

**Workshop of the Permanent Committee
On Cadastre In the European Union (PCC)**

Rome, 11 December 2008

**The Role
of Real Estate
Cadastre
in Development**

Peter Creuzer

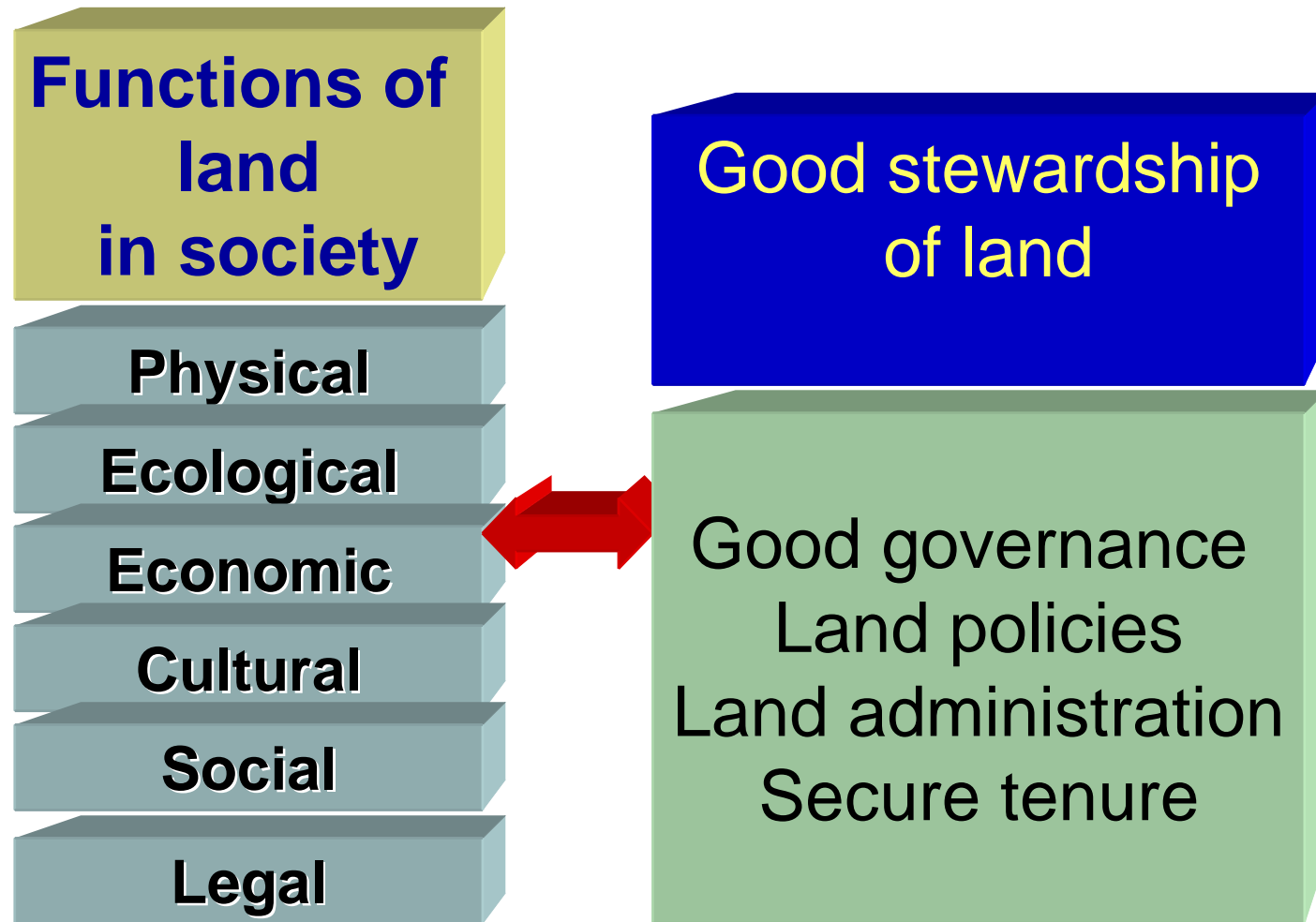
Contents

1. Cadastre and development
2. Current issues and challenges
3. The UNECE region and the WPLA approach

‘... Civilised living in market economies is not simply due to greater prosperity but to the order that formalised property rights bring.’

Hernando de Soto 1993

Land and Society



From: Land Administration in the ECE-region - Development Trends and Main Principles, ECE/HBP/140

Land Policies

- Inter-disciplinary approach
- Legal framework on land-use
- Balance between exploitation, use and conservation of land resources
- Regulation of land development
- Resolving of land conflicts
- Allocation of resources and land-use rights

From: 'Land Administration in the ECE-region - Development Trends and Main Principles' (ECE/HBP/140)

Social and Economic Benefits of Good Land Administration

- (1) Facilitating private land ownership and security of tenure
- (2) Developing a secure financial sector
- (3) Providing a basis for land taxation
- (4) Land information as basis for land management, change monitoring
- (5) National mapping, accessible information ...

Social and Economic Benefits of Good Land Administration
(2nd Edition, UNECE WPLA, January 2005)

Benefits

- National Government
- Local Government
- Citizens
- Business

- Guarantee of ownership and/or security of tenure
- Land and property taxation
- Security for credit
- Guarantee of judicial procedures relating to land rights
- Reduction of land disputes
- Development and monitoring of land and mortgage markets
- Promotion of improvement of land and buildings
- Improvement of urban planning and infrastructure development
- Environmental management
- Statistical data ...

Land Administration Tasks

- ✚ Registration, cadastre
- ✚ Information maintenance, spatial reference
- ✚ Secure land markets and property transactions, ...

- ✚ Urban and rural development
- ✚ Securing of sustainable management of natural resources
- ✚ Spatial planning, ...

- R&D
- Capacity building
- SDI
- Exploitation of geospatial data, ...

Cadastral

‘A type of land information system that records land parcels as part of a country’s land administration, conveyancing or land registration system.’

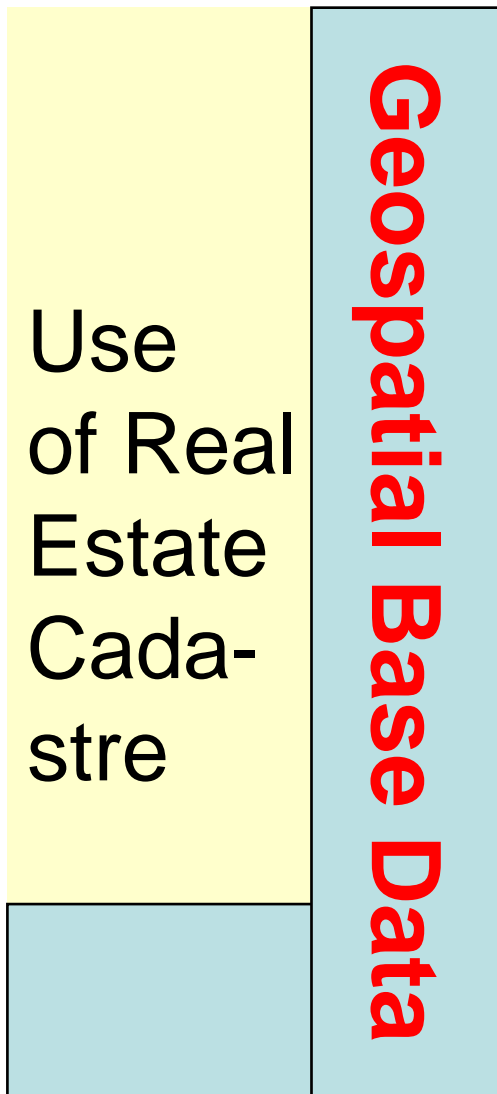
Juridical

Fiscal

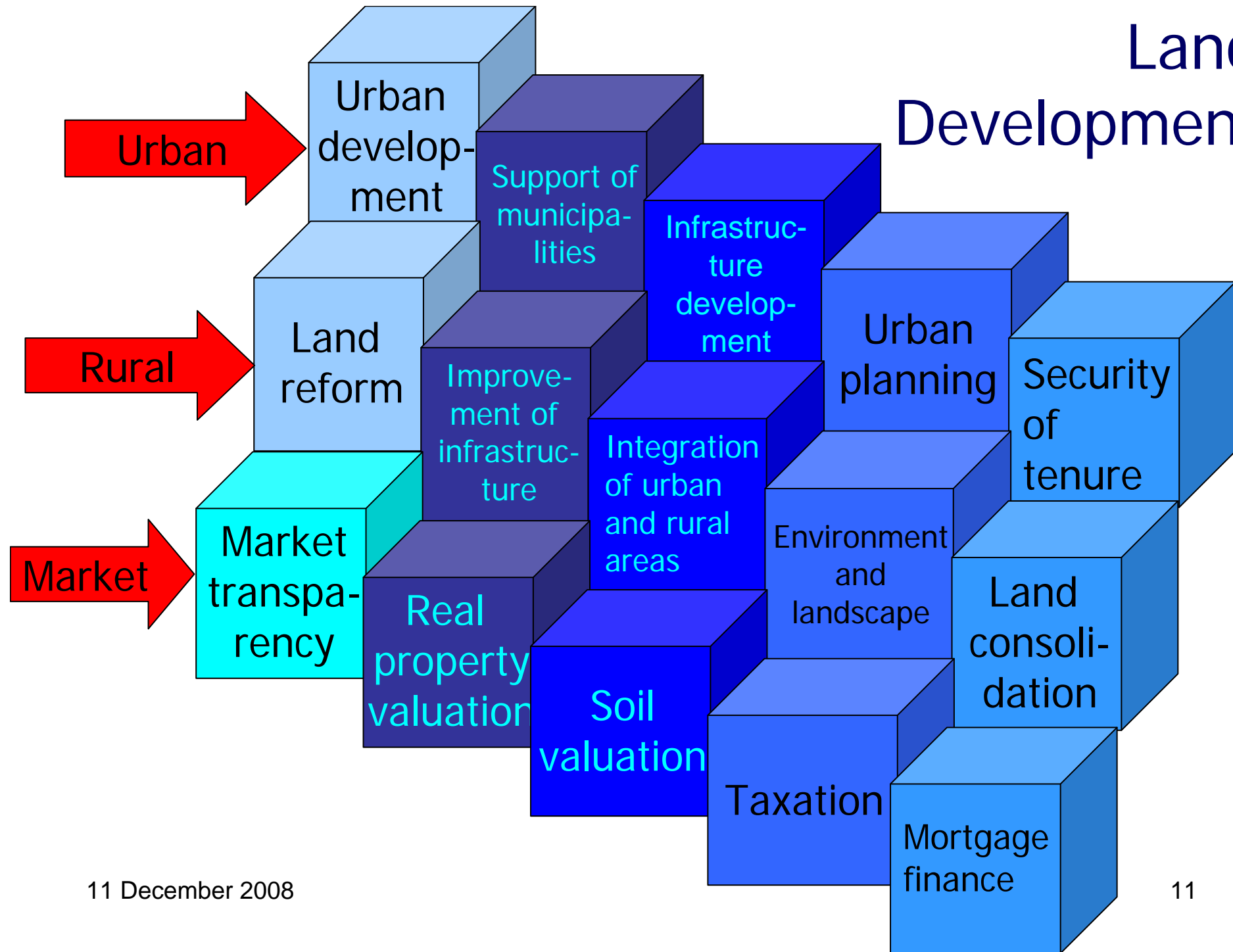
Land-use

Multi-purpose

Land Administration in the ECE-region - Development Trends and Main Principles (ECE/HBP/140)



Land Development



Working Party on Land Administration of the UNECE

- **1996:** UNECE Land Administration Guidelines published
- **1999:** MOLA is given permanent status as Working Group under UNECE, since then:
- **Working Party on Land Administration (UNECE WPLA)**

<http://www.unece.org/hlm/wpla/welcome.html>

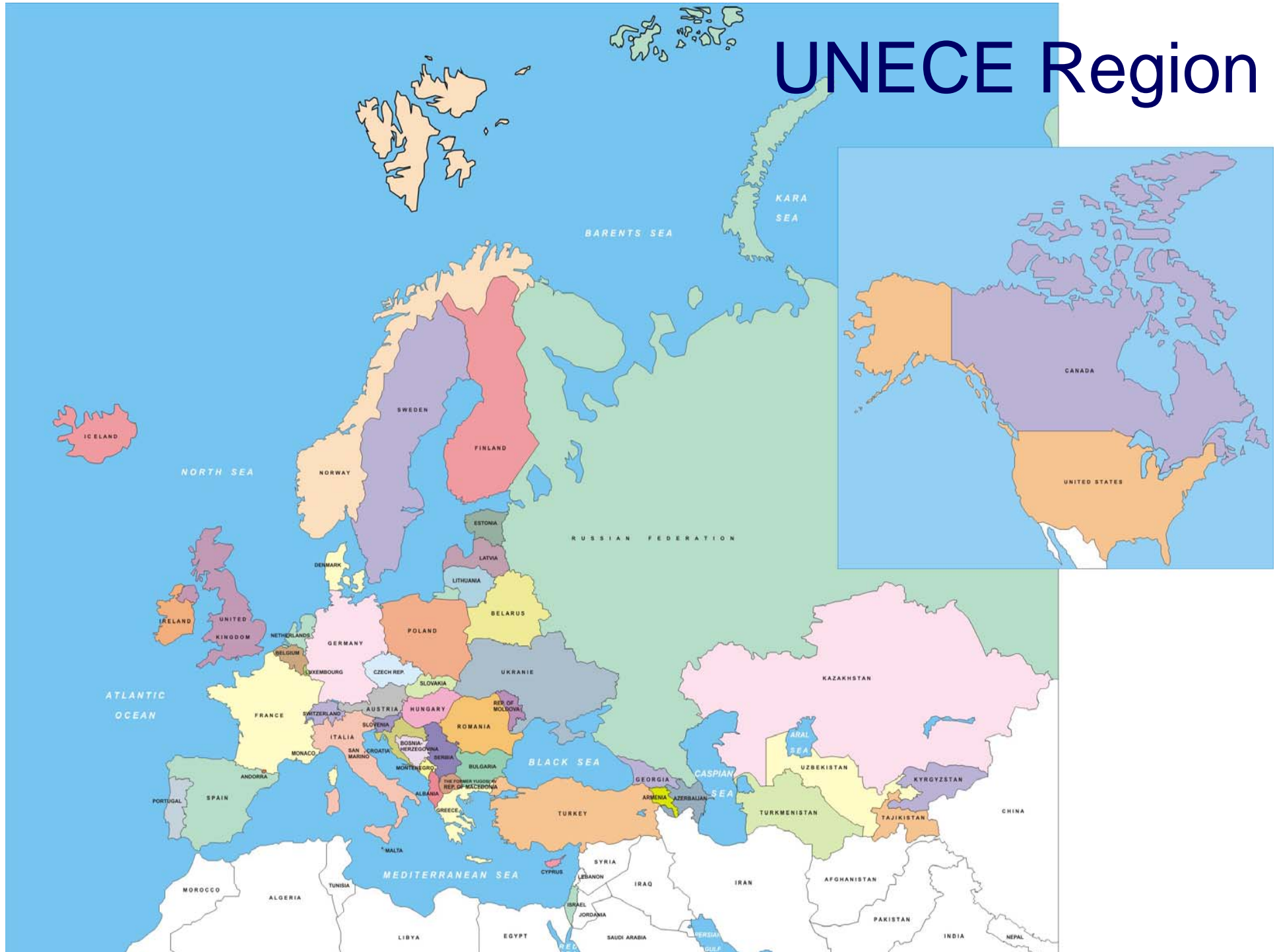
Paradigm Shift



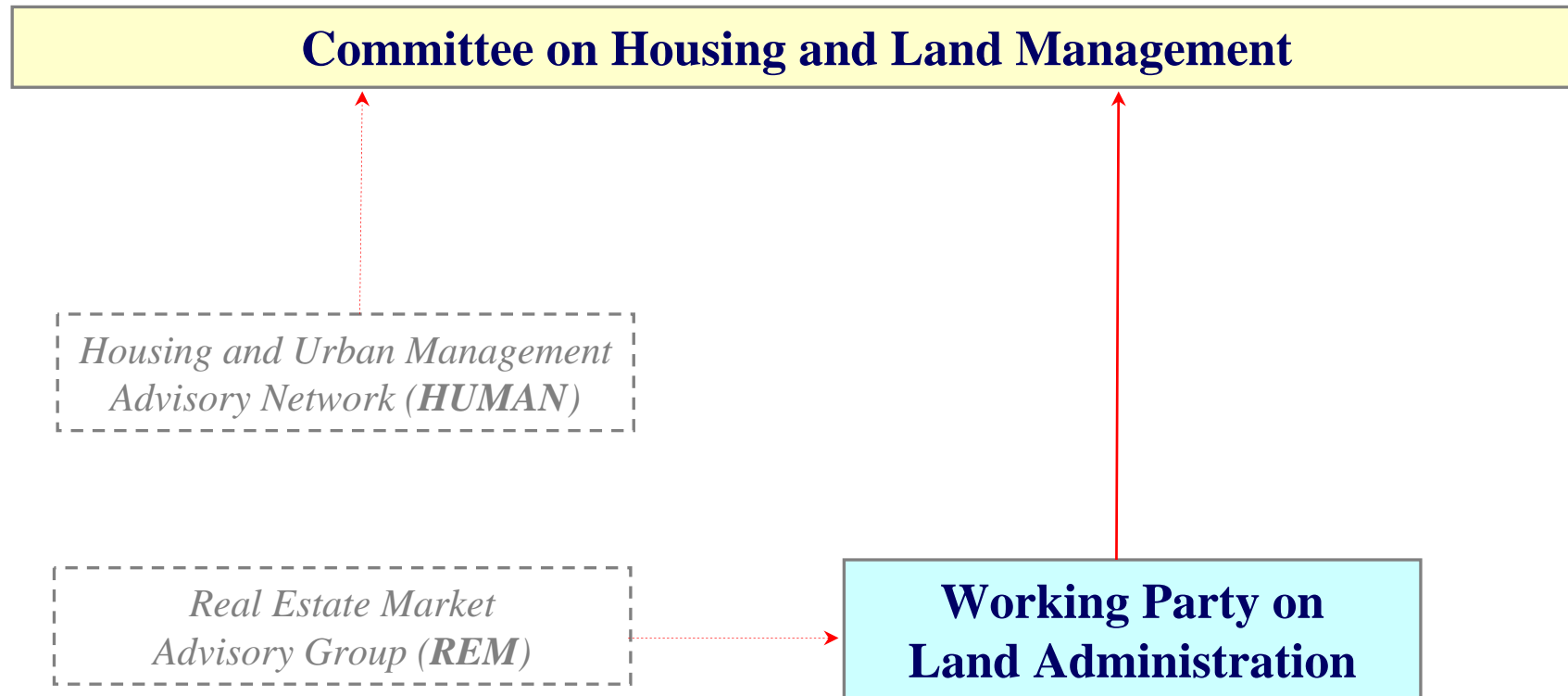
- Cost recovery
- Institutional arrangements
- Spatial data infrastructures
- Emerging markets, value-adding services

Statutory tasks plus service delivery for the market

UNECE Region



Committee on Housing and Land Management Intergovernmental Body of 56 UNECE Member Countries



Core Activities of the WPLA



Plenary Sessions

- ✘ To be held every two years in Geneva
- ✘ Involvement of countries' decision makers in land administration
- ✘ Election of the Bureau members for the next term
- ✘ In-depth discussion of relevant land administration topics that will be part of the next work programme
- ✘ Adoption of the work programme
- ✘ Contributions of member countries
- ✘ Other international organisations take part

WPLA Workshops

Main objectives:

- Meeting point, forum for discussion of current trends in land management
- Focus on special situation in various ECE member countries
- Focus on special topics to be tackled

Next WPLA Events

- **Rome, Italy** (REM, 19-20 March 2009)
- **Sofia, Bulgaria** (23-24 April 2009)
- **Geneva** (6th Session, 18-19 June 2009)
- **Baku, Azerbaijan** (1-2 October 2009)
- **Belarus** (Spring 2010)

Land Administration Reviews

- **Evaluation** of the current situation and problems in land registration systems through an international expert team
- **Implementation** under the leadership of WPLA on request of an ECE member country
- **Support** of international projects in this country – basis for international comparisons
- Identification of priorities through independent analyses and respective recommendations

The Land Market

- ✘ Value and valuation of land (individual and mass valuation)
- ✘ Price, market, cost and value
- ✘ Land and property taxation
- ✘ Valuation agencies
- ✘ Land and property markets
- ✘ Mortgage finance

Real Estate Market Advisory Group

- (1) Experts from the private sector, financial institutions, NGOs, professional associations, ..
- (2) Promotion of the **real estate market, financial services and land administration**
- (3) Close cooperation with ECE Secretariat and Bureau of the WPLA

ECE/HBP/WP.7/2007/7

Real Estate Market Advisory Group (II)

- (1) Advice to WPLA on it's activities
- (2) Advice to ECE member states on practical implementation of policy recommendations and specific activities
- (3) Contribute to capacity-building activities of the WPLA and to the dissemination of information, good practice and know how in ECE member countries
- (4) Networking with global and regional financial institutions, lender and donor organisations, NGO's and the business community
- (5) Biannual progress reports to the WPLA

ECE/HBP/WP.7/2007/7

Current Challenges

- Informal settlements
- Fees and charges guidelines
- Spatial Data Infrastructures (SDI)
- Institutional arrangements (including PPP), real estate market transparency
- Holistic approach to land management issues (including cadastres)

Conclusions

- Sound land administration and cadastre systems are vital for the welfare of the state and the benefit of the citizens.
- Each country's individual circumstances need to be carefully considered when establishing or changing a cadastre and land management system. This includes the real estate markets.
- Common principles are in place and should be applied!
- International cooperation in land management and cadastre is a necessary step towards harmonisation.

‘Yet now, in a real and potent way, the well being of own citizens is inescapably influenced by the events beyond our national boundaries.

No society can be sure of continued economic success and security unless the causes of poverty, conflict and administrative failure elsewhere can be overcome.’

John Manthorpe, Dublin, Juli 2007

‘...We learned it again and again, you can say it in one word: if you want to create conflicts, even wars, then destroy cadastres.’

Thank you very much for your attention!

Prof. Dr. Klaus Töpfer: Keynote Address FIG Congress
2006, Munich