

FIG Com3 2007 Annual Meeting and Workshop
28-31 March 2007, Athens, Greece

**“Spatial Information Management Toward Legalizing Informal Urban
Development”**

CALL FOR PAPERS

Commission 3 delegates will organize the FIG Com3 2007 annual meeting and Workshop in **Athens**, Greece, on **28-31 March 2007**, in parallel to the **joint Workshop of the UN/ECE Committee on Housing and Land Management and the UN/ECE Working Party on Land Administration on “Informal Settlements”**. The President of the FIG Prof Stig Enemark will deliver a key note speech.

Local organizers:

Technical Chamber of Greece

Hellenic Association of Rural and Surveying Engineers.

The list of sub-titles includes:

- Technical Aspects
 - Data collection, recording and updating; low-cost methods and tools for environmental monitoring of unplanned urban development; the type of necessary information to be recorded for monitoring and improving areas with informal construction, for supporting real estate markets in such areas, and for applying housing policy and decision making
 - Visualization of information
 - Standardization of information
 - 2D, 3D, 4D spatial data recording and management to support the legal integration of informalities, the decision making, the risk-assessment and disaster management in areas with informal construction or informal settlements (slums)
 - Integration of spatial data-bases about ownership rights, value of real estate property, and state applied regulations and restrictions on the use rights, tools, LIS
 - Statistics (about the existing situation, the size of the problem)
 - The value of e-Government and SDIs; the needs for transparency, for corruption and bureaucracy decrease, necessary tools; the participation of the citizen
- Legal and Social Aspects and Procedures
 - Procedures for adopting and updating Zoning and Spatial Planning regulations; the participation of the citizen

- Standardization and Recording of: Zoning Regulations, Spatial planning regulations and other Restrictions related to the Urban Development (e.g., for environmental protection, cultural heritage protection) to increase participation of the citizen and transparency in decision making, facilitate access to information and increase equity among the citizens,
- Standardization of informalities in urban development and real estate markets,
- Standardization of Real Estate financing and Development Procedures,
- GIS technology and tools as a mediator between surveyors, town planners, land developers, and real estate appraisers
- Informal development and the social impact of illegalities on the society, increase public awareness in good governance
- Necessary legal reforms for the registration of the missing information into the modern Land Administration Systems, in order to integrate informal settlements into a legal framework and empower the poor

- Economic, Educational, and Policy Aspects
 - The economic impact of the missing spatial information on the National Economy (both for the state and for the owners)
 - The need for integration of the missing information in order to improve the housing and financing mechanisms, support the mortgage market, and build automated mass-valuation systems to support fair and transparent taxation policies
 - Capacity building on the role of the surveyors in supporting economic growth through the well-functioning Real Estate Markets and the Real Estate Development, and in developing spatial information methods for assessment of the social and economic impact of informal settlements.

Two channels for contributing papers are available:

Full refereed channel:

- | | |
|--|-------------------------|
| - (Short) Abstract Submission Deadline: | 30 November 2006 |
| - Paper Submission Deadline: | 15 December 2006 |
| - Acceptance Notification: | 15 January 2007 |
| - Final (Corrected) Paper Submission Deadline: | 15 February 2007 |

Papers submitted in this channel must not have been accepted for publication elsewhere or be under review for another workshop or conference.

Partial refereed channel:

- | | |
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| - Extended Abstract Submission Deadline: | 30 November 2006 |
| - Acceptance Notification: | 15 January 2007 |
| - Paper Submission Deadline: | 15 February 2007 |

Those interested in peer-reviewed papers should declare it in advance when submitting a short abstract prior to the paper submission.

Important Information:

About FIG Com3 Work Plan and joint FIG Com3 & UN/ECE WPLA & UN/ECE Committee on Housing and Land Management 2007 Workshop:

Dr Chryssy A Potsiou, Chair Com3 e mail: chryssy@survey.ntua.gr

About Organizational issues and paper submission:

Gerasimos Apostolatos e mail: gapos@tee.gr

Technical Chamber of Greece

Included herewith is a questionnaire which we invite you to consider when responding to this call for papers.

**UN/ECE Committee on Housing and Land Management,
Working Party on Land Administration, and FIG Com 3
QUESTIONNAIRE:**

**Questionnaire on the Control for Residential, Commercial, Industrial, and
Institutional Development**

Questionnaire to be applied to

National conditions (What country?) _____

Local/municipal conditions (What city?) _____

1. Is planning control applied at the local ___ or/and national ___ level?
 2. Is there, typically, zoning control (e.g., land use control, parcel size control, building location control) in cities and towns in your country? Yes ___ No ___
 3. Do citizens participate actively on “land use” restrictions and regulations applied and / or permissions given in their area?

Yes___ No___; How?

Is the procedure transparent? Yes___ No___
 4. Does the Law protect the value of private land from state interventions, such as restrictions on land use applied after the purchase of land, obligatory land expropriation, etc.
 5. Is there, typically, building construction control (e.g., building materials control, access/egress and smoke alarm requirements, utility connection controls)? Yes ___ No ___
 6. Are there areas or zones in your country where no planning, zoning or building controls are applied? Yes ___ No ___
 7. What is the procedure, mechanism, regulation, legislation for changing the allowable “land use”? e.g., how can a “rural” area become “urban”? What are the requirements for that change and how long does it take?
 8. Is a building permit/license required for all buildings before construction can begin (both in rural and in urban areas)? Yes ___ No ___
 9. What documents are required in order to obtain a building permit/license, and by what agencies?
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10. How long does it take, typically, to obtain a building permit/license?

11. Does the state ___ or municipality ___ perform construction inspection during building construction?

12. Is the grant for building permit registered at the cadastre and / or LIS? Yes ___ No ___

13. Is post-construction documentation (i.e. plans showing location of building, building floor area or volume) required Yes ___ No ___

14. Is an occupancy permit required after construction is complete, before occupancy of the building is allowed? Yes ___ No ___

15. Is the new complete construction registered at the Cadastre and/or LIS? Yes ___ (obligatory ___, optional___) No ___

16. Where informal buildings or extensions exist (e.g., buildings constructed illegally, without state or municipal control, or buildings constructed prior to current control requirements) is there a formal process in place to bring these buildings into compliance? Yes ___ No ___ Describe/explain

17. What type of informalities do you usually have?

18. What are the reasons / motives for illegality?

19. Do you register informal real estates into your LISs (land registry/cadastre/land administration/SDI)? Yes ___ No ___ Explain the reasons and procedures

20. Do you have any statistics available either through registration or pending registration? Yes ___ No ___

21. What methods and tools does the state use to monitor and record environmental changes (e.g., for managing unplanned urban development, disaster management, improvement of slums, coastal zone impact)?

22. Do you have e-government procedures applied, standardized procedures, SDI, etc? Please describe if information about zoning regulations and restrictions applied on land are easily available and accessible (e.g., through Internet); mention major problems.

23. If you have informal real estate market in areas with informalities, what is the process followed, and what are the major problems, the social and economic impact of informal construction? (e.g., is transaction and/or mortgage permitted when informalities exist? What are the penalties / punishments?)
Yes ___ No ___

24. What are the necessary legal and technical reforms to eliminate this phenomenon?

25. What technical tools/ low-cost methods do you suggest for easy recording and updating the missing information?

26. What do you propose for improving the role of SDIs (or land administration systems) in supporting real estate markets, citizen participation, poverty reduction, slum upgrading, and support of growth of national economy, environmental protection and elimination of corruption in relation to informal construction?