

BUILDING EFFICIENT REAL ESTATE REGISTRATION SYSTEMS IN SELECTED COUNTRIES OF SOUTHEASTERN EUROPE

Bozena Lipej, Slovenia



INTERNATIONAL
FEDERATION
OF SURVEYORS



WORLD BANK GROUP



TECHNICAL
CHAMBER OF
GREECE

High-Level Joint FIG / World Bank Conference
Sustainable Real Estate Markets - Policy Framework and Necessary Reforms
Athens, Greece, 19 - 20 September 2016

LAND ADMINISTRATION

- The basis for economic and social development;
- Improves the quality of decision making;
- Stimulates real estate markets.
- The trend of setting-up and modernizing real estate registration and larger scale land administration (LA) systems has expanded;
- The reasons: changing requirements of society;
- Variety of international sources and the ability to effectively use financing;

LAND ADMINISTRATION cont.

- The EC long-term Vision for public services: open government, open data, open services;
- The success and failure of LA reforms is attributable to the management/caliber of the people – investments in capacity building;
- LA development supported by the World Bank and other donors: in the Republic of Albania, Bosnia and Herzegovina, the Republic of Croatia.



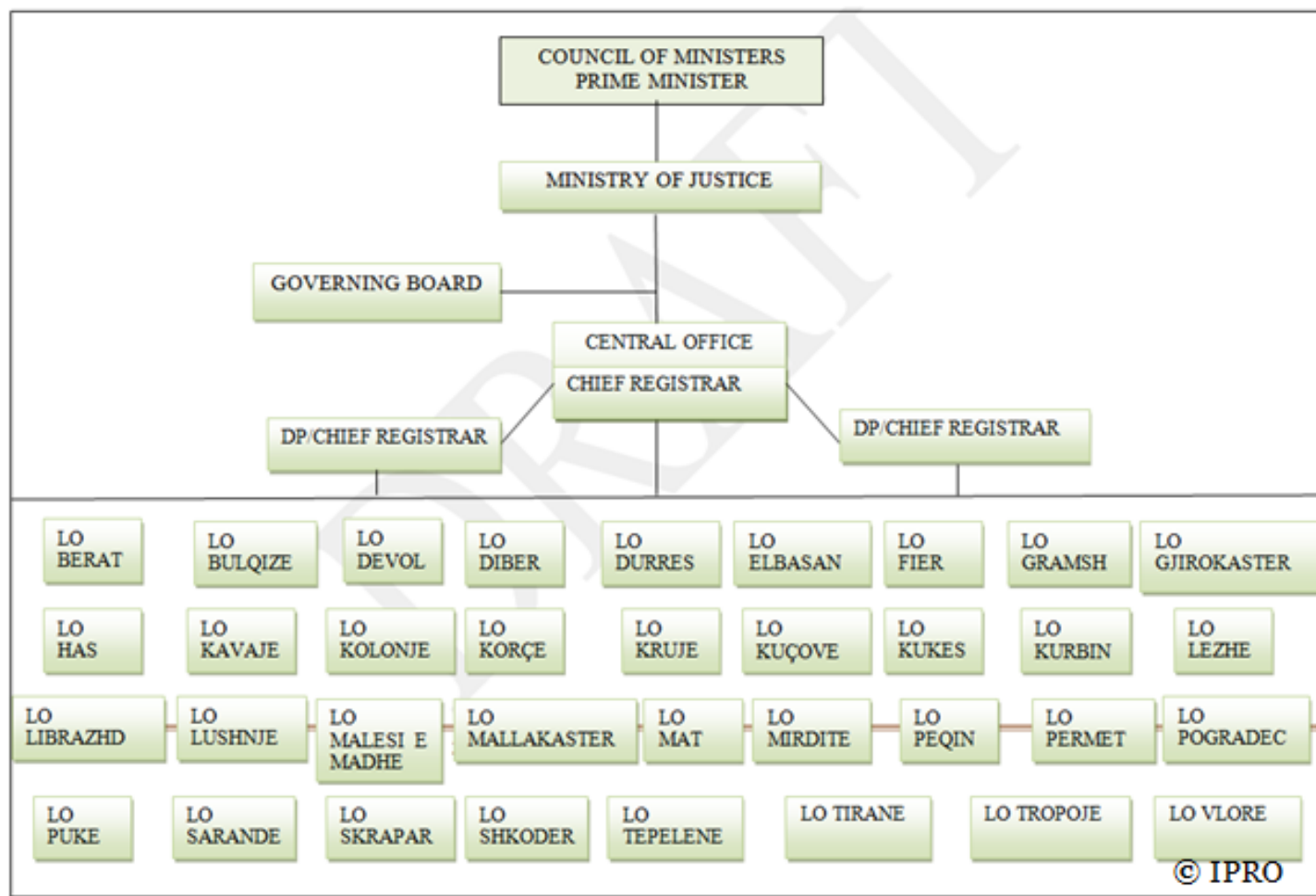
ALBANIA

- EU candidate status in 2014;
- Land and property administration reforms since 1991;
- 1994 – 2014 – several programs in systematic registration, international funding;
- The LAMP – 360,000 properties registered.
- 2012: the Law on immovable property registration – IPRO self-financing institution;
- ALBSReP & unified registration system.



IMMOVABLE PROPERTY REG. OFFICE

I PRO
Established
1994



REPUBLIC OF ALBANIA





| NO. LINDOR | NUMERU I DOKUMENTIT | PESHKIMI/PESONES | CHLOR | PROJEKTI/SHIFRIMI | PROJEKTI/SHIFRIMI | PROJEKTI/SHIFRIMI | PROJEKTI/SHIFRIMI |
|------------|---------------------|------------------|-------|-------------------|-------------------|-------------------|-------------------|
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KARTELA E PASURISE SE PALUAJTSHME

A - SEKSIONI I IDENTIFIKIMIT TE PASURISE

Zona Kadastrale: 1921 NR. I PASURISE: 443 Vite me Vol. _____ Va _____

Indeksi (Hartes): 2-34-68-(164-B)

Adresa e pasurise: Rrithi PRORJE QRF HALL

Ref. _____ PG _____ Sh _____ K _____ Ap _____

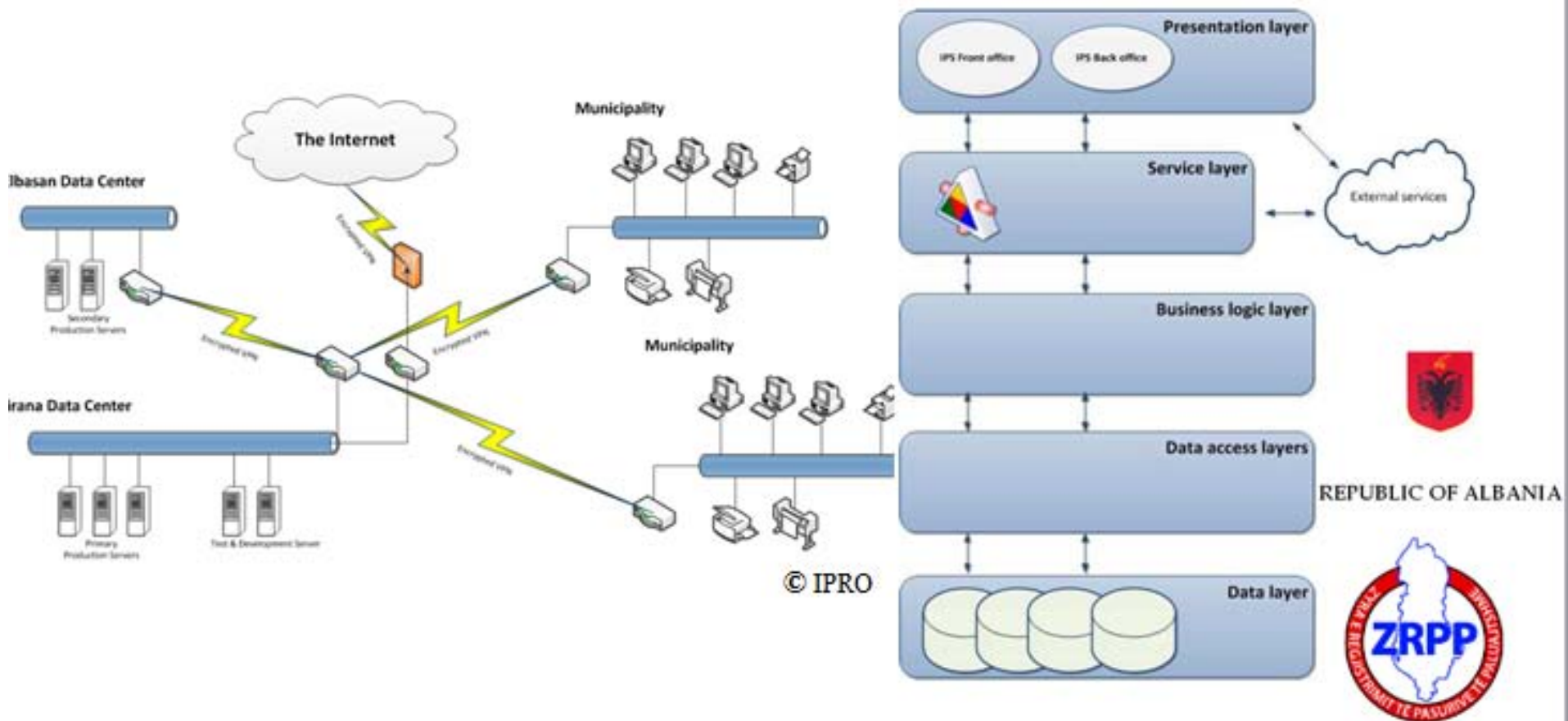
B - SEKSIONI I PERSHKRIMIT TE PASURISE

Lloji i Pasurise: P311 Brenda V.K.N.: Jo --> Po, Ref: _____

| Sip. Totale e Pasurise | Nga Sip. Totale: sa Truall | Nga Sip. Truall: sa Ndertese |
|------------------------------|----------------------------|------------------------------|
| 1. _____ m ² | 1. _____ m ² | 1. _____ m ² |
| Ref. _____ | Ref. _____ | Ref. _____ |
| <u>239700</u> m ² | 2. _____ m ² | 2. _____ m ² |
| <u>LN MARS 1995</u> | Ref <u>LN MARS 1995</u> | Ref <u>LN MARS 1995</u> |
| _____ m ² | 3. _____ m ² | 3. _____ m ² |
| _____ m ² | Ref _____ | Ref _____ |

Për pjesën e përbashkët
PALLAT
Kuota e Pjesëmarrje
_____%
Nr. i Pasurisë (Pall

ALBSReP - PROPERTY REGISTER



Regjistrimi Fillestar Sistematik i Pasurive të Paluajtshme në Tiranë

Projekt i Qeverisë Shqiptare i financuar nga Banka Botërore

Regjistrimi sistematik i pasurive të paluajtshme në zonën kadastrale Nr. 2207 Krievë, ka filluar në Prill 2012

Pronar!

Ju ofrojmë e vërtetë pronës tuaj, të sigurojë atë!

Regjistrimi fillestar bëhet FALAS.

1. Fergatari dokumentet e pronës tuaj.
2. Tregojari dokumentet e pronës tuaj grupit të regjistrimit.
3. Verifikoni regjistrimin e pasurive tuaj afshimit publik 45 ditë.

Pas përfundimit të procesit të regjistrimit, pronarët do të jenë të sigurt se aplikimi në Zyrën e Regjistrimit për nënshkrimin dhe Verifikimin Publik.



Filloi Afshimi Publik 2898!

Jepini vlerën e vërtetë pronës tuaj, regjistrimi atë!

! Pas afshimit të 2898 pronarëve të afshimit të sigurt, ju ofrojmë e vërtetë pronës tuaj, të sigurojë atë!



REPUBLIKA E SHQIPËRIE
MINISTRIA E DREKTORISË
ZYRA QENDRORE E REGJISTRIMIT TË PASURIVE TË PALUAJTSHME

LINJA DIREKTE
Tel: 04 24 03 305
SMS: 0672020234
Web: <http://www.zrpp.gov.al>
Email: ankesa@zrpp.gov.al

Leta e shërbimeve në Zyrën e Regjistrimit të Pasurive të Paluajtshme pranë qytetit të Tiranës



STOP KORRUPSION

**KORRUPSIONI
KRIJON VEPER PENALE
DHE DENOHET ME LIGJ
DENONCOJE ATË**






FUTURE CHALLENGES

- The implementation of the Cross-cutting strategy for reform in the field of property rights (restitution, compensation, legalization, systematic first registration, data quality);
- Establishing a multifunctional system;
- Setting-up a single real estate agency to replace several different institutions dealing with real estate / a high level coordination board set up by the Government of Albania.

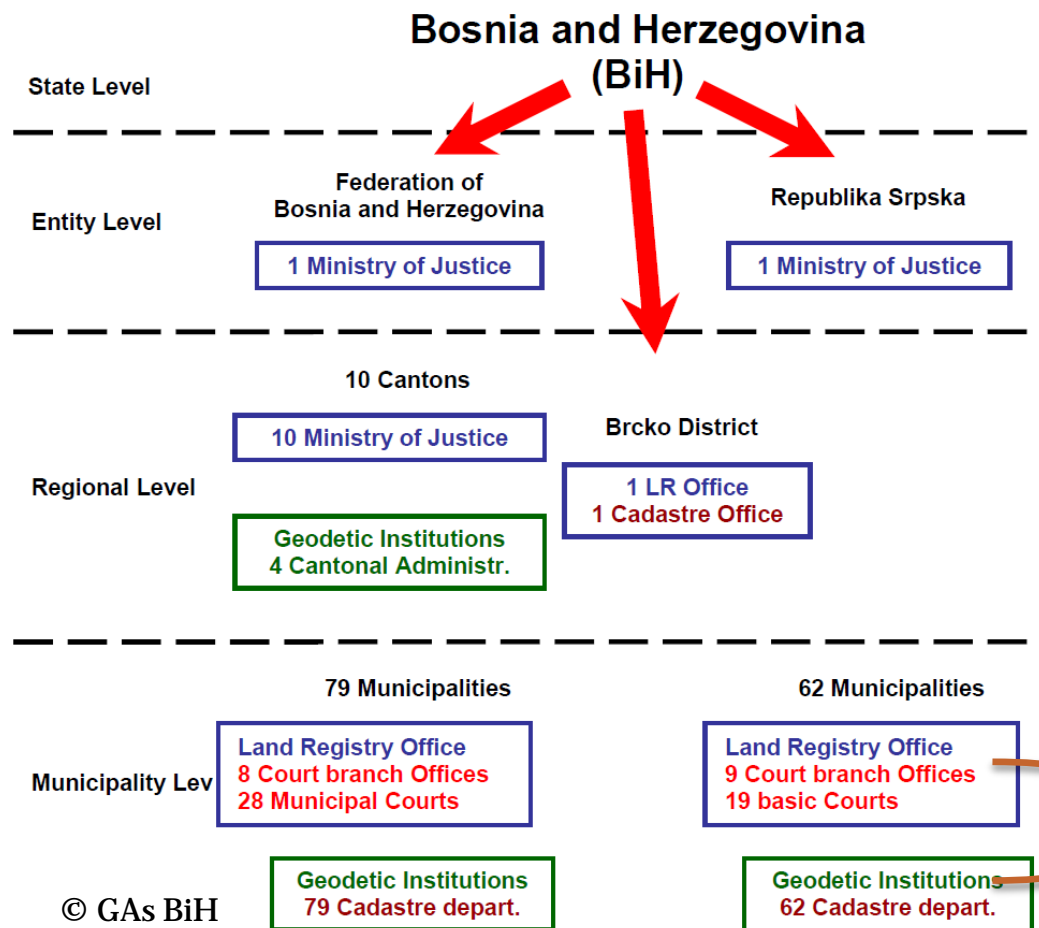




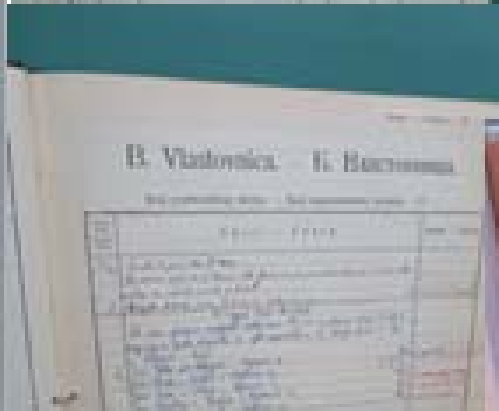
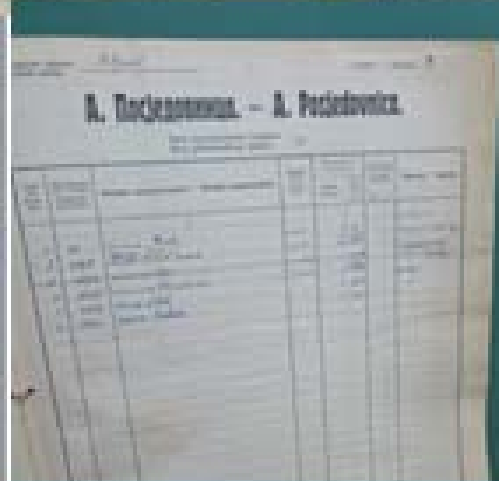
BOSNIA AND HERZEGOVINA

- EU potential candidate country since 2003;
- BIH: distributed territorial division;
- LA sector policy and strategy – 2011;
- FBiH: a draft Law on geodetic survey and real estate register – a canton based administration;
- RS BiH: the Survey and cadastre law adopted in 2012 – one institution & a single REC database;
- RERP  THE WORLD BANK
IBRD • IDA, CILAP 
Norwegian  assistance.

BiH: LA INSTITUTIONAL SET-UP



+ in 2012



RS BiH: SINGLE (UNIFIED) SYSTEM

FUTURE CHALLENGES

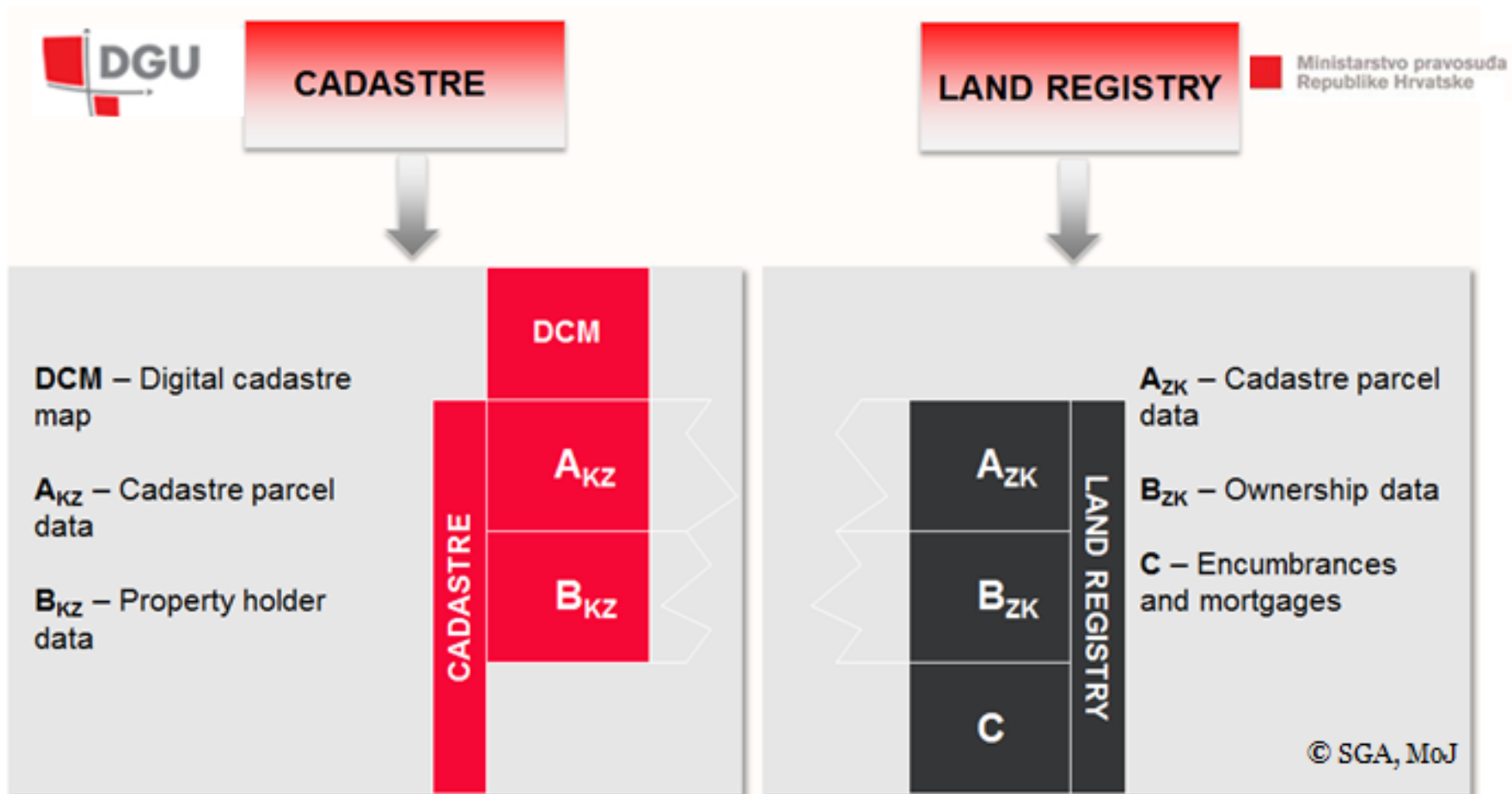
- Sustainable real estate registration system with up-to-date and harmonized land register and cadastre data; and integrated REC database;
- Implementation of land and property mass valuation;
- Constant improvements of availability, efficiency, effectiveness of the service;
- Supporting the reform of public institutions, e-government(s) and EU aspirations.



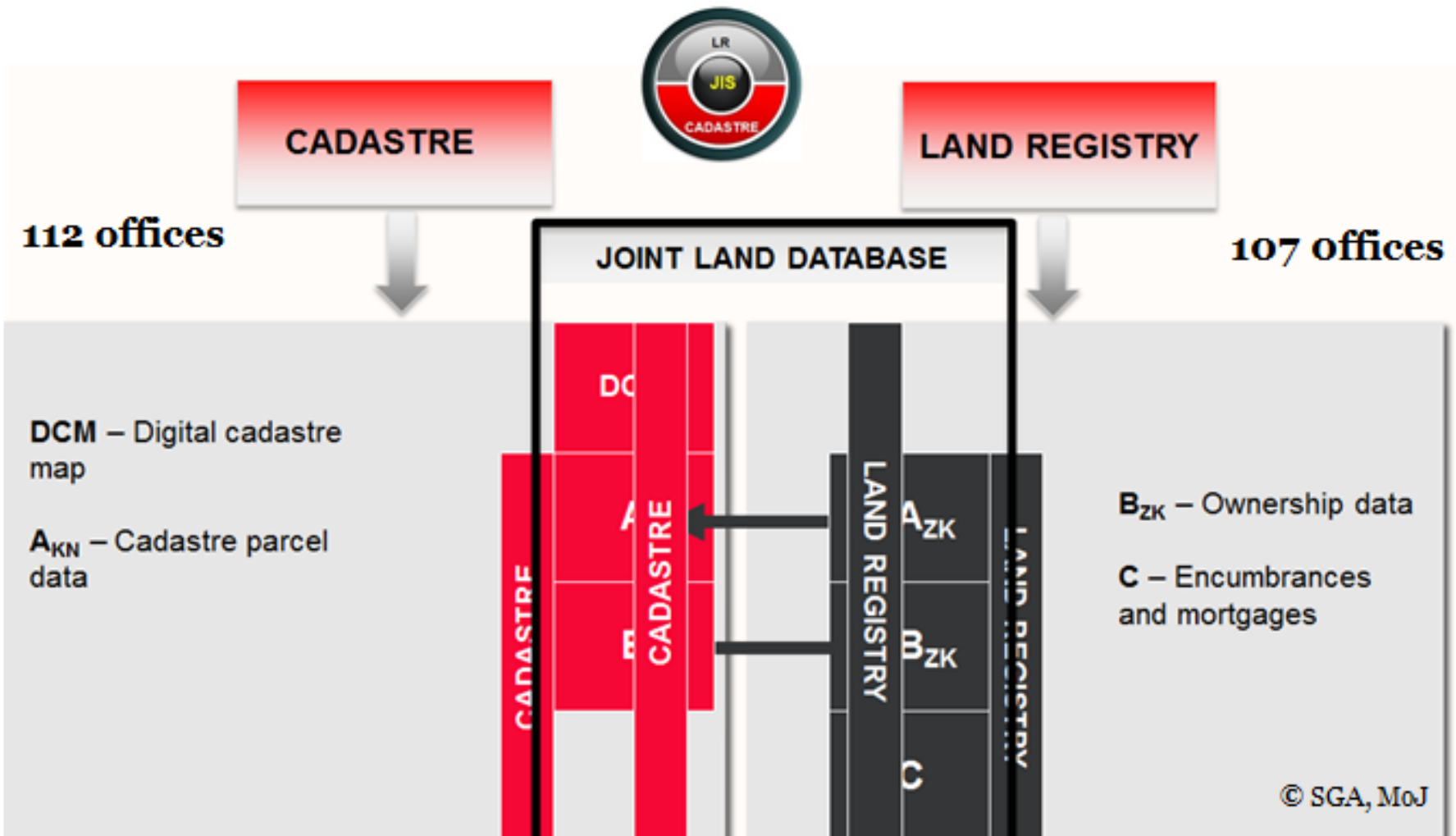
CROATIA

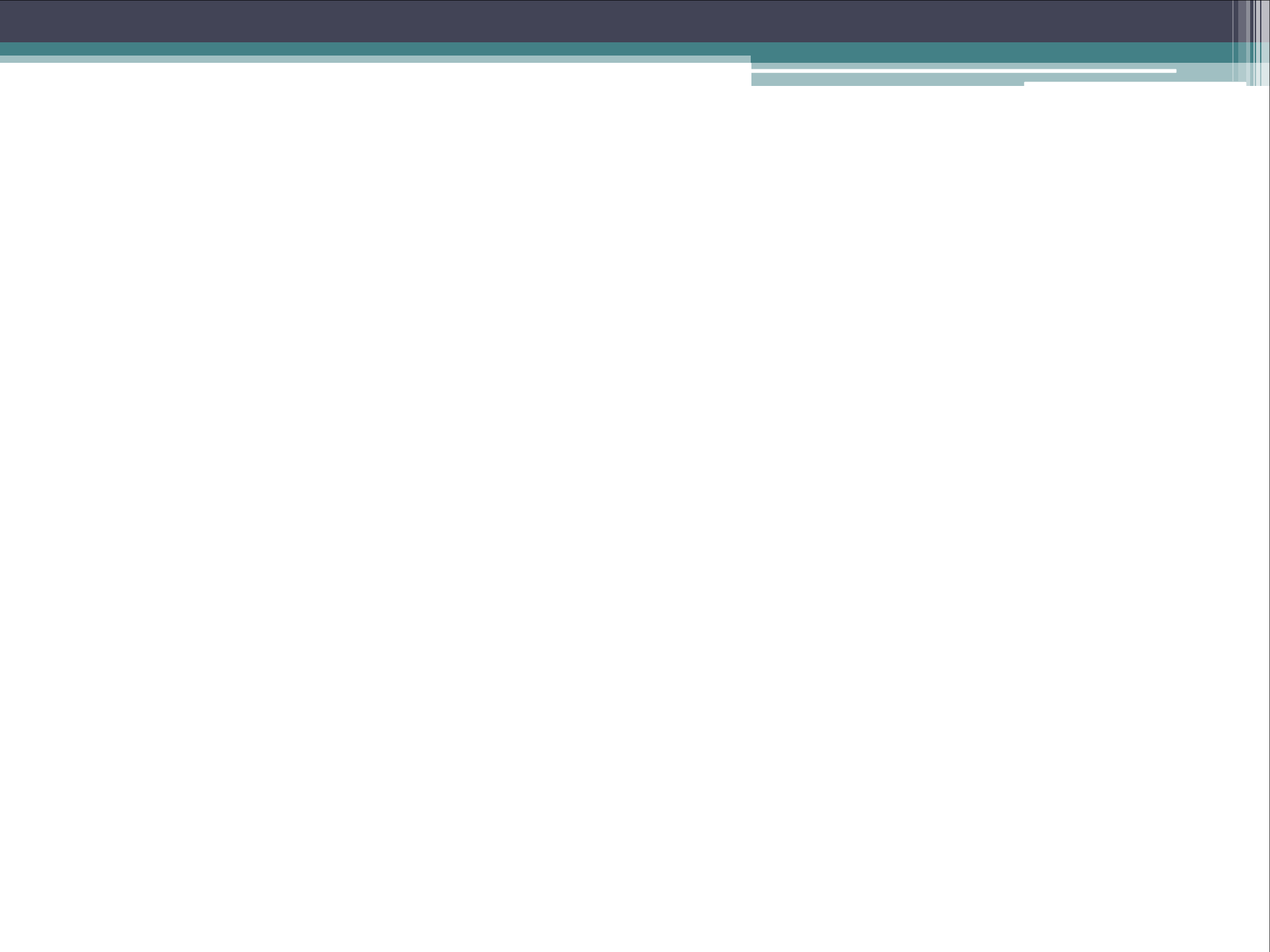
- Joined the EU in 2013;
- In the last 15 years several projects in LA were supported by the national budget, EU funds, foreign country donations, the World Bank;
- Joint information system (JIS) roll-out, single database of cadastre and land registry information, integrated business processes;
- Data quality, cadastral map data renewal, and cadastre and land registry data harmonization.

DUAL REGISTRATION SYSTEM

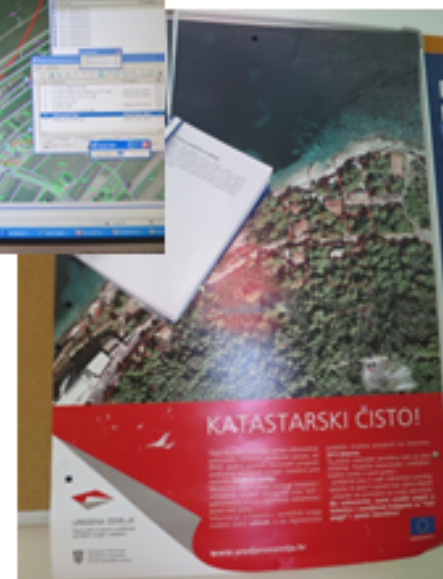
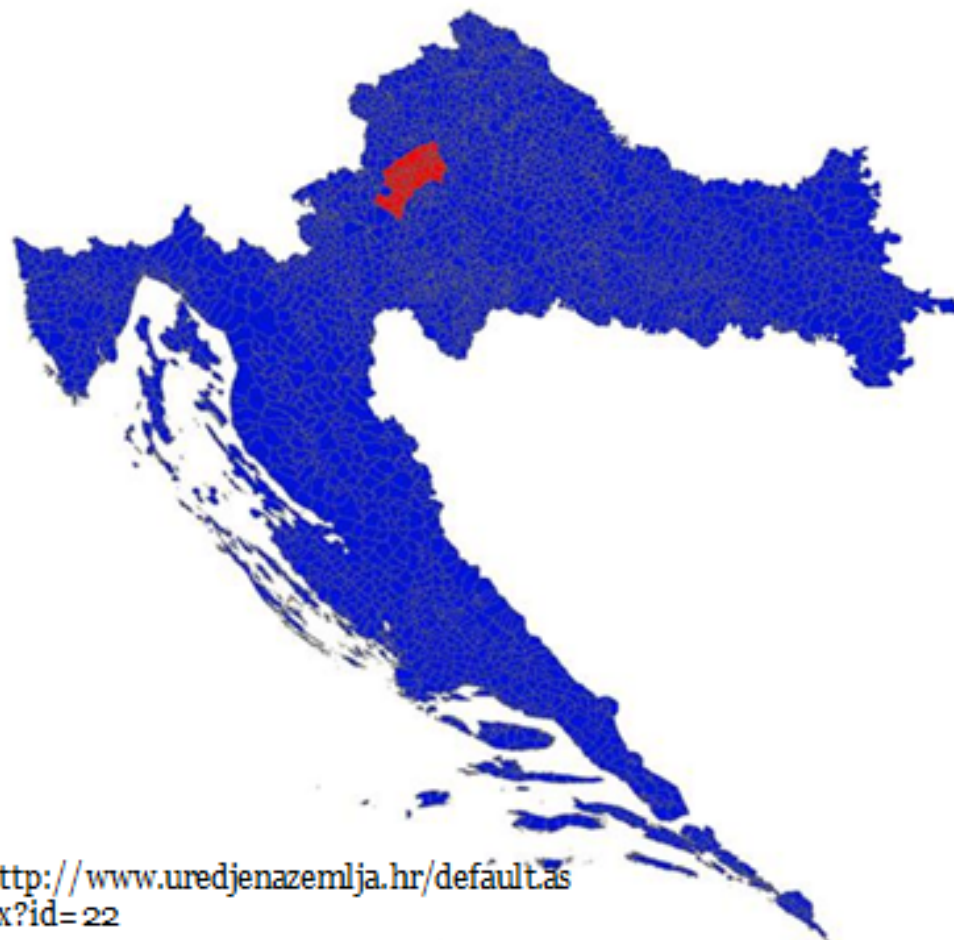


JIS IMPLEMENTATION CHALLENGE





JIS cont.



As of 27 June 2016, the JIS is in full production in all **107 land registry offices** and in **112 cadastral offices** (blue). The only office remaining for the JIS rollout is the **City of Zagreb Office for Cadastre and Geodetic Activities** (red).

FUTURE CHALLENGES

- 2016 National reform program adopted by the government – April 2016;
- Acceptance of a plan for cadastre and land registration institution merging – by Dec. 2017;
- Establishment of State administration for real estate – by Dec. 2018 and physical integration – by Dec. 2020;
- Mass valuation, simplified and full real estate taxation;
- To preserve momentum (cooperation, manag,).



LEARNING FROM EXPERIENCE

- Establishment and re-engineering of LA systems with reliable and quality data effect real estate markets and investments in the economy;
- Efficient response of LA organizations, transparent procedures and information technologies;
- Strategically, policy and forward-oriented and committed governments, management of institutions & dedicated public and private s.;
- A dialogue, consensus, common understanding.