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Project Experiences with Land Management in Countries in Transition

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Overview of Georgia



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Georgia – Development of a countrywide real estate cadastre

Initial situation in Georgia (1999)

- Partial privatisation of public property was executed in 1993 without sustainable concepts
- Consequence was a very fragmented land structure (1,25 ha / family split up in 4 parcels)
- New property rights were not documented
- Agricultural Economy could not develop
- Stagnancy in use and maintenance of immovable properties and infrastructure
- State organisations very weak
- No legal framework in place

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Georgia – Development of a countrywide real estate cadastre

Options in 1999

- Improve first the legal framework, strengthen the organisations and execute only afterwards the sanitation of the cadastre and registry status
- Start immediately with the sanitation of the cadastral system and registry and improve simultaneously the framework conditions, taking into account the experiences made

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Georgia – Development of a countrywide real estate cadastre

Project methodology and organisation

- Use of modern technology (RTK-GPS)
- Selection and training of around 400 surveyors
- Surveying activities via restricted tenders
- Training of around 200 registrars
- Simultaneously support to Georgian state administration in improving legal framework
- Creation of a Geodatabase for the maintenance and update of the cadastre and registry system

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Georgia – Development of a countrywide real estate cadastre

Project goal:

- **Establishment of a countrywide computerised and multi-functional cadastre and land registry system in a time period of approx. 6 years**
(approx. 24.000 km², incl. aerial photographs, production of DOM, training, surveys, quality control, GeoDB, installation on local level, elaboration of legislative framework etc.)
- **Total cost of 7 EUR per registered unit**

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Georgia – Development of a countrywide real estate cadastre



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Bosnia and Herzegovina – Systematic renewal of the LA

Current Situation:

- existing Austrian-Hungarian land registry and cadastre
- not up to date
- partly destroyed in WW II and 92/95 conflict



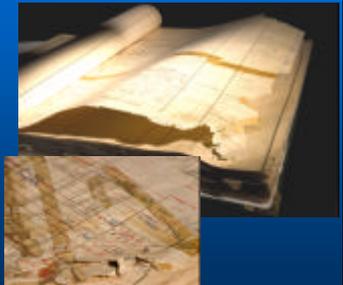
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Current situation

- physically bad condition
- manually driven
- long processing time
- no awareness of private property importance



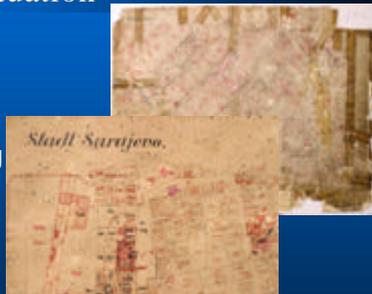
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Current situation

- outdated analogue maps
- old surveying methods



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War impacts



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War impacts

- more than 1,5 Mio. refugees
- lack of specialists
- underdeveloped private sector



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Actual developments

- modern industrial and living constructions
- informal property market
- often illegal
- ownership security??



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New law on Land Registry

- based on historically separated land registry and cadastre
- introduction of electronic register LARIS



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Analysis of legal framework

- common workshops
- definition of basic principles
- necessity of new cadastre law



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Introduction of modern technologies



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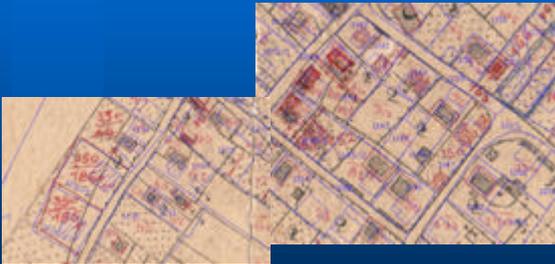
Introduction of modern technologies



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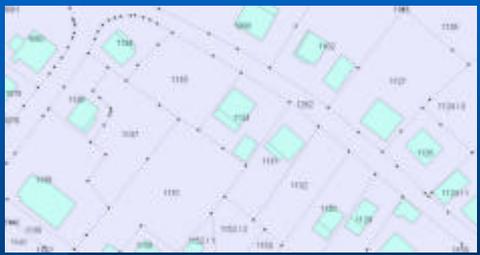
Introduction of modern technologies



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Introduction of modern technologies



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Development of legal framework

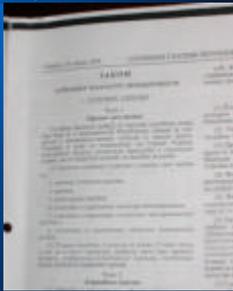


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Development of legal framework

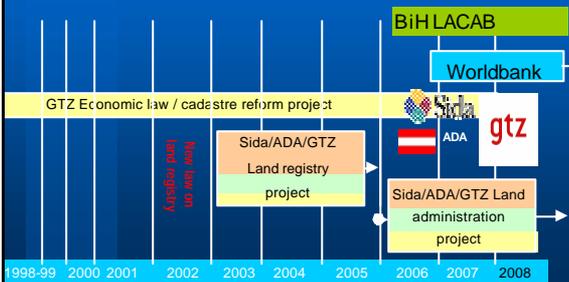
- new cadastre law in RS since 04/06
 - modern technologies
 - cadastre – LR
 - Private Licenced Surveyors
 - basic information system



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Project development and context



1998-99 2000 2001 2002 2003 2004 2005 2006 2007 2008

Lessons learnt

- TA should accompany all projects
- considering requirements for future maintenance and updating of data
- outsourcing of developments, licensing of surveyors could be a solution
- attention to parallel development of legal framework

Lessons learnt

- Team leaders should be highly skilled in management matters
- include know-how and expertise of internationally acting consulting companies
- mechanisms for effective donor coordination must be installed
- don't split service contracts in too many small lots

Thank you very much for your
attention!

For further information

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