


Experiences from 10 years of Improving Land Administration in ECA

World Bank experience in the Europe and Central
Asia (ECA) Region

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1



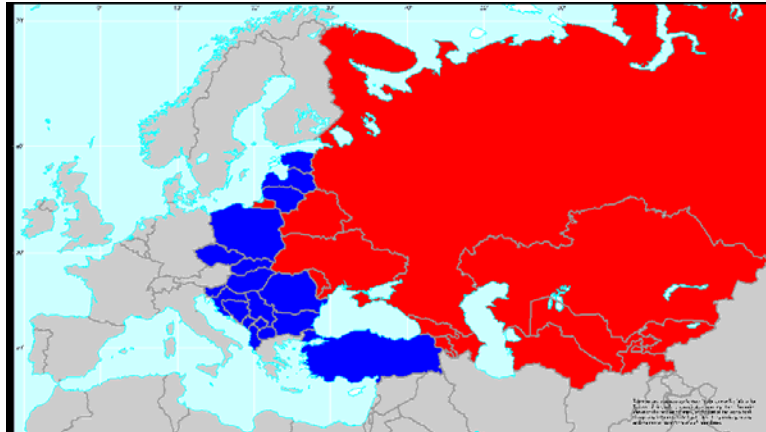
The ECA Land Assessment Paper

- ▶ Chapter 1 - A summary of the work program in ECA
- ▶ Chapter 2 - The Economic Impact of Land Administration Projects
- ▶ Chapter 3 - The lessons learned from the projects
- ▶ Chapter 4 - The Future Agenda
- ▶ Annex 1 - A list of all projects
- ▶ Annex 2 - A separate paper on land registration as a business, by John Manthorpe.
- ▶ Annex 3 - Details on the results of monitoring and evaluation of the projects.

2



CEE and CIS countries



3



Projects involving Land Administration in most countries



4



Activities within LAMPs Stage 1

- ▶ Focused on Land Privatization, especially farm restructuring.
- ▶ Business, housing and enterprise privatisation.
- ▶ Restitution of property rights

Bank funded projects in: Latvia, Estonia, Georgia, Armenia, Azerbaijan, Kyrgyz Republic, Ukraine, Tajikistan.



Activities within LAMPs Stage 2

Late 1990's *to date* mostly concentrating on the registration of property rights and encouraging land and property markets to operate. Including:

- Systematic registration
- Improving services through changes in work flows, procedures, IT systems, introducing service standards.

Bank funded projects in all countries of the region except Turkmenistan, Uzbekistan, Belarus, Czech Republic, Slovakia, Poland, Hungary.



Stage 3 – Our New Agenda

Once the data about land and ownership is available this provides the basis for further programs – including:

- ▶ Land Consolidation (Turkey, Bulgaria, Moldova, Albania, Estonia)
- ▶ Geo-information:
 - Monitoring land use for: climate change and environmental monitoring (INSPIRE directive); agricultural subsidies (eg. IACS); Natura 2000, pasture management, erosion or pollution monitoring, etc.
 - Therefore need Spatial Data Infrastructure (SDI), digital mapping capacity. (Croatia, Serbia, Montenegro....)
- ▶ The management of State and local government land and property (Azerbaijan,)
- ▶ Urban and rural planning (including building or use permissions and inspections). (Albania, Montenegro, Azerbaijan, Serbia, ...)
- ▶ Local government property taxes (and associated local government financing). (Slovenia, Bosnia,...)
- ▶ E-government – joined up government and improving governance

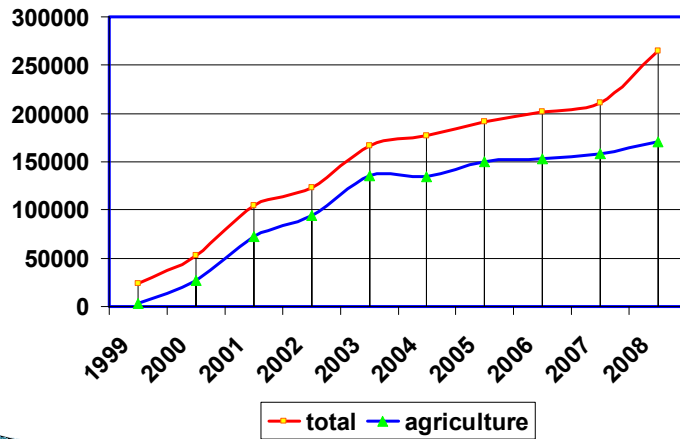


Micro level interventions in LAM have macro level impacts

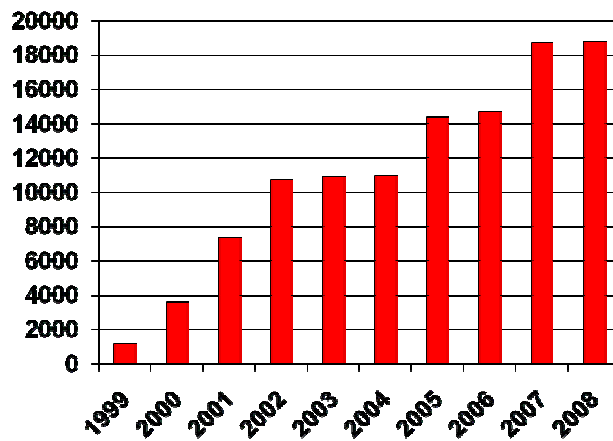
- ▶ Economist, May 29, 2003: Estimated that real estate markets contribute 15–25% of GDP in a developed country, while the share of global capital stock represented by real estate is estimated at two thirds.
- ▶ Throughout the region there was a massive ‘stimulus package’ as vast quantities of real estate were transferred to private hands at no, or nominal, cost, thus bringing huge sums into the economy.
- ▶ In Kyrgyzstan the annual number of mortgages doubled between 2002 (22,387) and 2007 (43,001) and value increased from \$85 m to \$1 bn. This represents about 30% of GDP in 2007.



Moldova Real Estate Market



Moldova Mortgage registry





Chapter 2 – Economic impact and the five linkages

- ▶ The paper goes into some detail to discuss the 5 linkages identified by Byamagusha that outlines the linkages between economic growth and real estate registration and how they worked out in the region:
 1. Land tenure security and investment
 2. Land title, collateral and credit
 3. Land markets, transactions and efficiency
 4. Labour mobility and efficiency
 5. Land liquidity, deposit mobilization and investment.



Chapter 3 – The lessons learned



Lessons Learned – 1. Institutions

- ▶ Ensure the basic **legal and institutional responsibilities** are in place – refinements to policy, law and regulation can be addressed as experience is gained. They may take a long time.
- ▶ A '**champion**' has the greatest impact – more so than legal frameworks, project designs or supervision.
- ▶ **Single agencies** covering both cadastre and the registration of legal rights are more efficient and more likely to succeed – they are preferable but not essential if it is not politically acceptable.
- ▶ **Support services** in valuation, surveying, legal advisory services, notarization and real estate agency will develop through market forces if you allow **private sector** involvement.
- ▶ Projects should contain a major focus on **training and human resource development**.

13



Lessons Learned – 2. IT systems

- ▶ **IT systems** are basic requirements in the modern day and can provide huge benefits in the quality, transparency and speed of service provision.
- ▶ IT system development requires strong support in **IT project management** capacity building.
- ▶ **Home grown IT systems** have been more successfully implemented than large internationally tendered contracts.
- ▶ IT systems require substantial periods for **piloting, testing and training** before being 'rolled out'.

14



Lessons Learned –3. Cadastre and Surveying

- ▶ Good use of **modern technology** (especially CORS, GPS, digital maps, orthophotomapping) can reduce costs and increase accuracy. Should aim for less than \$10 per parcel for systematic registration work.
- ▶ **Competition** brings down prices.
- ▶ **Systematic registration** (area by area complete coverage) is not always necessary. It can delay implementation of the land administration system – especially if traditional or overly complex surveying methods are used.
- ▶ **Sporadic registration** (on a case by case basis as transactions occur) should be implemented as a priority.

15



Lessons Learned –4. A Service Industry

- ▶ Focus on providing customer service according to publicised **service standards**. (Aim for instant access to information, preferably on-line, and one day registration.)
- ▶ Be responsive to professional users – they often drive the need to reform.
- ▶ Office designs, workflow procedures and automation can help to reduce corruption and improve efficiency of service.
- ▶ Land Administration can be a self-funding, revenue generating activity run along business lines providing good services to customers.
- ▶ The public need to be informed (through public awareness campaigns), interviewed (through customer surveys) and provided with quick and up to date service, preferably on-line.
- ▶ The results of projects need to be measured and analysed regularly. (Monitoring and Evaluation Systems in place).

16



Chapter 4 – The Future Agenda



I. Completion of Property Registers and Cadastres

- ▶ Basic privatization and land reform in countries that still need it: Turkmenistan, Belarus, Kazakhstan, Ukraine, Tajikistan.
- ▶ Completing the cadastre and improving registration services – especially transparency, speed and e-services.
- ▶ Promotion of the real estate market through greater private sector involvement in surveying, valuation, estate agency, legal services and credit provision.



2. An Integrated Approach to land Management

Once the basic Cadastre is in place:

- ▶ Monitoring land use, the environment and the effects of climate change.
- ▶ Land consolidation as part of a rural development program.
- ▶ Improvements in Urban and Rural Planning, including projects to resolve problems of informal development.
- ▶ The management of State and Municipal Property.
- ▶ Local financing through property taxes.
- ▶ Valuation and real estate agency.

19



3. New products and services

- ▶ Standardised spatial information to improve interoperability. (Spatial Data Infrastructure). Especially for local government.
 - Transport, Emergency services, Utilities, Health and Social Services, Education, etc.
- ▶ Creating refined information from unrefined data – value added. Especially through the private sector.
 - Retail outlets, location of wireless services, in-car navigation systems, tourist services, etc.
- ▶ EU accession requirements or recommendations (IACS, INSPIRE, NATURA 2000, etc.)

20



4. Management and the use of space through technology

- ▶ Continuously Operating Reference Systems for GPS.
- ▶ Digital mapping capacity for acquiring and maintaining digital maps.
- ▶ Geographic Information Systems – including for urban planning, forest or pasture management, flood control systems, etc.
- ▶ On-line services for public information and service provision. (e.g. To establish a business or locate land for development. To trace progress with development applications, building permitting, etc.)

21



5. Support Governance and the Quality of Service Provision.

- ▶ E- government. A general trend to improve governance, accountability and quality of services in all sectors.
- ▶ In Land administration it's coming in stages:
 - E-information
 - E-registration
 - E-conveyancing

22



ECA Lessons Learnt Workshop

- ▶ Location: G building at junction of 18th and G street. Room G5-120. (5th floor)
- ▶ Time: Tomorrow: 08.45 to 14.30.
- ▶ Each session will be initiated by a short presentation and lead into a discussion session. Informal - focus on discussion.
- ▶ 08.45-09.00. Arrival. Refreshments available.
- ▶ 09.00-09.10. Welcome from Elizabeth Huybens. WB. Balkan region.
- ▶ 09.10-10.10. The Business of Land Administration. Maria Ovdii. (Moldova).
- ▶ 10.10-11.10. The new agenda. Gavin Adlington (WB) and Zeljko Bacic (Croatia).
- ▶ 11.30-12.30. Systematic registration. Helge Onsrud. (Norway).
- ▶ 12.30 - 13.30 Lunch will be provided.
- ▶ 13.30-14.30. The development of information technology for land administration. Peter Rabley. (ILS - USA).