

# **UNECE WPLA Workshop on “Institutional framework for securing Real Property Rights”**

## **Conclusions and Recommendations**

### **Who we are**

We, under the umbrella of the UN ECE WPLA, representatives of government institutions and agencies, civil society, the private sector academic and research institutions, as well as representatives from international donors and development organizations including, US-AID, WB, GTZ, KfW and Sida concerned with security and recognition of property rights have come together during the occasion of the UN ECE WPLA Workshop on "Institutional Framework for Securing Real Property Rights" held in Tbilisi, Georgia, 11-12 May, 2006, to discuss issues related to (i) development of institutions dealing with the real property rights registration; (ii) enhancing security of real property rights, and (iii) improvement of services for the customers due to express our concerns and develop jointly solutions for existing shortcomings of the cadastre and registration system.

### **Expressing Our Basic Concerns**

Within the outlined framework we have examined the different experiences and perspectives in the numerous countries. Notwithstanding the remarkable success of the reform process in terms of significant improvement of property rights registration, some aspects still are at the early stage of development and need further solutions to make results most effective and sustainable. During the workshop the participants came to the conclusion that at this point today property rights registration can not solely focus on the mere recording of rights on assets but has to integrate elements which lead to the achievement of a comprehensive framework to achieve sustainable economic growth.

### **These elements include:**

- Legal framework
- Institutional setting
- Land market development
- E-Registration ready system

### **As part of that initiatives following recommendations are presented:**

- The existing co-operation among the, national and international development agencies, professional associations, NGOs, private sector, and universities on property rights related issues should become more systematic, broadened and strengthened.

- Transitional countries, with the assistance of the development community, should create an enabling environment to strengthen their capacity to design and implement appropriate property policy measures.

In reaching the overall objective of stakeholders - Development of unified and easy, customer oriented registration system, the major issues are to be considered:

- Cadastre and Registration are regarded reasonable to be conducted under the same organization in order to ensure development of unified and easy, customer oriented registration and cadastre system; keeping together Cadastre and Registration data being integral parts of property rights is recommended for building up secure and flexible system;
- Registration of all type of real estate (agricultural, non-agricultural land and buildings) as well as all type of rights on real estate is highly recommended to be conducted under the same institution. That would ensure the best accessibility of property information for public as well as private customers; information about all rights and restrictions on property gathered at the one institution would considerably increase efficiency of the system by reducing costs related to the data migration among different institutions;
- Clarity, compatibility and security of registration legislation and procedures at maximum are considered as the best; simplicity and transparency of rapid and non-expensive registration procedures highly recommended due to eliminate corruption and be customer oriented;
- It's our recommendation for property rights registering institutions and appropriate authorities to consider the standpoint that (a)land and the attached building construction represent the integral part of one property; and (b) any real property to be registered as real estate in general despite the function/purpose of any type;

We, the participants of the WPLA Tbilisi Workshop call on the donor organizations to support the development community as well as the governments of the participant countries, which take due notice of the above recommendations in their programmes and activities.

May 12, 2006

Tbilisi, Georgia