



Land Administration In Public Private Partnerships

Workshop

Customers - Co-operation - Services

Vienna, 12 - 13 September 2002

Peter Creuzer

Working Party on Land Administration



Content

- Land Administration - Tasks
- History
- Spatial Data Infrastructure
- Challenges
- Requirement for Guidelines on PPP
- Crucial Points



„Land Administration

refers to the process of **recording** and **disseminating** information about the *ownership, value and use* of land and its *associated resources*. It includes, inter alia, cadastre, land registers, land consolidation, valuation and land information systems for a sustainable management of land resources“.



Tasks for Land Administration

Statutory Tasks

- Guarantee of ownership and other rights in land
- Maintenance of land records
- Official register of all real estate and land use
- Enable a healthy land market
- Valuation for mortgaging and taxation
- Land consolidation, urban redevelopment ...

Associated Tasks

- Provision of quality services to all customers
- Integrated services
- Establishment and maintenance of a spatial data infrastructure
- Support of sustainable development strategies through provision with geospatial base data ...



UNECE Working Party on Land Administration (WPLA) - Terms of Reference

- ✿ ... Contribution to CHS activities on sustainable spatial planning
- ✿ ... basic land management legislation, land administration measures, land information systems, organisational and management issues
- ✿ „...it encourages partnership among the public and private sectors in managing land resources for sustainable development.“



Land Administration Guidelines

Institutional Issues (1996)

- The influence and extent of involvement of the private sector differs between countries.
- The state needs to protect its investment in land information on behalf of the taxpayer just as much as the private sector needs to protect its interests.



Dealing with PPP in MOLA/WPLA

Riga 1998

- ...much attention should be paid...to co-operation with the private sector.

Budapest 1998

- Co-operation between the private and public sector in land administration could be improved.
- The development of land markets critically depends on the strategic co-operation of private and public institutions.



Dealing with PPP in MOLA/WPLA (II)

Bonn 1999

- The private sector can play an important role in land administration and PPP should be developed. The role of the public land administration agencies should be thoroughly studied to ensure an optimal public-private distribution of responsibilities ...

London 1999

- They (countries in transition) should develop co-operation between the public and private sectors and use the strengths of both sectors ...



Dealing with PPP in WPLA (II)

Tirana 2000

- Workshop on ***Public-Private Sector Relationships*** in the establishment of land registration systems:
 - 📖 Production of information for land registration
 - 📖 Development of new technologies
 - 📖 Access to information



Dealing with PPP in WPLA (III)

Istanbul +5 Conference New York 2001

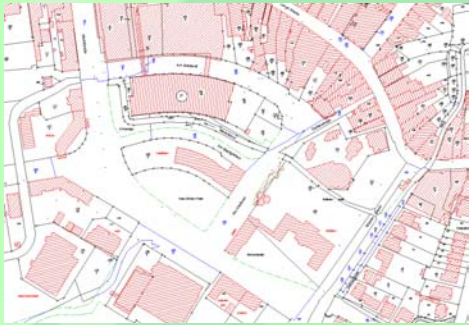
- Special session of ECE CHS on the 5 challenges of the „ECE Strategy for a Sustainable Quality of Life in Human Settlements in the 21st Century“
- overall topic: **PPP**

UNECE-WPLA 2nd Session Geneva 2001

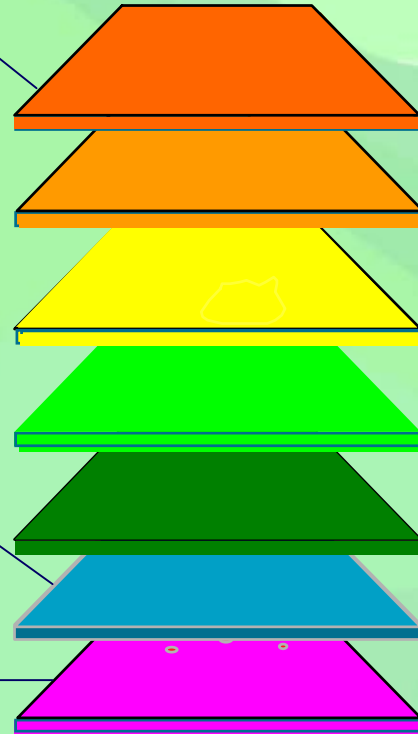
- In-depth discussion on PPP (HBP/WP.7/2001/3)
- Need for further attention and action by the Working Party identified:



Spatial Data Infrastructure Approach



Anteiligkeit	Grundbuch von	Blatt	Bestandsnummer
1	10/1	10/1	10/1
1	10/1	10/1	10/1
1	10/1	10/1	10/1
1	10/1	10/1	10/1



Cadastral Data

Elevation

Transportation

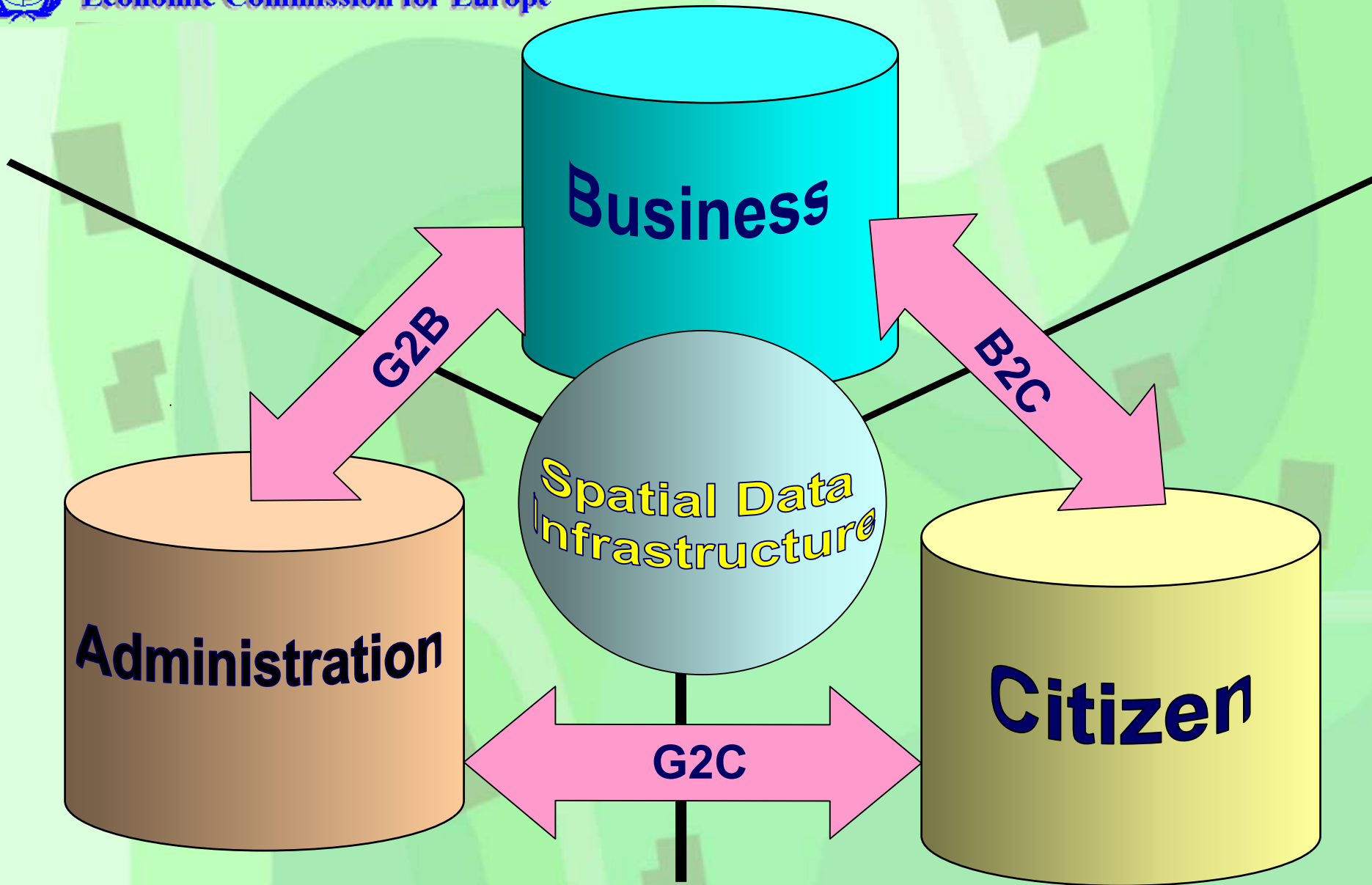
Valuation

Geodetic Reference

Land Register

Orthoimagery (DOP)

...



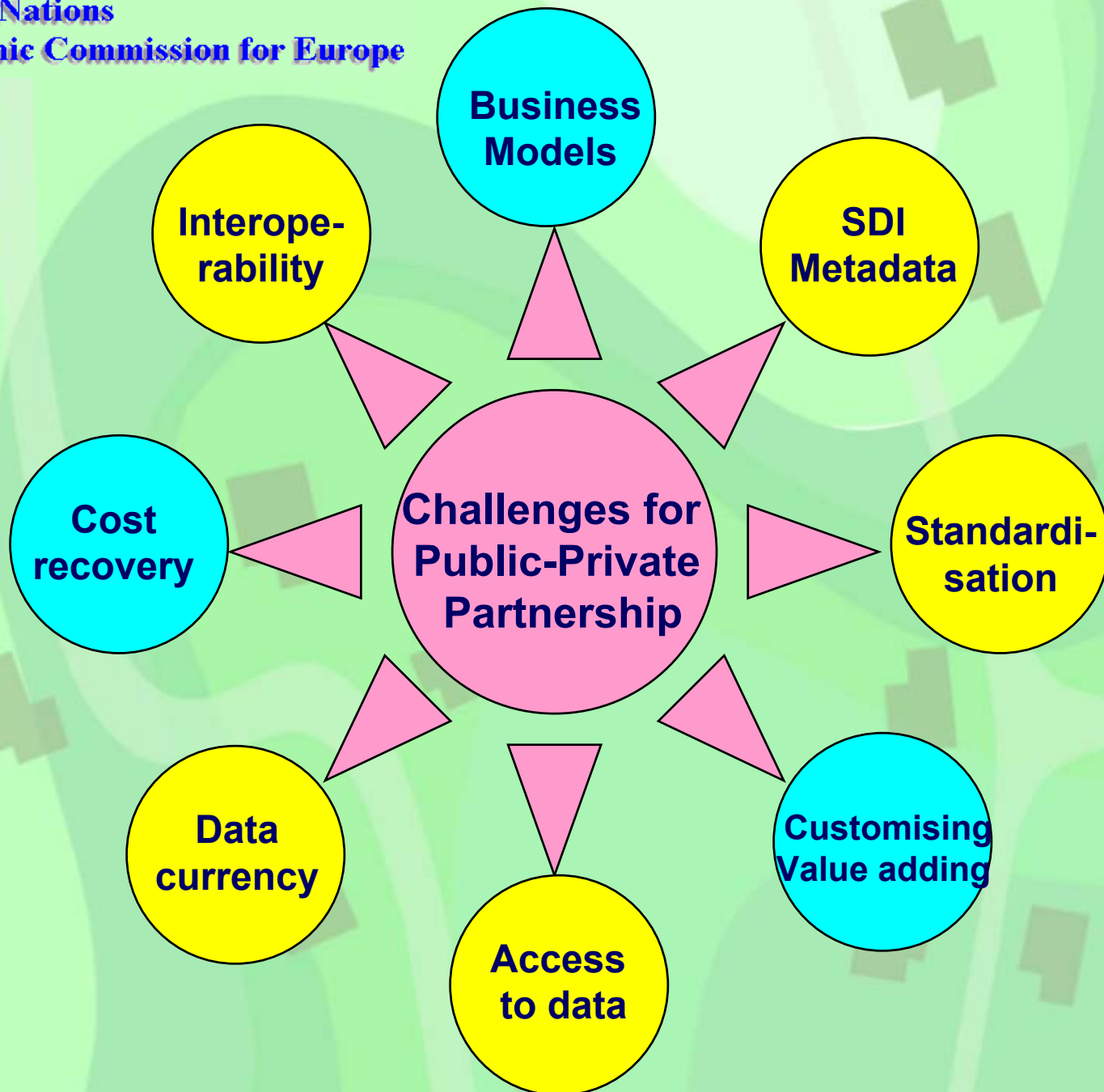


Examples for Public and Private Sector Involvement in Land Administration Services

- Land Registry Offices
- Cadastral Agencies
- State Departments
- Local Authorities
- Municipalities ...

- Licensed Surveyors
- Notaries
- Engineers
- Banks
- Lawyers
- Economists
- Utilities ...

- Standardisation Organisations
- Hard- and Software Industry
- Value-adding service providers
- ...





Challenges for L. A. Systems in Market Economies

- Cost recovery issues, state budgets
- Merging of cadastral and topographical datasets
- SDI, challenges of new markets

Streamlining of institutional arrangements

Statutory tasks
combined with **services**
for the market



Synergetic effects
by involvement of
the private sector



Political and economic changes



Transfer of government functions to private sector

Countries in Transition

Change of land ownership structures

Institutional and economic structures

Development of land markets

- Restitution of ownership rights
- First registration of ownership rights
- Land records
- Valuation
- Physical planning, land consolidation, urban redevelopment
- Legal and organisational framework, ...



UNECE WPLA 2nd Session Geneva 2001

Clear Government policy needed	Public confidence in land administration	Effective control and performance measurement systems	Contracts maximising benefits of both sectors
Effective delivery of public services	ECE member initiatives to create PPP	Scope for sharing experience	Co-operation with EuroGeographics
Mobilisation of best public and private skills required for quality public services			GUIDELINES for effective PPP



Proposal for Guidelines On PPP - Possible Content -

- Glossary of terms
- Scope of tasks for Land Administration
- Evaluation of current status of PPP in LA
- Benefits of PPP
- Principles and guidelines for collaboration of public and private sectors in land administration
- Case study results



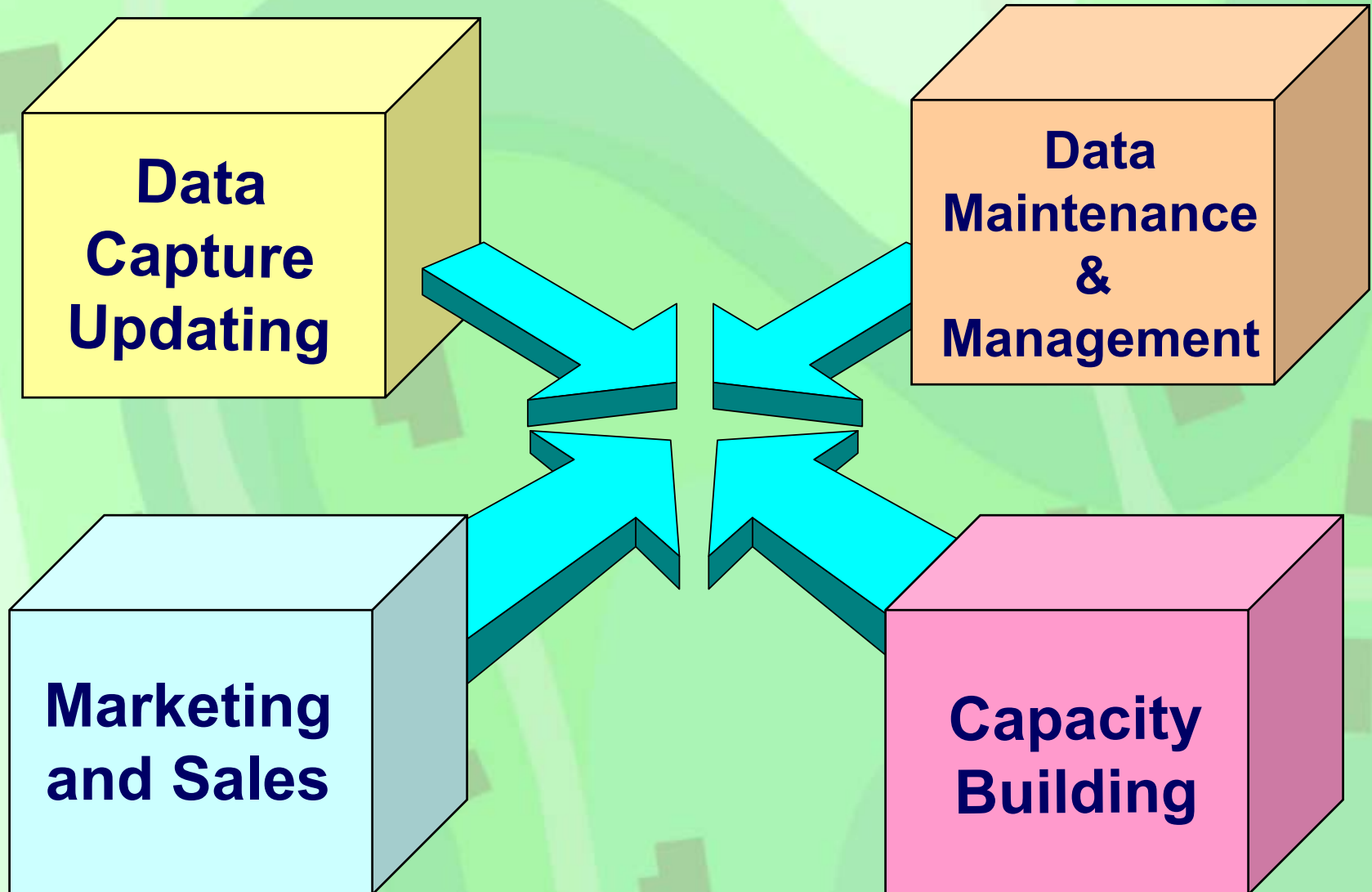
Proposal For Guidelines On PPP (II)

Possible Action

- Establishment of a task force
- Elaboration of comprehensive guidelines
- Possible involvement of EuroGeographics and UNECE REAG
- Draft paper to be presented at a WPLA Workshop Autumn 2003/Spring 2004
- Approval and publishing as UNECE-document in due course



PPP - Possible Areas for Collaboration





Possible Advantages of a Public-Private Partnership in Land Administration

- ☺ Improvement of procedures for setting up land registration in countries in transition
- ☺ Mutual economic benefits (outsourcing of work, delivery of value-added services) through appropriate business models, development of new market segments
- ☺ Increased flexibility of land registration services
- ☺ Promotion of use of geospatial base data for additional (e.g. private sector) customer groups
- ☺ Improved customer orientation of LA services, ...



To Be Considered:

- State guarantee for content of official land registers and cadastres
- Liability
- Legally relevant decisions
- Data protection, privacy, access to data
- Commercial competition, fees and charges
- Licensing, education, training
- Quality control/management

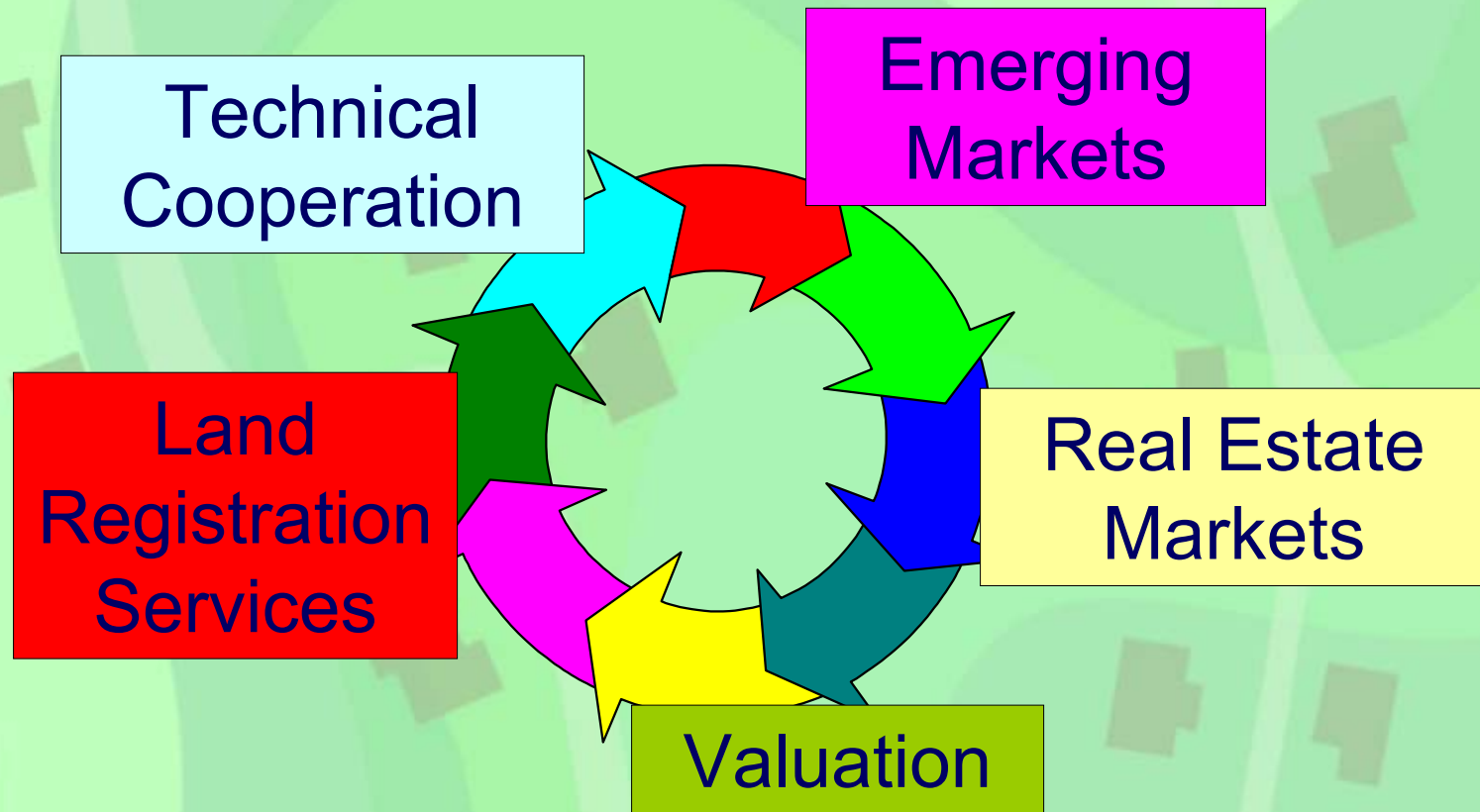


To Be Considered (cont'd)

- ☞ Lack of staff in public sector
- ☞ Constant pressure to fulfil enormous LA tasks in countries in transition
- ☞ Lack of organisational framework
- ☞ Lack of financing
- ☞ Missing of professional associations or chambers for the private sector
- ☞ Lack of legal framework ...



Private-Public Partnership Chance: Delivery of quality land management services to the public as common goal





VII

„33. Partnerships among countries and among all actors within countries from **public, private, voluntary and community-based organizations, the cooperative sector, non-governmental organizations and individuals are essential to the achievement of sustainable human settlements development and the provision of adequate shelter for all and **basic services.**“ ...**

The Habitat Agenda: Chapter II - Goals and Principles

Working Party on Land Administration