



**National Technical University of Athens  
School of Rural and Surveying Engineering**

# **UN/ECE WPLA activity in Land Administration-New Trends**

**Dr Chryssy A Potsiou  
Bureau member of UN/ECE WPLA**

# Land Administration

- **Cadastre**
- **Land registers**
- **Land consolidation**
- **Valuation**
- **LIS**

# Land Administration

**Includes processes that**

- **Determine rights and other attributes**
- **The survey and description of these**
- **Their detailed documentation**
- **Provision of information**

**Land administration  
rather than just  
cadastre or land registration!**

# UN/ECE WPLA

[www.unece.org/env/hs/wpla](http://www.unece.org/env/hs/wpla)

- ECE- 1<sup>st</sup> international organization which defined & addressed the issue of Land Administration in Europe
- 1996 Meeting of Officials on Land Administration MOLA
- 1999 Working Party on Land Administration WPLA (under the auspices of the ECE Committee on Human Settlements-contributes in activities on housing reforms & sustainable spatial planning)

WPLA is developed into an effective network of LA officials in Europe & North America

**WPLA major objective is to promote LA through:**

- Security of tenure in the region**
- Establishment of real estate markets in countries in transition**
- Modernization of land registration systems in advanced economies**

**WPLA coordinates with other ECE activities on the environment, facilitation of trade, foreign investment, industrial development**

# The WPLA structure

- Open to all ECE countries (ca 55)
- No EU membership is required
- No fees-voluntary input
- One or several organizations from each country are accepted to participate

Workshops (2 every year), task forces, publications (guidelines, policy papers), land administration reviews (expert missions)/ recommendations on national programs on land market development & real estate registration

in response to a high demand from the ECE member states

# Terms of Reference

- 1. (ECE/HBP/96) LA is the process of recording and disseminating information about:  
Ownership, Value, and Use  
of land and its associated resources**
- 2. WPLA works in the areas of:**
  - Basic land management legislation**
  - Land administration measures**
  - Land information systems**
  - Organization and management issues**
- 3. Cooperates with UN-Habitat, FAO, UNDP, FIG, CINDER, EUROGI, PCC, EuroGeographics, INSPIRE, EULIS, etc**



## Who are represented in WPLA activities?

- Formally nations
- Cadastral organizations
- Land registries & Land information organizations
- Ministries
- Private organizations
- Universities

Exchange of information, knowledge & experience

# UN/ECE WPLA Publications (1)

- **Benefits of Good Land Administration**
- **Social & Economic Benefits of Good Land Administration (new edition)**
- **Land Administration Guidelines (1996)**
- **Inventory of Land Administration Systems in Europe and North America (1998, new edition)**
- **Report on “key aspects of Land Registration and Cadastral Legislation”**
- **Land (real estate) Mass Valuation Systems for Taxation Purposes in Europe (2001)**

## UN/ECE WPLA Publications (2)

- Restrictions of ownership, leasing, transfer and financing of land and real properties in Europe and North America (2003)
- Inventory of international LA projects in Europe- maintained by the delegation of Austria: <http://www.bev.gv.at/>
- ECE Guidelines on Real Estate Units and Identifiers (2004)
- LA in ECE Region, Development Trends & Main Principles (Nov 2005)
- Principles for the use of Public Private Partnerships (PPP) within La in ECE member countries (Nov 2005)

## **ECE Guidelines on Real Estate Units and Identifiers**

- **November 2001 first decision UNECE Committee on Human Settlements**
- **2002 WPLA Bureau decision to establish a task force (organizational & financial arrangements)**
- **Task force chair: Helge Onsrud (Norway)**
- **Consultant: Prof Peter Dale**
- **9 task force members (from various countries)**
- **Additionally, a questionnaire was prepared & sent to selected LA authorities of the UNECE countries**

## **ECE Guidelines on Real Estate Units and Identifiers**

- **To assist countries re-engineering their Land Book & cadastral systems**
- **To help those who are seeking harmonization across European Union so that data relating to real property can be shared**
- **To support good governance and sound decision-making by other parties involved , both from the public & private sector, i.e.citizens, businesses and government**
- **To help smooth operation of the land market**
- **To be used for professional training & university students**

# ECE Guidelines on Real Estate Units and Identifiers

## The Guidelines :

- Contain a number of recommendations but do not attempt to provide a single solution to what are complex problems
- Underline issues that are common in most cases
- Offer examples of good practice
- Aim to facilitate internal and external cooperation

Each nation must decide what it wants and what is best for its own circumstances

# ECE Guidelines on Real Estate Units and Identifiers

Part one contains a review of:

- the social & economic importance of land (physical & economic value, legal & cultural entity)
- Land administration & management of property information (examples of data held, and of various land market forms: sales/rental/mortgage)
- Why identification & accurate description of real property units is essential if land markets are to operate smoothly and openly for the benefit of all: Property **identifiers are the link** between various components of a land market (i.e. ownership, rights); **Clear definition of what is transacted & where it is located is important**

## ECE Guidelines on Real Estate Units and Identifiers

- the development of an effective system of real property & parcel identification is discussed
- Types of land tenure & legal rights vary among countries
- The 3<sup>rd</sup> dimension, land and buildings, condominiums rights, minerals, hydrocarbons, water rights,
- land use & land use rights, land use controls & physical planning
- The importance of integrated administration & control (examples of IACS & cadastre identification systems-lack of coordination)



# ECE Guidelines on Real Estate Units and Identifiers

Part two :The definition of the basic spatial units that are recorded in various land book & cadastral systems (a classification of cases is attempted)

- **Plot** (part of land identified by the way it is used)
- **parcel** (homogeneous property rights & one ownership), (1 or several plots)- most common
- **Basic property unit (BPU)** (homogeneous property rights & one ownership), (1 or more land parcels in the same ownership-adjacent or separated, i.e. a house & a garage, a farm consisting of various fields in different locations, etc) - common

Normally land parcel and BPU lie within one administrative area

## ECE Guidelines on Real Estate Units and Identifiers

- **Proprietary unit** (made up of 1 or more BPU)-not homogeneous rights. A person making a transaction needs to be aware that a proprietary unit may consist of several BBPUs in the same administrative area
- **Portfolio of ownership** –several proprietary units in different locations (i.e. an investment company may own a series of different types of real property, such as a chain of stores or a number of farms)-that may lie in different municipalities or even different countries.

## **ECE Guidelines on Real Estate Units and Identifiers**

- **Multiple parcels & multiple owners: shares or joint tenancy, easements**
- **Condominium concept also varies especially on the rights in the common parts**
- **Legal frameworks about inheritance may vary, too**
- **Fragmentation of areas-big problem / need for land consolidation / development of control process**
- **Boundaries description, precise survey?, demarcation / water & coastal boundaries/ subdivision**

# ECE Guidelines on Real Estate Units and Identifiers

- Each BPU or parcel needs a unique identifier (PID) so that data concerning the parcel can be given exclusive reference. The form of this reference varies, too. Examples are given
- Building & apartment identifiers (definitions of building vary, too)
- Names and further information of owners
- Addresses (postal address or other references)
- Map displays (cadastral or topographic)-the easiest way to identify a parcel- examples of cadastral maps are given
- Coordinates
- Examples of location-based services are given

## **ECE Guidelines on Real Estate Units** **and Identifiers**

- **Conclusions & recommendations are given to be used as a framework within which appropriate identifiers can be developed**
- **As harmonization across Europe gathers pace a specifically European solution may emerge.**