

NAPR



Workshop on Institutional Framework
for Securing Real Property Rights

11 - 12 May, 2006



UNECE WPLA

Tbilisi, Georgia



David Egiashvili,
Chairman of NAPR

The National Agency of Public Registry of Ministry of Justice of Georgia has the honor and pleasure of organizing and hosting the Workshop of the Working party on Land Administration of the United National Economic Commission for Europe (UNECE WPLA) in Tbilisi, Georgia.

Workshop invited representatives of government institutions and agencies, civic society, private sector academic and research institutions from 25 countries as well as representatives from international donors and development organizations to discuss the Institutional Framework for Securing Real Property Rights. The Workshop will be devoted to review of the development of institutions dealing with the real property rights registration; discuss the possibilities for enhancement of security of real property rights, and propose on solutions for improvement of services for the customers.

The workshop will focus on the issues concerning the development of unified, easy, transparent and customer oriented registration system. The workshop will allow participants to get introduced to the achievements of different countries in property rights registration system, share knowledge and best practices, compare different systems and give recommendations for progress on specific issues like appropriate legal framework, property market development, suitable institutional setting and E-governance.

Experiences and perspectives of the different countries imply remarkable success of the reform process in terms of significant improvement of property rights registration. Property rights registration does not represent only recording of rights on assets. It represents powerful instrument to facilitate the growth of country economy through property market development. That's why continuous development of the system is the major precondition for economic development of countries.

Sincerely,
David Egiashvili

Michael Kunz
Environment and Human Settlements Division
United Nations Economic Commission for Europe (UN/ECE)



On behalf of the secretariat of the United Nations Economic Commission for Europe, I would like to thank the host authorities of Georgia for organizing this workshop in Tbilisi. I would like to express particular appreciation to the Ministry of Justice of Georgia and the National Agency of Public Registry and their staff for organization of this workshop.

The issue of the institutional set up is a fundamental aspect of an effective land administration system. It is generally accepted that the state must have a dominant role in setting up and operating a cadastre or land registration system. Resources in the private sector can be used to supplement the work of the public sector through public-private partnerships. The influence and extent of involvement of the private sector differs between countries. Public-private partnerships occur in different forms throughout the member countries of the United Nations Economic Commission for Europe (UNECE).

Land administration services strongly relate to the areas of responsibility of many ministries and government organizations such as: real property taxation; environmental protection; agriculture; forestry; urban and housing development. In theory, public agencies are able to combine data from different sources, share spatial information, develop a spatial information market policy for cost recovery, improve cooperation with potential users and the private sector, and develop the 'e-market' and related value-added services. In practice, this is not so easy because of coordination problems and discontinuities in both the vertical and horizontal flow of information.

The main reasons for the lack of cooperation and coordination are common to almost every country. They include the existence of different short-term priorities in each ministry and organization; attitudes of mind; and concerns over copyright and financial matters. There may be technical issues (such as a lack of information technology and deficiencies in the national spatial data infrastructure); uncertainty over legal responsibilities for coordination; or a lack of specialized knowledge and experience. There may also be competition between different ministries and organizations, thus preventing a land administration system from working effectively and resulting in much overlap in land administration activities. This leads to less efficient governance and creates additional expense and delays in implementing projects.

Because of these potential conflicts, evolving national land information systems have often been driven more by the strength of the individual officials involved than by an objective assessment to determine the best institutional arrangements. There is an inherent danger that if one organization is designated as the lead agency it will have its own priorities and give less weight to other interested parties. Historically, in many countries the various professions involved in managing land and its resources have had different visions of what is most important and this has resulted in conflicting priorities and a fragmented approach to land matters.

One way to ensure closer cooperation between government bodies is to establish a high-level land administration coordination board. Such a board can help to coordinate the administration of land and the environment and can develop policies for handling land-related data that are in line with those of the national government and its various ministries. It can help to reduce overlaps between ministries, increase efficiency, and provide a forum in which improvements to land administration services can be discussed in the light of changing circumstances and any consequent need to amend the law. It can also recommend policies for archiving data that may be needed in the long-term national interest. It can also address matters of personal privacy and the confidentiality of data in order to protect the interests of private citizens.

Finally, I would like to state that the ECE secretariat is looking forward to continue our cooperation with the land administration authorities of Georgia and to wish all participants successful discussions and good results at the Workshop.

Sincerely,
Michael Kunz

AGENDA

THURSDAY, 11 MAY

09.00 - 09.30 Registration

09.30 - 10.15 Opening of the Workshop: Mr. David Egiashvili, NAPR Chairman

Welcoming Address: Mr. Gia Kavtaradze, Minister of Justice of Georgia
Mr. Michael J. Kunz, Representative of the UNECE Secretariat, Associate Economic Affairs Officer for the UNECE Environment, Housing and Land Management Division
Mr. Peter Creuzer, Chairman of the Working Party on Land Administration, UNECE Nomination of chairpersons

10.15 - 10.35 Keynote speech by Mr. Kakha Bendukidze, State Minister of Georgia

10.35 - 11.00 Coffee Break

Part 1: Case study of institutional framework for improved land administration

Chairperson: Mr. Peter Creuzer, Chairman of the Working Party on Land Administration, UNECE

11.00 - 11.20 Mr. David Egiashvili, NAPR Chairman
"Institutional Reform in Georgia"

11.20 - 11.40 Prof. Dr. -Ing. Holger Magel, President of International Federation of Surveyors (FIG), Germany
"From Secure Tenure towards Urban and Rural Land Management about FIG's role securing the needs of politics and societies"

11.40 - 12.00 Mr. Kestutis Sabaliauskas, General Director, State Enterprise Centre of Registers, Lithuania
"Institutional Framework of Real Property Registration System in Lithuania"

12.00 - 12.30 Questions and Discussions

12.30 - 14.00 Lunch Break

Part 2: Case study from Caucasian countries

Chairperson: Mr. Kestutis Sabaliauskas, *Director General, State Enterprise Centre of Registers, Lithuania*

14.00 - 14.20 Ms. Tea Dabrundashvili, NAPR First Deputy Chairman, Georgia,
"Tbilisi Registration Office Reform"

14.20 - 14.40 Mr. Hayk Sahakyan, Head of International Cooperation and Cadastral Projects' Implementation Division, State Committee of the Real Property Cadastre, Armenia.
"The Armenian Experience On The Cadastre System".

14.40 - 15.00 Mr. Ilham Bayramov, Deputy Chief of the State Register Service of Real Estate under the Cabinet of Ministers, Azerbaijan
"Registration Body of Immovable Property Rights In Azerbaijan".

15.00 - 15.20 Mr. Huseynli Rafiq, State Committee of Land and Cartography, Azerbaijan
"Importance of State Land Cadastre in Administration of Land Relations".

15.20 - 15.30 Questions and Discussions

15.30 - 16.00 Coffee Break

16.00 - 17.30 Visit to Tbilisi Registration Office

19.30 Welcoming Dinner

Part 1: Case study from Central Asia

Chairperson: Mr. Vazha Chopikashvili, Head of Registration Office, NAPR

10.00 - 10.20 Mr. Mahmoudjon Khabirov, Vice Chairman of State Land Committee of the Republic of Tajikistan "Recent Developments in Land use-rights in Tajikistan"

10.20 - 10.40 Mr. Ake Olson, Project Manager, Swedesurvey, Sweden
"Cadastre Project and Other Cadastre Related Projects in Tajikistan"

10.40 - 11.00 Mr. Tommy Österberg, Technical Director, Swedesurvey, Sweden
"Swedesurvey experiences of cadastral development in countries in Eastern Europe and Central Asia".

11.00 - 11.30 Questions and Discussions

11.30 - 12.00 Coffee Break

Part 2: Case study on improving customer service

Chairperson: Ms. Tea Dabrundashvili, First Deputy Chairman of NAPR, Georgia

12.00 - 12.20 Mr. Marcus Mackenzie, Edinburgh Customer Service Centre Manager, Registers of Scotland
"Institutional framework Improving Customer service in Registers of Scotland"

12.20 - 12.40 Mr. Rik Wouters, Regional Manager, International Cadastre System, Netherlands
"Online Cadastre"

12.40 - 13.00 Questions and Discussions

13.00 - 14.30 Lunch Break

Part 3: Experience from other countries

Chairperson: Prof. Dr. Thomas Joachim, President of International Federation of Surveyors, FIG, Germany

14.30 - 14.50 Mr. Batbileg Chinzorig, Project Manager, Capacity Building in Human Resources Development to Strengthen the Land Administration Sector in Mongolia
"Institutional Reform in Mongolia"

14.50 - 15.10 Mr. Sedat Bakici, Head of Department of Geodesy and Photogrammetry General Directorate of Land Registry and Cadastre, Turkey
Mr. Şinasi Bayraktar, Deputy of General Director General Directorate of Land Registry and Cadastre, Turkey
"Turkish Land Registry and Cadastre System"

15.10 - 15.30 Adoption of conclusions and recommendations Concluding of Workshop

SPEAKERS



David Egiashvili

Chairman of the National Agency of Public Registry of Ministry of Justice, Georgia

Mr. Egiashvili has been involved in the development of cadastre and registration system since 1997. Mr. Egiashvili's recent professional experience implies working as the Head of the Office of International Relations of the State Department of Land Management during 1999 - 2003 and as a Head of Office of Contracting and Monitoring of the State Department of Land Management during 1997-1999. During 1997 - 2005 Mr. Egiashvili was the National Project Director of the UNDP "Land Management" Project.

Since November 2005 Mr. Egiashvili is the Member of the Bureau of the Working Party on Land Administration of the United Nations Economic Commission for Europe - UNECEWPLA.

Mr. Egiashvili's educational background comprises Diploma of Economist with Honour, Diploma of Lawyer and Postgraduate Studies in Economics.

- **Title of the presentation: Institutional Reform for Development of Property Rights in Georgia**



Prof. Dr.-Ing. Holger Magel

President of International Federation of Surveyors, FIG, Germany

2003-2006 he is the President of the International Federation of Surveyors (FIG).

Mr. Magel is the Program director of the international postgraduate Master's Program in Land Management and Land Tenure at TUM.

He is the President of the Bavarian Academy for Rural Areas since 1994, Chairman of the working group "Urban and rural Land Readjustment and Land Policy" of the Deutsche Geodätische Kommission (DGK) (German Geodetic Commission) at the Bavarian Academy of Sciences, Chair of the UN Habitat Professionals Forum, Member of the advisory board of the Bavarian state spatial planning, Member of the Bavarian environmental panel, Chairman of the German working group for village renewal of the Bund-Länder Arbeitsgemeinschaft Landentwicklung from 1984-1995.

In 1978 he worked in Bavarian State Ministry of Food, Agriculture and Forestry, chief of divisions for village renewal, landscape planning in rural development. In 1993 he was the Honorary professor for rural development at Technical University of Munich. In 1995 he was Head of the Rural Development Department and Director General of the Bavarian Administration of Rural Development.

In 1998 he appointed as full professor and Chair of Land Readjustment and Land Development and as Director of the Institute of Geodesy, Geoinformation and Land Management.

He has a degree of a Doktor-Ingenieur of Technical University of Munich..

- **Title of the presentation: From secure tenure towards urban and rural land management - about FIG's role serving the needs of politics and societies**



Kestutis Sabaliauskas

Director General, State Enterprise Centre of Registers, Lithuania

From 1997 until now Mr. Sabaliauskas is the Director General of the State Enterprise Centre of Registers and takes responsibility of the entire management of the enterprise, its strategy, planning and organisation of activity. He is well familiar with the developments in the real property administration and land information systems, operation of real property cadastre and register system in many western and eastern European countries. Participates and presents papers in the international workshops and conferences.

He is the member of the Eurogeographics Management Board, takes part in the activities of the UN ECE Working Party on Land Administration (WPLA), the European Land Information Service (EULIS) Programme and the European Land Registry Association (ELRA).

He graduated from Kaunas Polytechnics Institute (Lithuania) and obtained a degree of an engineer mathematician.

- **Title of the presentation: Institutional framework of real property registration system in Lithuania**

Tea Dabrundashvili

First Deputy Chairman of National Agency of Public Registry of Ministry of Justice, Georgia



Ms. Dabrundashvili is The First Deputy Chairman of National Agency of Public Registry of Ministry of Justice, Georgia, since 2004 She made her Master's Degree in Land Management and Land Tenure in Urban and Rural Development at the Technical University of Munich, Germany. Her education background comprises diploma of Lawyer from Tbilisi Juridical Institution (1999) and Diploma of Philologist of English Language and Literature from Tbilisi State University (1995).

In March 2003 Ms. Dabrundashvili underwent internship at GTZ Headquarter in Eschborn, Germany working on the paper "Comparison of the existing Situation on Land Issues in Romania and Georgia"

Her professional career implies working as an Administrative Manager of UNDP Project 'Land Management' during 1998 - 2002; as a Chief Specialist Office of Foreign Relations at the State Department of Land Management of Georgia in 1998 -1999, as an Assistant to Director at the Training Center for Judges at the Ministry of Justice of Georgia in 1996 -1998.

- **Title of the presentation: Tbilisi Registration Office Reform**

Hayk Sahakyan

*Head of the Division of International Cooperation and Cadastral Projects'
State Committee of the Real Property Cadastre of the Government of the Republic of Armenia*



Mr. Sahakyan graduated from the Yerevan State University, School of Economics in 1995 with Master degree in Mathematical Economics.

In 1998 he completed the Post-Graduate school of the Economic Research, Institute of the Ministry of Finance and Economy of Armenia with the degree of Doctor of Economics.

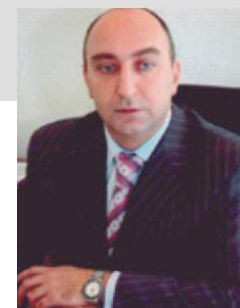
He has been working at the State Committee of the Real Property Cadastre of the Government of the Republic of Armenia as a Head of the Division of International Cooperation and Cadastral Projects' Implementation since 1998.

Bureau Member of the UN ECE Working Party on Land Administration.

- **Title of the presentation: The Armenian Experience on the Cadastre System**

Ilham Bayramov

*Deputy Chief of the State Register Service of Real Estate
under the Cabinet of Ministers of Azerbaijan*



Mr. Bayramov's recent professional experience includes working at the State Committee on Land and Cartography of Azerbaijan and at the National Academy of Sciences of Azerbaijan.

He graduated from the State University of Moscow, Faculty of Agrochemistry and Soil Science.

- **Title of the presentation: Registration Body of Immovable Property Rights in Azerbaijan.**

SPEAKERS



Huseynli Rafiq

*Head of the Main Board of Geodesy and Cartography,
State Land and Cartography Committee, Azerbaijan*

Mr. Rafiq has been working for the State Land and Cartography Committee for years. His current occupation is Head of the Main Board of Geodesy and Cartography. His professional experience includes working at Azerbaijan Geodesy and Cartography Committee Geoinformation Centre as well as at the Association for Geodesy, Aerophotogeodesy and Cadastre Reforms. Mr. Rafiq has a technical background that allows him to implement land reform and build up GIS and cadastre system in Azerbaijan.

Mr. Rafiq has received degrees in engineer topography at Moscow State University of Geodesy and Cartography and at Baku Polytechnic School.

● **Title of the presentation: Importance of State Land Cadastre in Administration of Land Relations**



Mahmudjon Khabirov

Vice chairman of the State Land Committee, Tajikistan

Mr. Khabirov has graduated from Tashkent Institute of Engineers of Agriculture Irrigation and Mechanization.

Since 2001 he has been working as Vice Chairman at the State Land Committee of the Republic of Tajikistan. He worked as a Chairman of the Department for Reorganization of Agricultural Enterprises; Head of the Committee on Land Management and Land Resources of the Dushanbe city; Deputy Chairman of the Department of Land Use and Land management of the Dushanbe City Executive Committee, Chief Specialist at the Ministry of Agriculture and Land Reform, etc.

● **Title of the presentation: System of Land Users' Registration in the Republic of Tajikistan**



Ake Olson

Project Manager, Swedesurvey, Sweden

Mr. Olson has worked for Swedesurvey since 1999. He has been stationed in Russia, Armenia and for the last two years in Tajikistan. Before that he was head of real estate at the Swedish State Railway and was in charge of many real estate building and development projects including the fixed link on Oresund between Denmark and Sweden. He has also served as senior policy adviser to the head of the World Railway Organization for five years.

In the 70s and 80s he worked for the National Land Survey of Sweden as a deputy head of a registration and survey office. He has also been a lecturer and researcher at KTH the Royal Institute of Technology in Stockholm, Lund Technical University and The National Defense Laboratories in Stockholm.

Ake Olson has also carried out assignments in North Africa, Turkey, Greece, and China. In addition he was geodetic field officer at His Majesty's Topographical Department, Nepal, 1977-78.

He was awarded a M.Sc. in land management from KTH, Stockholm in 1974.

● **Title of the presentation: Support for the establishment of a modern cadastre system in Tajikistan**

Tommy Österberg
Technical Director, Swedesurvey, Sweden



Mr. Österberg is a Technical Director at Swedesurvey and has been working with institutional cooperation with land administration organisations for about 20 years. He has a M Sc in land administration and also in political science. Mr Österberg is also active in FIG Commission 7 about Cadastre and Land Management as the Swedish representative. In countries in transition, Mr Österberg has undertaken studies in among others the Baltic States, Russia, Moldova, Ukraine, Georgia, Uzbekistan, Kyrgyzstan, Mongolia, China and Vietnam.

- **Title of the presentation: Land Reform Experience, from the Experience of Swedesurvey Cooperation with Transition Countries**

Marcus Mackenzie
*Customer Service Centre Manager,
Registers of Scotland, United Kingdom*



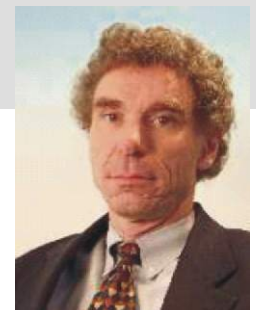
Mr. Mackenzie works for Registers of Scotland, the governmental land registration organisation for Scotland. His current position is Manager of the Registers of Scotland Edinburgh Customer Service Centre. He has held a number of posts within Registers of Scotland since joining the organisation in 1980, including administrative and management roles.

Since 1990 he has managed various land registration support teams and he joined the Corporate and Business Planning Team in 1996. His responsibilities within this team included assisting in producing the annual Business Plan as well as the associated monitoring reports in relation to production and resources.

In 1998, Registers of Scotland established a more professional contact route for customers and introduced Customer Service Centres in Edinburgh and Glasgow. He has managed the Edinburgh Service Centre since its inception. His responsibilities include supervising a team of 34 staff, and managing the day-to-day operations and all aspects of change within the customer environment. He is also responsible for managing customer complaints and Freedom of Information applications, and for ensuring that published customer service standards are met and maintained.

- **Title of the presentation: Institutional framework Improving Customer Service in Registers of Scotland**

Rik Wouters
Regional Manager, Kadaster International, Netherlands



Mr. Wouters gained his MSc in Agricultural Sciences at Wageningen University (Netherlands) in 1982. After his study he worked 5 years for the FAO, where he had assignments in watershed management and forestry projects in Africa and Asia. In the Netherlands he worked over 10 years in IT-projects. From 1996 he joined the Kadaster and was responsible for large and complex IT-projects. His last project dealt with the renewal of major parts of the land registration system. In april 2006 he became regional manager for Kadaster International, in which role he is responsible for the regions Central and Eastern Europe and Asia.

- **Title of the presentation: Kadaster-on-line: an award winning Internet portal**

SPEAKERS



Batbileg Chinzorig

Project Manager, "Capacity Building in Human Resources Development to strengthen the Land Administration sector" Project, Mongolia

Since June 2005 Mr. Chinzorig has been Manager of the Project - "Capacity Building in Human Resources Development to strengthen the Land Administration Sector in Mongolia". He worked as Officer for International Cooperation and Project Administrator at the Administration of Land Affairs, Geodesy and Cartography.

Mr. Chinzorig has graduated from National University of Mongolia, specialization - Business Administration Accounting, and the Economics Institute, USA, specialization Business Administration, Commercial Academy, Slovakia specialization Foreign Trade.

- **Title of the presentation: Institutional Reform in Mongolia**



Sedat Bakici

*Head of Photogrammetry and Geodesy,
General Directorate of Land Registry and Cadastre, Turkey*

Mr. Bakıcı has been working at General Directorate of Land Registry and Cadastre since 1989, and has been working as Head of Photogrammetry and Geodesy Department, since 2004.

He graduated from Istanbul Technical University-Geodesy and Photogrammetry Engineering (Surveying) in 1988, then he completed post-graduating at Stuttgart University with German Scholarship.

He has national and international writings and papers about his profession.



Şinasi Bayraktar

*Deputy of General Director
General Directorate of Land Registry and Cadastre, Turkey*

He started his duty at General Directorate of Land Registry and Cadastre at 1975. He was appointed as Section Manager in 1985, as Head of Department in 1992 and Deputy of General Director in 1995. He has been still working on this duty.

He was Chairman of Administration Board for Land Registry and Cadastre Foundation between 1993 and 2001. During 15 years he delivered lectures at Land Registry and Cadastre High School and Gazi University - Land Registry and Cadastre Department.

He graduated from Ankara Land Registry and Cadastre High School, later - Ankara Gazi University-Economical and Administrative Science Faculty. He also completed National Security Academy.

- **Title of the presentation: Turkish Land Registry and Cadastre System**

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