FIG e-Working Week 2021

CONCEPT NOTE

JOINT FAO-FIG SESSION

Real Estate Registration and Cadastre - Practical Lessons and Experiences

21-25 June 2021

The Food and Agriculture Organization of the United Nations (FAO) and the International Federation of Surveyors (FIG) have, under their Letter of Agreement (LoA), agreed to organize at least two joint sessions during the virtual FIG e-Working Week 2021, each with specific objectives. Under the FAO/FIG Letter of Agreement, the general objective is to disseminate and support implementation/application of the VGGTs, raise awareness, develop capacity, engage professional, academic and teaching institutions, and develop partnerships between FAO and FIG surveyors towards improved governance and application of the VGGTs. Given the current COVID-19 pandemic situation, the decision was made that the 2021 FIG Working Week will take place virtually, thus making the protracted challenges and uncertainties caused by the pandemic an opportunity for engaging with new prospects of knowledge exchange, and being accessible from all over the world.

The overall theme for FIG e-Working Week 2021 is 'Smart Surveyors for Land and Water Management - Challenges in a New Reality'.

Session Objective:

The session objective is to present practical lessons and experiences in implementing Real Estate Registration and Cadastre projects and have an open discussion on the key challenges and hot topics in the coming years.

There are many excellent examples where improved property registration systems have contributed towards improving the economic and social wellbeing of the population. In those countries that have established and maintained successful real estate registration systems, the improvements are usually part of a bigger national reform aimed at improving the economy, eliminating corruption and improving the wellbeing of the population. The leadership from the government at a senior level is crucial. Although establishing an effective cadastre and registration system will not make the economy work and provide social benefit on its own, the failure to have such systems makes it much more difficult to improve economic development and social cohesion.

Clearly there are other, probably more important, issues that keep many countries poorer than they need to be, such as war and internal conflicts, a lack of the rule of law, corruption, dictatorial rule or mafias, but the lack of secure property rights and a registration system that helps government to manage land effectively and facilitates the use and benefits to society is a key issue. The covid-19

pandemic not only created new challenges to all countries, but deepened the pre-covid-19 existing challenges.

Secure tenure is linked to multiple Sustainable Development Goals, such as SDGs 1, 2, 5, 12, 15, 16. It is a fundamental safety net and basis for empowerment for vulnerable women and men around the world. It's an essential precursor to many land-based climate change mitigation and adaptation strategies, an enabler of food security, the basis for infrastructure and economic growth. The clock is ticking and the little time left till 2030 to achieve the global objectives requires sharing good practices, lessons learned and working together.

The session will include a presentation of the eBook*: Real Estate Registration and Cadastre. Practical Lessons and Experiences* to raise awareness about the book and how it can be used, share lessons learned and to look forward, followed by "Difficult questions asked by the audience".

The presentation of the eBook aims to raise awareness about the book and how it can be used, share lessons learned and to look forward, as the new challenges, such as covid-19 pandemic, create new opportunities. Some countries managed to respond fast to the new health, social and economic challenges, while others were left behind and the existing gaps became even bigger. The eBook has been published online in March 2020 on the web site: https://gadlandreg.com and since then it has been reviewed and frequently downloaded by almost 2,500 different people from 118 different countries by January 2021. The book focuses on practical experiences in projects - establishing, and making sustainable, real estate registration and cadastre systems in countries that needed to make changes or to establish their systems for the first time.

The intended audience is those who would lead or be involved in such projects or programs, including senior staff in government agencies and team leaders from financing partners or bilateral donor agencies and consultants (local or international) working in the sector. The eBook can be used as the basis for training, taking one chapter at a time, or for a workshop lasting two or three days, or just for reading about experiences and lessons learned in other projects and programs. The eBook gives the reader a good basis to 'do it yourself' rather than wait on multiple visits by foreign visitors – something that is increasingly more difficult in the current times.

The nine chapters of the e-book are logically split as follows:

Chapter 1 *The purpose of these training materials – an introductory chapter* explains why real estate registration is important from an economic and social perspective and what such systems look like and achieve. Chapter 1 also addresses the key considerations when implementing projects within the sector.

Chapters 2-5: These chapters provide the overall considerations and lessons for preparing, implementing and managing a project that is geared at reforming the sector.

- Chapter 2 *Know Your Country, Know Yourself and Know Your Team*
- Chapter 3 *Preparing a Project or Reform*
- Chapter 4 *Implementing the Project of Reforms – the 9 C's*
- Chapter 5 *Project Management and Institutional Development*

Chapters 6-8: There are three key technical elements in any project to introduce or reform a registration or cadastre system: the law and property rights; the surveying and property boundaries;

and the computer systems that ensure the registration and cadastre system functions well in the modern environment. Thus, three chapters written by the specialist in these specific fields are included.

- Chapter 6 *Legal Framework*

- Chapter 7 *Boundaries and Cadastral Survey*

- Chapter 8 *IT Systems for Cadastre and Property Registration*

Recently the RICS invited the authors to produce a shorter version as an 'Insight' paper that builds upon the knowledge, understanding and wisdom found in the eBook. Dictionary.com refers to: 'knowledge' as an acquaintance with facts, truths or principles; 'understanding' as the comprehension and personal interpretation of the knowledge; 'wisdom' combines knowledge and understanding with just judgement as to acts; and 'insight' as seeing into the inner character or the underlying truth. 'Insight' requires an accurate and deep understanding. Much of the content of the eBook provides the required knowledge and wisdom, including much of the basic theory, many empirical examples and a detailed annex with a literature review.

Expected Outcome:

Shared knowledge, good practices and lessons learned in implementing Cadastre and property registration projects and discuss the new challenges, which created also new opportunities to better and faster respond to crises, such as covid-19 pandemic. It is expected that the session will improve knowledge about the future trends in property registration and cadaster and the role of land administration authorities in supporting the post COVID-19 recovery plans towards achieving the SDGs.

E-Session Programme

Co-Chairs: TBD (FIG & FAO)
Rapporteur: TBD

TIME	DESCRIPTION
5 minutes	**Opening** *Speaker TBD*
35 minutes	**eBook: Real Estate Registration and Cadastre. Practical Lessons and Experiences** *(FIG 2021 article ID 11110)* **Panelists:** - **Overall considerations and lessons for preparing, implementing and managing a project for Property Registration and Cadastre,** *Presenter Gavin Adlington, UK* - **Legal Framework,** *Presenter Gavin Adlington, UK* - **Boundaries and Cadastral Survey,** *Presenter Gavin Adlington, UK* - **IT Systems for Cadastre and Property Registration,** *Rumyana Tonchovska, UN FAO, Italy* - **Land Information Services,** *Robin McLaren, UK*

45 minutes	**HARD TALKS - Open Q&A and discussion** based on interventions from the participants
5 minutes	**Wrap up**

For more information see: *https://gadlandreg.com*