those unstable circumstances to be secure basis for the development of the society?

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**CONCLUSIONS OF THE
SESSION 2**

Chair: Mr. Jon Atkey

Moderator: Ms. Maja Pupačić

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Session 2 – Land Administration Policies in the UN ECE Countries

- 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

Session 2 – Land Administration Policies in the UN ECE Countries

- Training policies
 - Important impact training 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

Session 2 – Land Administration Policies in the UN ECE Countries

- Cadastre 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, harmonisation, European co-ordinate system, digital archive)
 - Benefitting people and business customers
 - Georgia
 - Simplified procedure for property registration
 - Unprecedented reforms

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**CONCLUSIONS OF THE
SESSION 3**

Chair: Mr. Brian Emmott

Moderator: Mr. Jonathan Harris

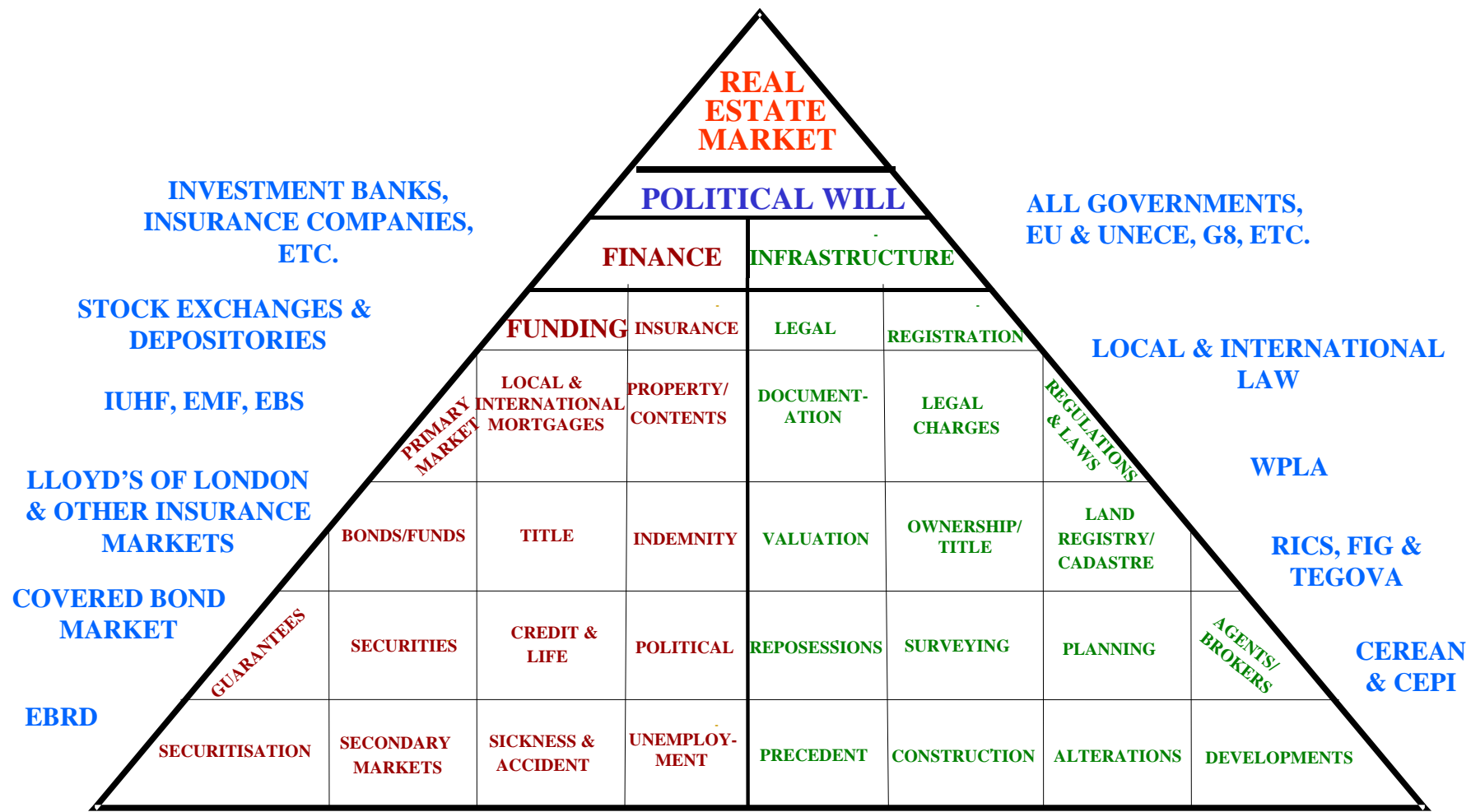
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REAL ESTATE OUTSIDE INFLUENCES





**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**



**REAL ESTATE MARKET ADVISORY GROUP
(REM)**
***Real Estate Markets for Economic and
Social Benefits***

DESCRIPTION	OUTPUT	TIME FRAME
R REAL E STATE A WARENESS	<ul style="list-style-type: none"> -In depth papers on Markets -International Forum, -Bench Mark Surveys, -Articles, Papers, etc. 	<ul style="list-style-type: none"> -As requested -April 2009 -Annual -Ongoing
C O-OPERATION	<ul style="list-style-type: none"> -Common Interest Groups -UN Global Compact -UN High Level Commission on Legal Empowerment of the Poor – relevant projects 	<ul style="list-style-type: none"> -intra-country -Ongoing encouragement -As requested and available funding
T RAINING	<ul style="list-style-type: none"> -Education, Training & Qualification Programme (3 Stages) -International Certificates 	<ul style="list-style-type: none"> -As requested and available funding -in co-operation with validating organisations
S UPPORT	<ul style="list-style-type: none"> -Mentoring -Projects -Demonstrator Project (Urban or Rural Villages) 	<ul style="list-style-type: none"> -A.S.A.P and available funding

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**CONCLUSIONS OF THE
SESSION 4**

Chair: Mr. Magnar Danielson

Moderator: Ms. Lidija Semak

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4. Session (1)

- 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

4. Session (2)

- 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

4. Session (3)

- 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**

Chair: Mr. Helge Onsrud

Moderator: Ms. Sanja Zekušić

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Session 5 (1)

- 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, *inter alia*, focusing on:
 - Streamlining harmonization of cadastre and land register data
 - Improved planning systems and IT-solutions for registration and dissemination of related information on land use plans and on public restrictions
 - Supporting municipal management and property taxation
 - Supporting management of state and municipal land
 - Ensuring efficient and transparent registration and information services, supporting e-government
 - Fighting corruption in land administration

Session 5 (2)

- Noticing the recent workshop in Croatia bringing land administration agencies of former Yugoslav republics and Kosovo together :
 - Encouraging neighboring countries and countries with similar land histories to share experiences and opinions, *inter alia* by arranging local or regional seminars and workshops
 - Underlining that 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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**Thank You for your
attention!**

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