



ATHENS
WORKSHOP



Workshop Joint FIG Commissions 3 and 8
Athens – 13th and 14th December 2022



25 years as consultant in Western Balkans

observations, reflections and viewpoints

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Norway



Helge:

- Educated for judge at the Norwegian land (consolidation) court
 - Land law, surveying, mapping, valuation, land use planning
- Head of FIG Commission 3 1994 – 1998
 - Focus on the “digital cadastre”
- Head of UNECE Working Party on Land Administration 1996 -1999
 - Preparing Guidelines to help former socialist countries establishing functioning land administration after re-establishing private property
- Head of the office for International services at the Norwegian Cadastre and Mapping Authority
 - Leading Norwegian founded projects in former socialist countries
 - In all former Yugoslav republics + some former Soviet states

Watching 25 years of development of land administration in former socialist states in Europe

- Remarkable developments in a short time:
 - World record: More than 200 million private properties established or re-established
 - Privatisation (former Soviet) or restitution (other countries) almost completed
 - Often created less optimal division of agricultural land
 - Big problems in the housing sector in many countries
 - Many court cases pending
 - Digital property registers in place
 - Countries with integrated cadastre and land register do best. Otherwise harmonisation is still a big issue in many countries
 - Modern IT systems
 - Data quality to be improved, but largely satisfactory for emerging land markets

Cadastral maps

- Cadastral maps with mixed quality
 - Unclear legal status of map versus boundary markers, surveys and deeds
 - In reality; cadastral map nowhere single evidence of boundaries
 - Too much focus on geodetic accuracy before completeness
 - FIG “Fit for purpose” not really landed
 - Large scale topographic maps would be of great help to cadastral reconstruction
 - Ideal background to cadastral information
 - Only made in a few countries
 - Has become much cheaper to produce

Emerging land markets

- Re-establishing pre-socialist registration concepts
 - Deed based
- Mandatory use of notaries, some few exceptions
- Licensed surveyors introduced in all former socialist countries
- Mortgage lending still at a comparably low level
- Construction loans from banks hardly available
 - Innovative ways of financing

Huge number of informal buildings

- Years without functioning administrations lead people to act themselves
 - Still not under control in many countries
 - Huge loss to the economy
- Guidelines for UNECE and FIG of great help
 - UNECE; Guidelines for the formalization of informal constructions
 - UNECE-FIG; Formalizing the Informal, Challenges and opportunities of Informal Settlements in South-East Europe
 - UNECE; Covid 19 Recovery Action Plan for Informal Settlements in the ECE Region
- Slow implementation
 - More international focus and help needed

UNECE

COVID-19 Recovery Action Plan for Informal Settlements in the ECE Region

An illustration showing four people interacting with large puzzle pieces. One person is standing and placing a piece, another is sitting at a desk with a laptop, and two others are standing nearby. The puzzle pieces are in shades of blue and pink.

UNECE

FIG
INTERNATIONAL FEDERATION
OF SURVEYORS

Formalizing the Informal

Challenges and Opportunities of Informal Settlements in South-East Europe

An aerial photograph of an informal settlement with numerous small, closely packed houses on a hillside.

UNECE

Guidelines for the formalization of informal constructions

A photograph of a small model house with a red roof placed on a large architectural blueprint. A red checkmark is visible on the blueprint, and a key is also present.

UNITED NATIONS

FIG
INTERNATIONAL FEDERATION
OF SURVEYORS

FIG PUBLICATION
NO 60

FIG GUIDE

Fit-For-Purpose Land Administration

A collage of three photographs: an informal settlement on a hillside, a traditional mud-brick hut, and a green agricultural field.

JOINT FIG / WORLD BANK PUBLICATION

FIG
INTERNATIONAL FEDERATION
OF SURVEYORS (FIG)

WORLD BANK

NSDI on the rise

- Big interest for NSDI
 - Partly driven by the World Bank, UNGGIM etc
- Law and strategy and plans in place in many countries
 - Less focus on data needs and data production
 - Countries would benefit greatly from large scale digital topographic maps
- National portals for access to geographic information being established
 - Mostly giving access to assembled archive of existing information – fine start
 - Few examples of linking up to other map making institutions



Importance of key registers

- Benefit of key public registers underestimated
 - Registers on real estate, addresses, persons and businesses fundamental to functioning states
 - Should be linked for exchange of data. Principle of no duplication
 - Mapping and cadaster agencies could take a lead role and prioritize
- Several countries starting to establish address register
 - Addresses with registered co-ordinates more needed than ever; car navigation, internet shopping and delivery, voting lists, statistics
 - Cadastre agency most frequently in charge

Key registers for functioning states

With continuous exchange of information

