

# Land Sector Communities of Practice; ECA Experience

**Inter-American Dialogue on  
Cadastre and Property Registry**

**December 9, 2014**

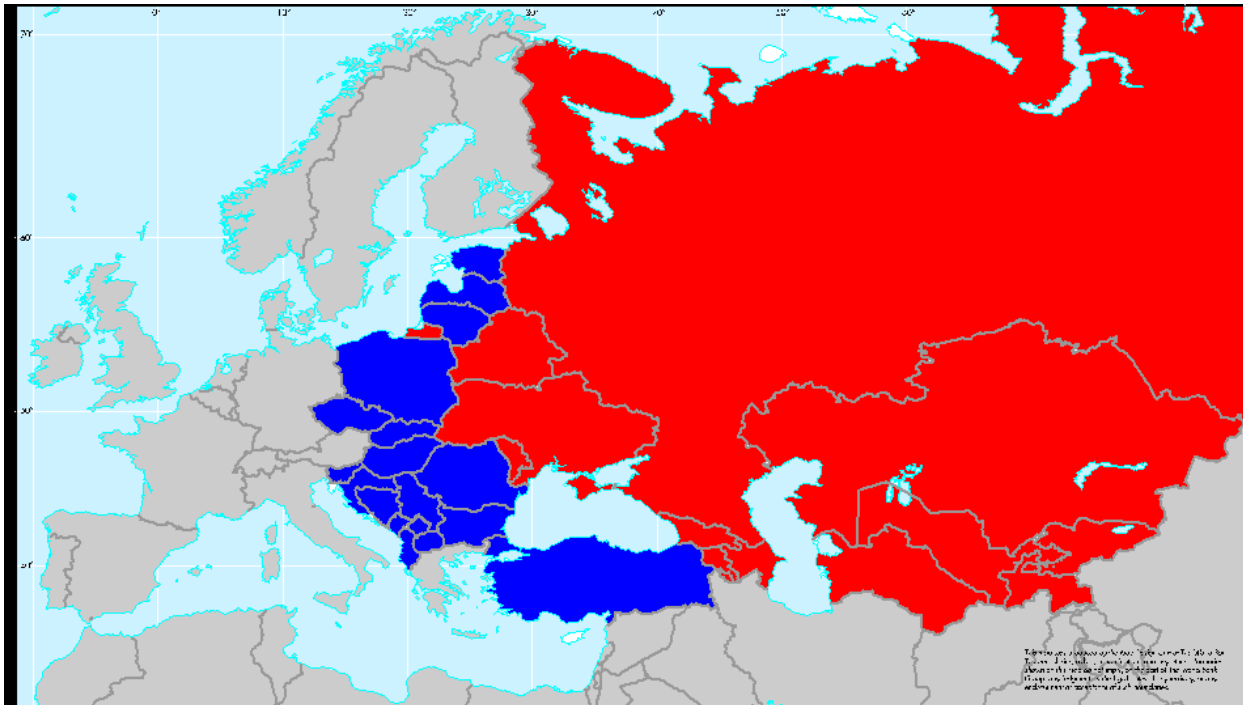
Mika-Petteri Törhönen  
Senior Land Policy Specialist



# Presentation Storyline

- Introduction to ECA
- Known Land Sector Communities of Practice in ECA
- UNECE Working Party for Land Administration
- FAO Land Consolidation Network
- Experiment; CELK Centre
- Conclusions

# Europe and Central Asia (ECA) Region



**Countries**

30

**Land area (sq km)**

27,381,299

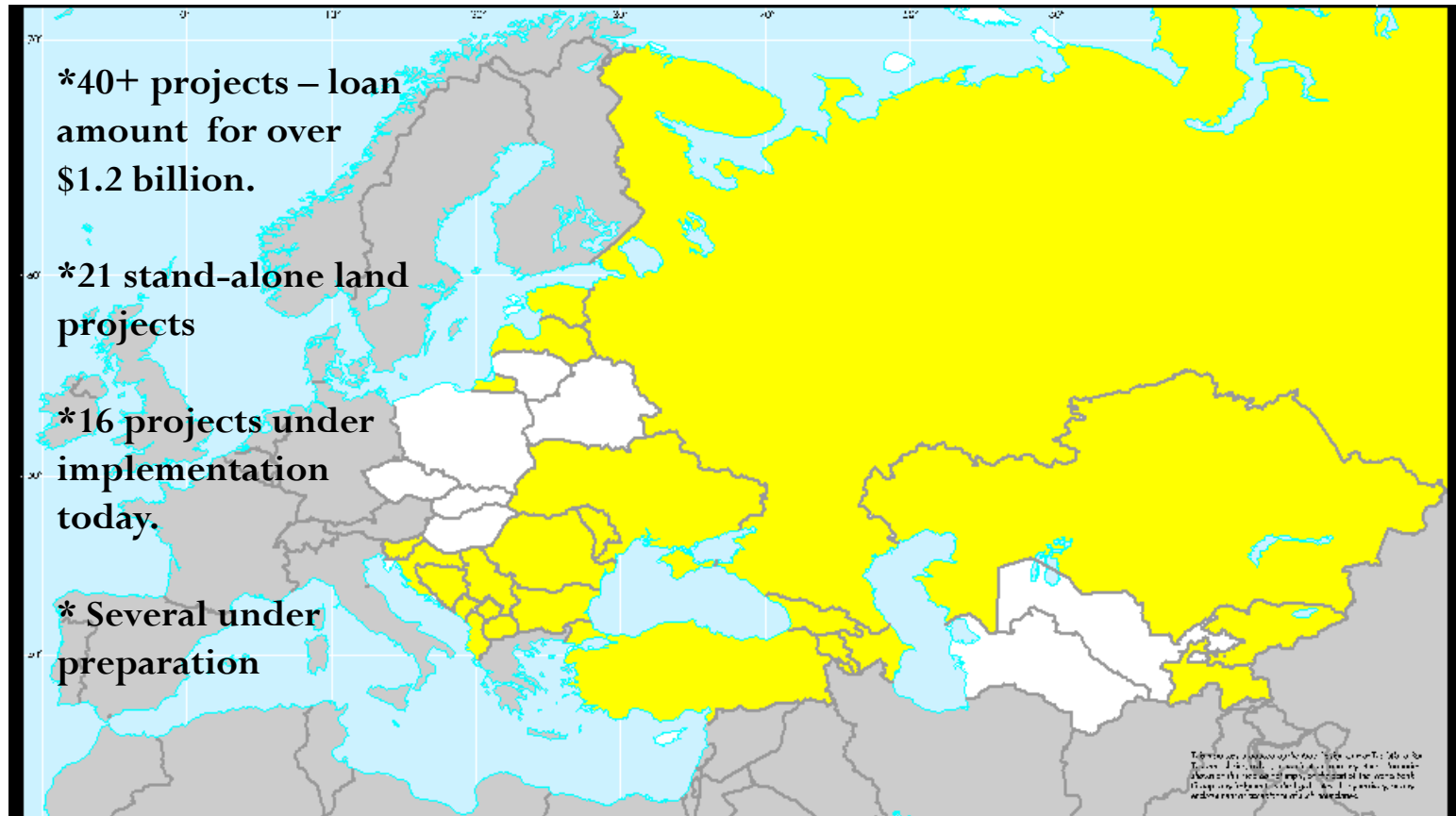
**Population**

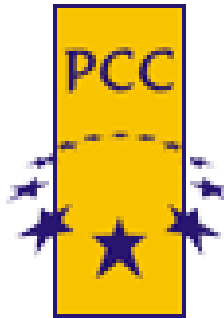
893,314,335

**Properties registered**

Estimated at 300-400 million

# Land Projects Funded by the World Bank (1994-2014)





# Known Communities of Practice in ECA's Land Sector

- EuroGeographics; [www.eurogeographics.org](http://www.eurogeographics.org)
- Knowledge Exchange Network of EuroGeographics on Cadastre and Land Registry; [www.eurogeographics.org/about/cadastre-and-land-registry](http://www.eurogeographics.org/about/cadastre-and-land-registry)
- PCC - Permanent Committee on Cadastre in the European Union; [www.eurocadastre.org](http://www.eurocadastre.org)
- European Land Registry Association <http://www.elra.eu/>
- WPLA - Working Party on Land Administration (UNECE); [www.unece.org](http://www.unece.org)
- INSPIRE - Infrastructure for Spatial Information in the European Community; [www.ec-gis.org/inspire](http://www.ec-gis.org/inspire)
- EUROGI - European Umbrella Organisation for Geographic Information; [www.eurogi.org](http://www.eurogi.org)

# Known Communities of Practice in ECA's Land Sector

- Verband der Geometer Europas; [geometer-europas.org](http://www.geometer-europas.org)
  - European Notaries; <http://www.notaries-of-europe.eu/>
  - European Group of Valuers' Associations TEGOVA; <http://www.tegova.org/>
  - European Council of Spatial Planners ECSP; <http://www.ectp-ceu.eu/>
  - Association of European Schools of Planning AESOP; <http://www.aesop-planning.eu/>
- ❖ Also, many sub-regional groups (such as Nordic Surveyors) exist.
- ❖ Also, European land professionals are very active in many international professional associations.

# Communities of Practice in ECA's Land Sector

- Multiple communities for cadastre and land registration – all with slightly differing purpose and scope.
- Some are linked to European Union, its Directives and its rotating Presidency.
- Some bring land agencies' managers together.
- Some bring land professionals together.
- Estimated that 2/3 of participants in 90% of forums are the same people.
- Some fatigue in participation to all events and groups.



# WORKING PARTY FOR LAND ADMINISTRATION



- Promotes land administration and land management by:
  - Identifying best practices on a wide variety of land administration functions
  - Supporting improvement programs
  - Creating and storing information
  - Bringing together an effective network of land administration officials
- WPLA is an UN-Economic Commission for Europe activity
- Governed by a 10 member Professional Board and Director

# UN-ECE WPLA; Experiences



- Several annual seminars and workshops organized in member States bringing land agencies and professionals together.
- Country *Land administration reviews* – WPLA TA product.
- Publication of studies and guidelines on specific land administration and land management topics.
- Benchmarking and preparation of inventories of land administration systems in the UN-ECE region.
- Provision of policy advice and expert assistance.

# Groundbreaking WPLA Publication from 1996



**ECE/HBP/96**

**ECONOMIC COMMISSION FOR EUROPE**

**Geneva**

**LAND ADMINISTRATION GUIDELINES**

**With Special Reference to Countries in  
Transition**

**UNITED NATIONS**

**New York and Geneva, 1996**

# UN-ECE WPLA; Feedback



- Very successful support to post-socialist era transition of land administration systems in Eastern Europe. Major West - East knowledge transfer.
- Good supportive publications at the early days of transition.
- Land administration community around WPLA remains strong – Eastern systems excelled and WPLA now a knowledge sharing forum.
- WPLA's keys to success
  - Local leadership and ownership at high level.
  - Healthy 'beauty contest' between countries and their systems.
  - UN-ECE has ensured continuity.

# *FAO; European Land Consolidation Network*



- FAO organized meetings to Eastern European land professionals with opportunistic funding from member countries.
- ‘Land professionals’ was proven a too broad audience to form synergies.
- Thus the meetings narrowed to land consolidation professionals.
- Strong connection with FAO’s vast technical program and publications on land consolidation.
- For years this was the European meeting place for land consolidation professionals; major knowledge sharing activity and beauty contest.
- The resulted peer network became eventually linked to European territorial programs and their meetings.

# Experiment; Central European Land Knowledge Center

- Started in 2003 with financial support from the World Bank and Hungary, and involved FAO, UNECE/WPLA, FIG etc and was to become a self-financing activity.
- The purpose was to improve the efficiency of land markets and security of property rights in the Central Europe sub-region.
- Made large regional databases of 'land market knowledge' and available experts, collected real property market data from a network of professionals and aimed to sell the data.
- Organized and co-organized best practice events.
- Provided expertise to regional programs and investments.
- 2 years of external funding proved too short for the development a feasible business model and the center closed soon after the financing run out.

# Communities of Practice in ECA's Land Sector – Impact

- European Cadastre and Property Registration Managers and Professionals know each others personally.
- They also know each others' systems in details and are informed on latest developments on an annual basis.
- European and Central Asian land agencies are in a healthy competition of excellence with each others.
- West – East knowledge transfer after socialist systems collapsed was successful partly due to the communities of practice.
- Eastern systems reached and often by passed their Western models in less than 20 years.

# ECA's Property Registration Reputation

## Doing Business Index 2014; Registering Property

1	Georgia	11	Estonia
2	New Zealand	12	Kyrgyz Republic
3	Belarus	13	Iceland
4	United Arab Emirates	14	Bahrain
5	Norway	15	Azerbaijan
6	Lithuania	16	Kazakhstan
7	Armenia	17	Russian Federation
8	Denmark	18	Portugal
9	Rwanda	19	Saudi Arabia
10	Slovak Republic	20	Guatemala



# Communities of Practice in ECA's Land Sector – Lessons Learned

- All regional professional interaction is important – huge need for regional meetings and exchange.
- International organizations can provide continuity and impartiality to such processes. Their technical programs can both support and benefit from the communities.
- Regional ownership and leadership essential.
- Knowledge transfer and exchange are the keys for success.
- Communities create a healthy atmosphere of competition.
- People learn – institutions learn – region develops.

# Communities of Practice in ECA's Land Sector – Lessons Learned

- Attempts to create community back offices as centers of knowledge and excellence have proven less successful.
- Centers of excellence may have conflicts of interest with funders, private sector and existing providers of expertise.
- How to start communities of practice:
  - Be opportunistic – provide meeting points when you can.
  - Focus on developing a peer network of people who have something in common.
  - Embed the process to as many regional initiatives and programs as possible.
  - Over the long term aim to regularity and local leadership.

# Thank You