

FIG Commission 3 Workshop
Mainz 2009

**Sustainable Land
Management and
Spatial Planning –
The WPLA Approach**

Peter Creuzer

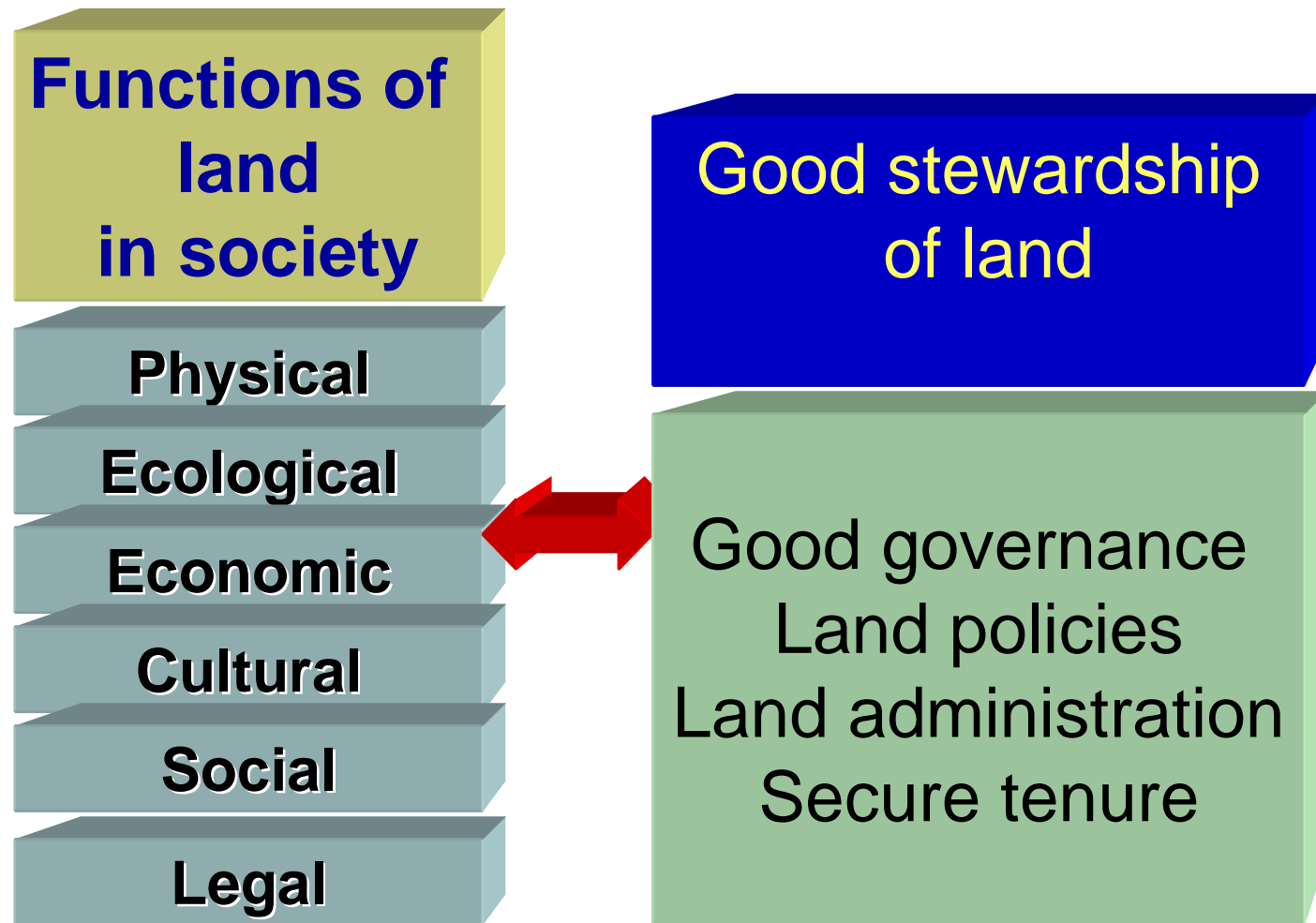
2 February 2009



„ ...Countries with different histories, cultures and environments share common aspirations for certainty and for growth. A framework of land and property laws that recognize the rights and duties of the individual, but also the shared concerns of the wider community, is essential, if these aspirations are to be realized.“

UNECE: Social and Economic Benefits of Good Land Administration

Land and Society



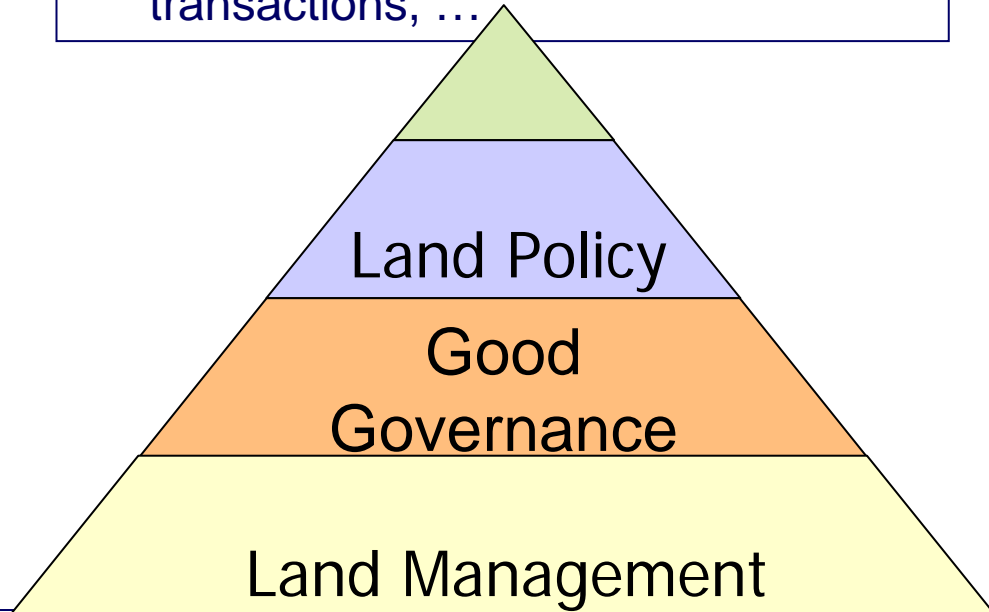
From: Land Administration in the ECE-region - Development Trends and Main Principles, ECE/HBP/140

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)

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



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

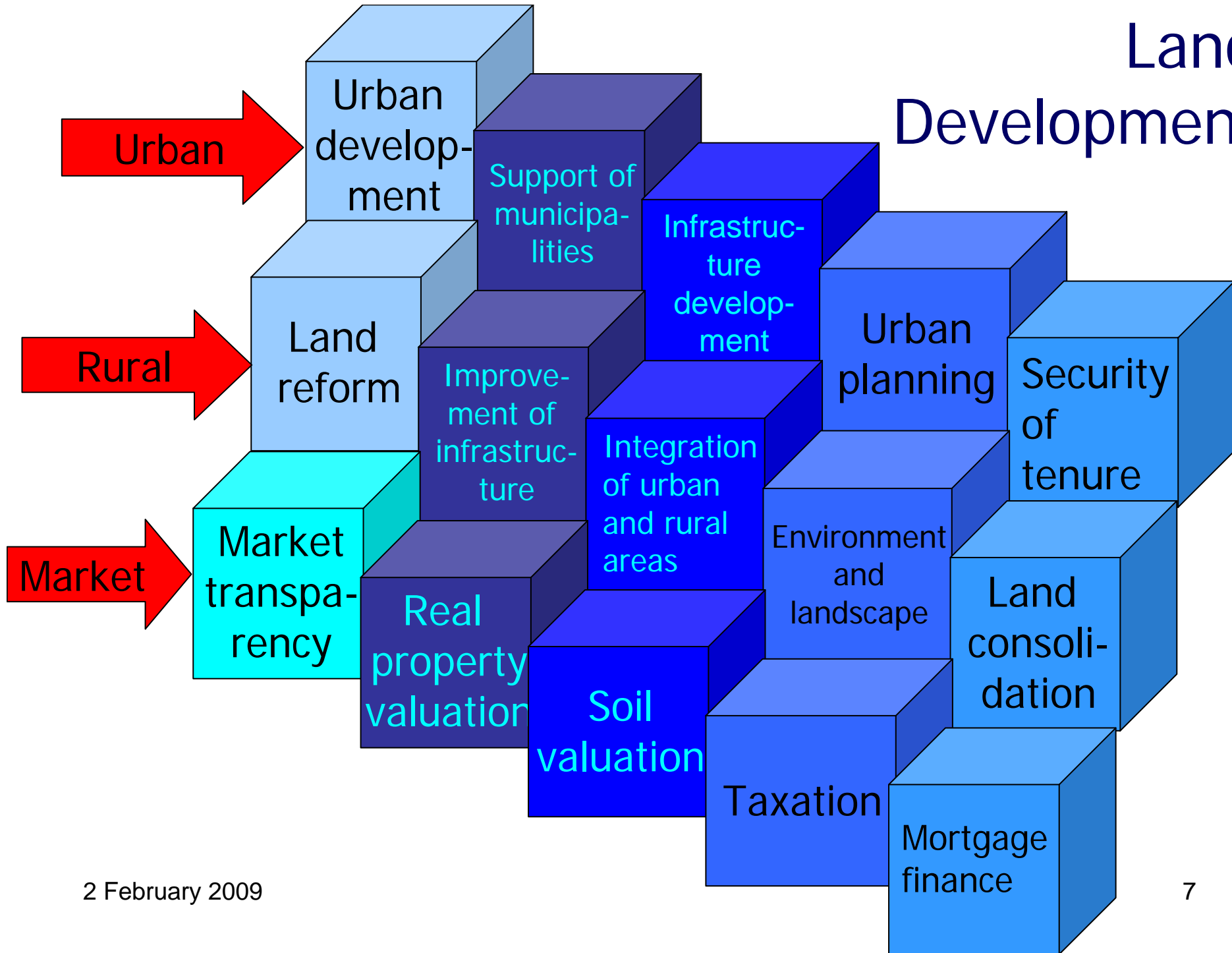
- R&D
- Capacity building
- SDI
- Exploitation of **geospatial data**, ...

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 Development



Housing Policy

1. Land is a key asset for the rural and urban poor!
2. Policies on social cohesion and security in urban and rural areas may require:
 - ✘ Redistribution of responsibilities and setting up of PPP arrangements
 - ✘ Reengineering and improvement of spatial information systems
 - ✘ Support of land management activities

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>

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

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 its 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.
- Reliable, accurate and up-to-date spatial datasets are a critical precondition for sustainable land management!
- International cooperation in land management is a necessary step towards harmonisation.