



# World Bank Support for Cadastre and Land Registries – Europe and Central Asia

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# World Bank Supported Projects

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- Land Administration is a key sector for the WB because of its centrality for economic development.
- The WB supports – financially and with technical assistance – country projects and programs.
  - Estimated worldwide in the last ten years:
    - 57 projects
    - \$2.5 billion
  - Estimated in Eastern Europe/ Central Asia (ECA) Division for the last ten years:
    - 20 projects
    - \$1.25 billion

# Where

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- Stand-alone projects in
  - Albania, Armenia, Azerbaijan, Bosnia, Bulgaria, Croatia, Kazakhstan, Kosovo, Kyrgyz Republic, Macedonia, Moldova, Romania, Russia, Serbia, Slovenia, Ukraine
- Components of multi-purpose projects in
  - Estonia, Georgia, Latvia, Tajikistan, Turkey

# Focus of Projects to date

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- Land Policy, Farm Privatization and Registration during the initial period of political reform in ECA
  - Basic cadastre and registration because property records were out-of-date and inconsistent; apartments were often not registered at all; and there were backlogs of transactions in land registry offices
- { Generally avoided property taxes, planning, State land management }

# Main Activities in the current Cadastre and Land Registry projects

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- Basic mapping and cadastral survey
- Systematic and/or sporadic registration of property rights
- Development of Information Systems
- Improving Customer Services (time and cost for registration) and Reduction in Corruption (usually through improving office customer reception areas and improving registration procedures)
- Emphasis on financial self-sustainability

# Two Main Pre-requisites

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- The legislation provides a clear and reliable framework for the cadastre and registration systems. Preferably:
  - Parcel based
  - Guaranteed
  - Open
- The Institutional Arrangements for maintaining the cadastre and registration systems are established. Preferably:
  - A single agency
  - Self-funding

# Why a single agency?

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- Coordination and cooperation is very difficult during transition because each agency is fighting for their own survival and their own influence
- Separate agencies have their own priorities and management styles
- Funds are scarce and staffing levels being reduced. Only one set of office premises, office administrations, equipment, operating costs, etc. required
- Information system development and maintenance is much more complicated (and expensive) for dual agency models due to the need to link and coordinate databases
- Single agencies can more easily be self-financing
- Clients do not have to visit multiple offices and have simpler, cheaper and less time consuming procedures to follow

# Lessons learnt in WB funded projects

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- Projects are most successful if they are led by non-technical people that are good administrators.
- Avoid registration systems that operate through the Courts. Use a single agency wherever possible.
- Surveyors and Geodesists are the biggest individual hindrances to establishing cadastre and registration systems.
- Information systems are more successful if they are built internally
- Agencies need to be self funding in order to hire sufficient staff of sufficient quality, to avoid corruption and to maintain their systems.

# The future focus of WB funded projects (land sector) in the ECA region

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- Improving service delivery (time, cost, transparency) in the cadastre and land registry
  - Single, self-supporting, agencies
  - WEB based systems and e-conveyancing
- Using the cadastre as a base for other municipal and State services
  - Planning and building permitting (because of the level of illegal development that needs to be regularized and for future investment)
  - Information systems to support social services and other municipal services
  - Property taxation and municipal financing
  - Management of State and Municipal property
- Rural Development



## Activities the WB ECA region is likely to support as part of larger programmes

- Providing legal aide to the poor in land issues
- Policy and legislation development – including:
  - Condominium and other common ownership issues
  - Mortgage provision or other credit facilities
  - Leasing – including pastures or other public lands
- Continuously Operating Reference Systems (CORS)
- New mapping – as a basis for more integrated information provision for multiple services
- LPIS, NSDI or INSPIRE for EU accession countries
- Training and professional development for people involved in the real estate market
- Other !!!