

FIG Task Force on Property and Housing

Background

In many countries Surveyors are expected to identify land tools and good governance practices that will facilitate:

- secure access to land and property rights,
 - secure mortgage rights,
 - sustainable housing, housing rights and land market,
 - redevelopment and urban regeneration,
 - energy efficiency and green housing,
- within an unpredictable economic and social environment.

This is characterized by a:

- significant decrease in access to financing,
- immigration and unemployment,
- inner city decay,
- rural urban migration, shrinking of towns and villages,
- corruption and confusion in land and housing regulatory framework,
- increasing housing demand and informal settlements.

The Task Force will investigate challenges and major threats resulting from the current global financial crisis, and identify new role for the surveyor. It will develop awareness, vision and key strategies as well as to investigate tools and techniques around:

- institutional development,
- improvement of coordination of various stakeholders,
- adoption of effective policies,
- land tool development,
- technical tools to support the above

Members

Chair: Prof. Chryssy Potsiou, FIG Vice President

Members: Raymond Chan, Hong Kong SAR, China
Steven Nystrom, USA
Bozena Lipej, Slovenia
Winrich Voss, Germany
Junping Liao (Patrick), China P.R.
Collins Kowuor, Kenya

The list may be completed with 1-2 members representing different regions and expertise on this topic that relates among others to Commissions 3, 7, 8, 9 and 10

Output

1. Joint FIG/UN ECE WPLA peer reviewed publication on: “*Informal Development. Challenges and Solutions from South-East Europe*”. Ready to be published.
2. Contribution of the TF members to a peer reviewed book on: “*The Housing Markets of Southern Europe Facing the Crisis*”. To be published soon.
3. FIG publication on: “*Property and Housing. Planning for Affordable Housing: A New Role for the Land Surveyor*”. To be finalized by the end of 2014.

Progress Report (by June 2014)

- a. Task Force members have scheduled brief Workshops (focused Technical Sessions and meetings) during the FIG Working Weeks in Rome 2012, in Abuja 2013, in Kuala Lumpur 2014, and the Regional Conference in Montevideo). In addition, a joint FIG TF meeting with FIG Com3 was held in Athens 2012 and a second one was held in Skopje 2013. A TF meeting was also held in Istanbul during the INTERGEOEURASIA Conference where TF members presented focused papers on housing aspects. In general, invited speakers have provided information on relevant topics, such as country profiles on *housing policies, housing markets and the challenge of informal housing*, in all the above mentioned conferences and meetings. A final TF meeting will be scheduled during the Kuala Lumpur Conference in order to finalize the content of the coming FIG publication on “*Property and Housing. Planning for Affordable Housing: A New Role for the Land Surveyor*”.
- b. Countries in the greater ECE region are long working on Property and Housing aspects. Many have established denationalization, privatization, property restitution and property registration projects but at the same time most of them face the problem of informal housing due to a number of reasons that have been identified through a previous joint FIG / UN ECE Conference in 2007 in Greece; the output of that Conference has encouraged many of these countries to run legalization projects. Currently, there was a strong request expressed by the ECE member states that a follow up Conference should be organized to monitor the progress and to identify the remaining or new weaknesses, especially in the field of planning for affordable housing. During the UN ECE WPLA General Assembly in Geneva in June 2011 FIG TF chair (and members) and UN ECE WPLA bureau have agreed to organize a focused joint Conference on the topic: “*Informal Development, Property and Housing: Legalization and Progress*”, on the 10 – 14 December 2012. The Workshop was hosted by the Technical Chamber of Greece, Syntagma Square, Athens, Greece. FIG member Associations and distinguished delegates, members of the United Nations Economic Commission for Europe and its member states, the World Bank and other key stakeholders participated in this Conference hosted by FIG and the UN ECE WPLA. This Conference was of multiple value and interest, especially for the Balkan countries and Cyprus, who have presented their legalization projects. In addition,

According to the ECE state members' request, a joint FIG/ UN ECE publication on the topic has followed the Conference. The joint FIG/UN ECE publication on "Informal Development: Challenges and Solutions from South-East Europe" is a peer reviewed publication, based on in-depth research in Albania, Greece, Montenegro, Cyprus and the Former Yugoslavia Republic of Macedonia. This in-depth research was partially sponsored through the projects of the WB and the Statens Kartwerk in the region. The printing of this publication is partially sponsored by the Dutch Kadastre.

- c. Task Force members have contributed to a joint European research on "*The Housing Markets of Southern Europe Facing the Crisis*", held in Germany. The first output of that research is a peer reviewed book to be published soon.