

# FIG Working Week 2017

## Eastern European Success Story in Developing Land Administration Systems

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### How to fix a Land Agency in One Year

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## Post Soviet Land Reforms and Land Administration

- **First phase of reforms – Privatization of Land/Real Estate**
  - Privatization of apartments, state enterprises, Agriculture Land; non-agriculture/urban land
- **Second phase of reforms – institutional changes, establishment of cadastre and registration systems**
  - Development of relevant legal framework and regulations;
  - Establishment of registration and cadastre institution
- **Third phase of reforms – Development of Land Management systems**
  - Development of Urban and Rural Planning;
  - Development of Land use Monitoring System

## Core Principles for Land Administration

- **Land administration should be separate from land management function;**
  - It should be differentiated between land administration (cadastre and registration) and land management functions (land use monitoring, urban/agricultural land use planning, land sale)
- **Registration Institution should operate as unified entity and be self-financed;**
  - Agricultural and nonagricultural land, buildings; Public, private, municipal property should be registered in one institution;
  - Land Administration institution should be self-financed
- **Institution should be independent in internal decision making;**
  - The Institution should operate as an independent, unified body which is free in internal decision making
- **Number of functions should be delegated to private sector**
  - Private sector is an important market player in providing cadastre and registration services

# Success Stories in Land Administration in Eastern Europe and Central Asia – Georgia Case

Before reform

- **Property registration was conducted by number of agencies**
  - State Department of Land Management - Land/Real Estate registration, mainly Agriculture Land, Cadastre;
  - Bureau of Technical Inventory - Urban Areas and Apartments;
  - Chamber of Notaries - Lien Registry
- **Registration Procedures**
  - Registration Procedures and Timeline were not defined by Legislation. The system was bureaucratic with extremely high level of corruption
- **Land management and land administration functions were not separated;**
  - The same agency was in charge of property registration and land use control
- **Registration system was not under the vertical management scheme;**
  - Registrars were appointed by the approval of Local Governors
- **Financing**
  - Registry was funded by State Budget;
  - Registry Staff were not motivated and poorly paid

# Success Stories in Land Administration in Eastern Europe and Central Asia – Georgia Case

## Implemented Reform

- **Institutional**

Establishment of National Agency for Property Registry – all registration institutions like State Department of Land Management, Bureau of Technical Inventory, Chamber of Notary (for Lien registry) were integrated into one Agency. NAPR became a legal entity of public law with some independence from government vertical; Registrar became independent from local government and responsible on its decision

- **Legal**

New laws and regulations were enacted that specified registration procedures and service timelines. According to the new law, registration of municipal and church property, as well as object under construction can be registered; Law also defines rights on property subject to independent rights like pipelines, line constructions.

- **Administrative**

Agency selected qualified professionals who were offered increased salaries. Self-financed system was developed and Fast-Track service was introduced

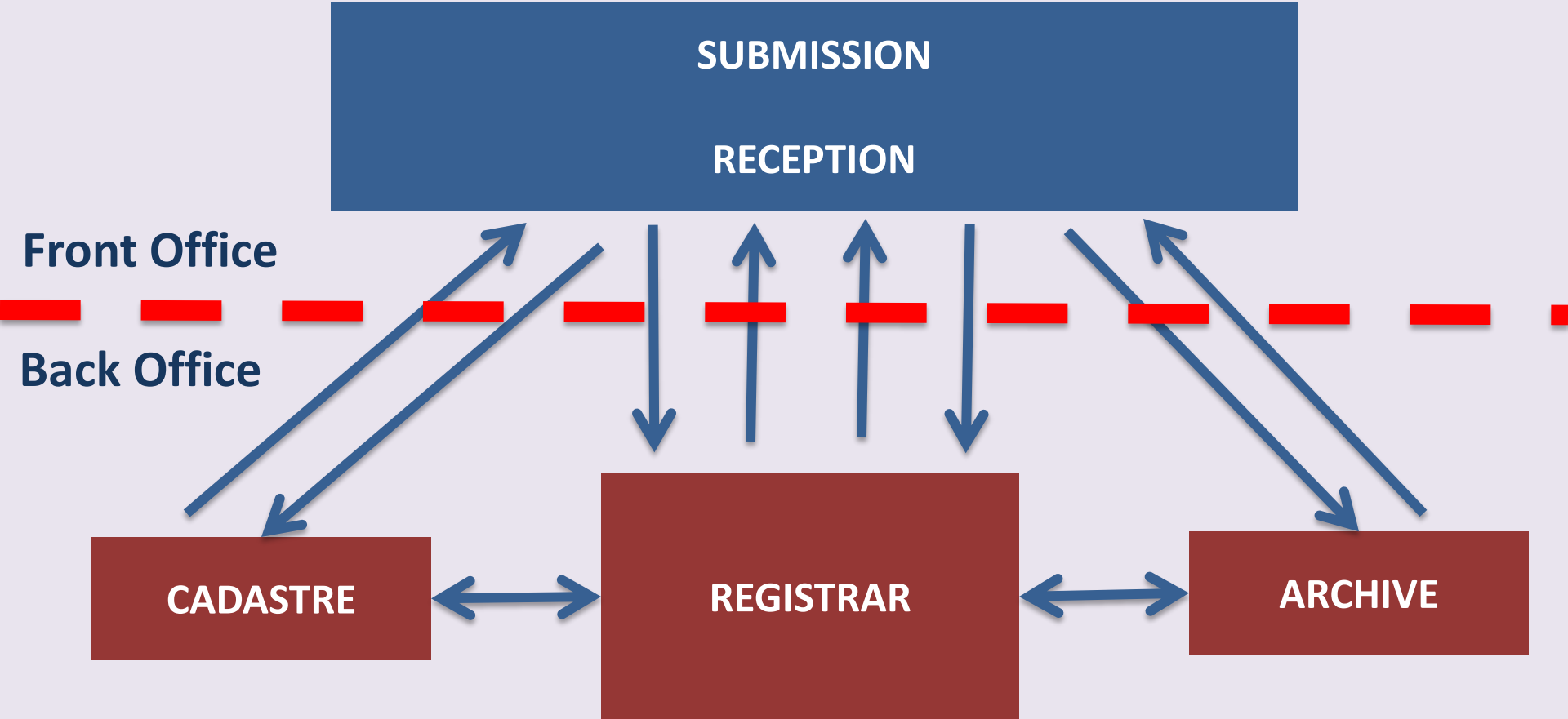
- **Technological**

Based on Registration Software developed by NAPR, E-Registration System was introduced that ensured accessibility to public information through internet as well as established opportunity for conducting online operations



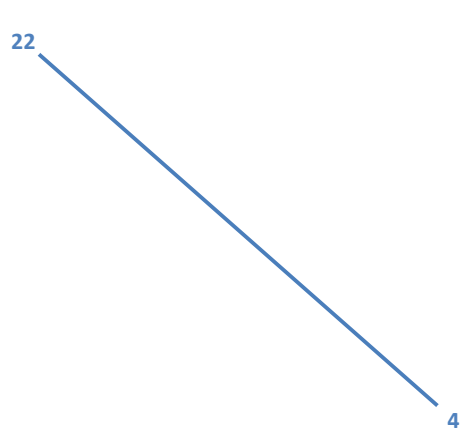
# Document Flow in Tbilisi Registration Office

After reform



# Results of the Reform

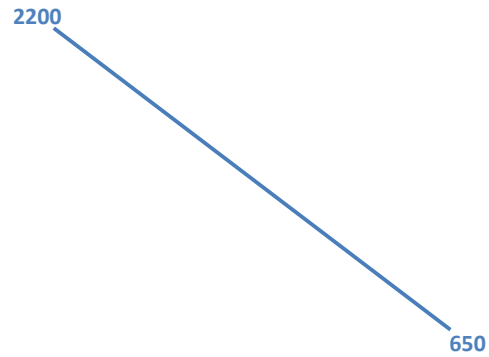
## Steps for registration in the registry



2004

2005

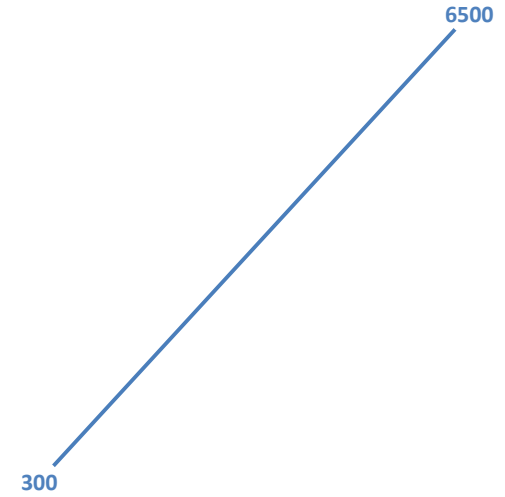
## Number of employees



2004

2005

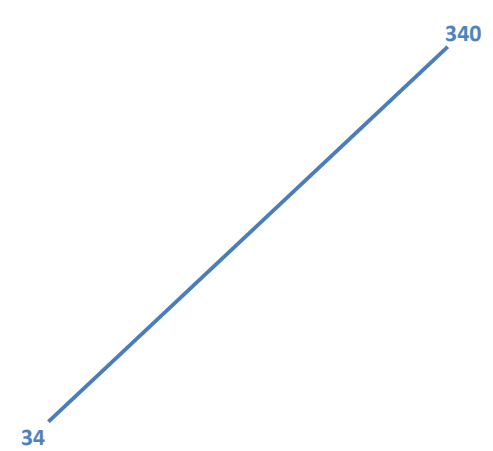
## Income of the registry in thousand USD



2004

2005

## AVERAGE SALARY IN USD



2004

2005



# The key reasons that make reforms in one year possible

- **Government Commitment to the reforms**
  - Government commitment to improving public services and eradicating corruption
  - While property registry reform was unique, it was part of comprehensive and all-inclusive reforms in the country
- **Clear mission, vision and strategy for the reforms**
  - The reform team elaborated mission, vision and strategy;
  - Planned reforms were broadly discussed with stakeholders
- **Leadership**
  - The reform team had highly qualified and motivated leadership
- **Assistance from the donor organizations**
  - The reform was supported by World Bank, FAO, USAID, UNDP, SIDA, KFW, GIZ

**Thank you for your attention**

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