Building services to the emerging land markets in former socialist countries in Europe

- Privatization or restitution of private ownership - very quickly after the collapse of the socialist regimes
  - Preventing return to socialism, food security, social pressure
  - Former Yugoslavian republics a different case
- The biggest creation/formalization of real property ever seen in such a short period, + 300 million properties (WB)
  - Not fully completed in all countries. Registration of state/public land still pending (Massive amounts of land remain in state/municipal ownership)
- Most countries provide fast services to clients - for transactions with already registered properties
- Use of mortgage loans still at a low level, but rapidly increasing
  - Interest rates could be hig
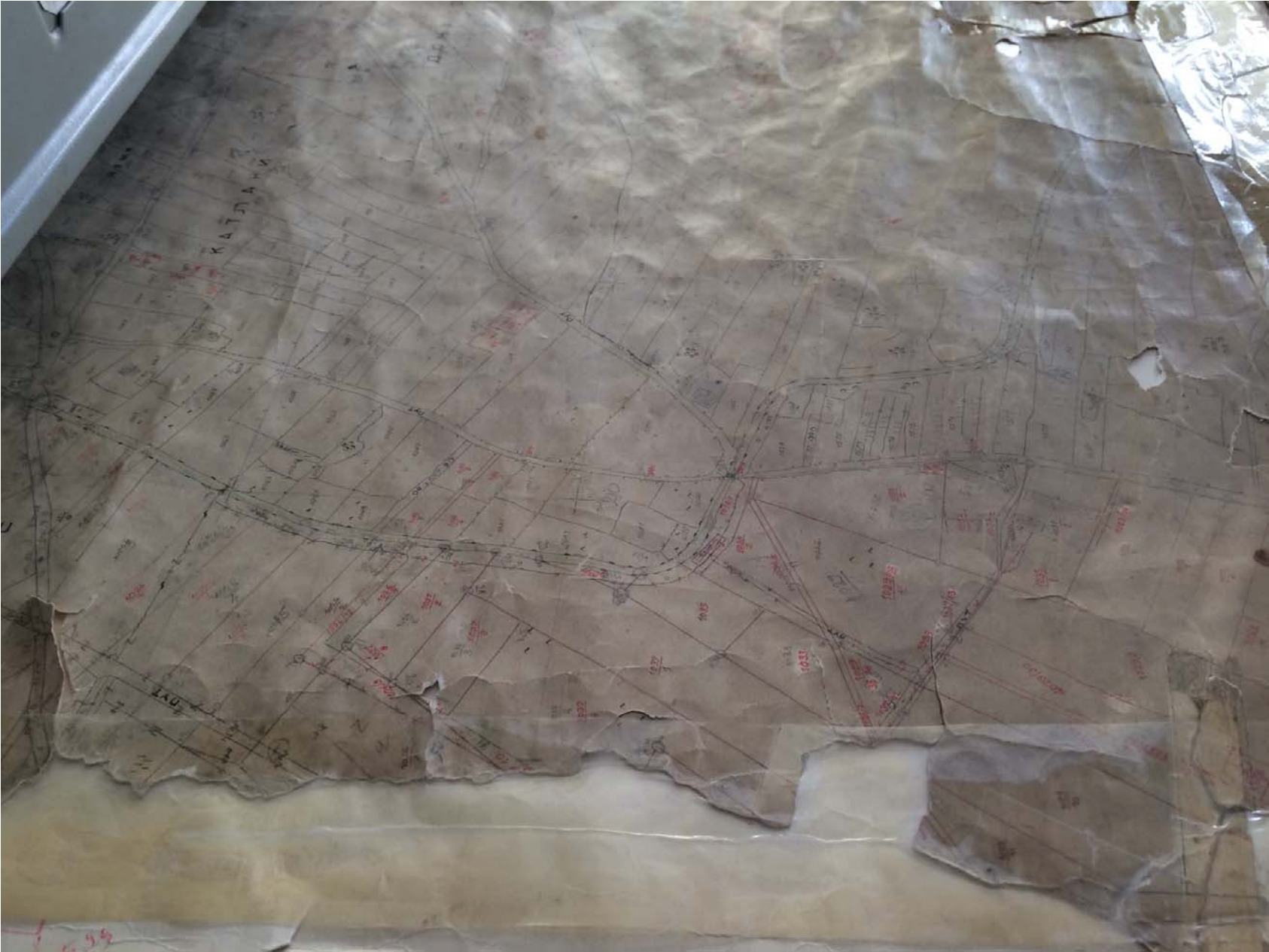- Keys for success: Political will and good management

- Integrated registration systems – legal and technical information combined
  - in one integrated register – one organization
- Textual information and cadastral maps are in digital form everywhere
- Most countries have maintained mandatory involvement of notaries
  - Armenia (+ ?) has abolished mandatory use of notaries for most cases
- All countries have introduced private, licensed surveyors
  - However, in many countries the cadaster organization can also make surveys
- Some countries have recently separated land registration/cadaster from mapping, moving the registration function to *"agencies of public registers"*

However

- Data quality is still a big problem in most countries, especially concerning cadastral maps
  - Still hampering foreign and domestic investments in land and real estate
  - Most countries have restrictions on selling agricultural land to foreigners
- Proper organization of block of flats remains a problem in many countries
  - Huge problem to maintenance of the old building stock
- In most countries it remains to (completely) resolve the issue "illegal" buildings

Questions

- Legal validity of notarial deeds versus registered data - unclear ?
  - Title or deed registration system. (By the way ; Can deed systems satisfactory support expectations to modern e-government services ??)
  - Seen no former socialist country which is financially guaranteeing the correctness of the property registers
  - Lacking understanding of what is legally defining parcel boundaries ?
- Countries are addressing corruption; *inter alia*, by separating front end and back office
  - Most corruption probably with illegal transfers of state land, building permits
- Large scale vector maps missing