



International Federation of Surveyors
Fédération Internationale des Géomètres
International Vereinigung der Vermessungsingenieure

FIG Task Force on: Property and Housing



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- Contributors from various countries

TF established in Morocco 2011

- TS in Rome 2012
- TS Uruguay 2012
- Workshop in Athens 2012
- TS Nigeria 2013
- Workshop in Skopje Nov 2013
- UN ECE Ministerial Meeting Geneva 2013
- INTERGEO EURASIA, Istanbul, 2014
- TS Kuala Lumpur 2014

Methodology

- Internet research
- Existing literature
- Case studies
- Technical Sessions
- Workshops

Information collected so far:

- Germany
- Hong Kong SAR China
- Kenya
- Greece
- Italy
- Uruguay
- Nigeria
- Malaysia

background

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

- privatization of land, real estate and property registration,
- secure access to land and property rights,
- secure mortgage rights and real estate markets,
- formalization of informal housing,
- sustainable housing and housing rights,
- zoning, planning and building code revisions,
- energy efficiency and green housing,

within an unpredictable economic and social environment



background

characterized by certain fundamental factors affecting the housing markets:

- recession, unemployment, difficulty of finding jobs,
- significant decrease in access to financing, tougher lending standards: no more liar loans, bigger down payments, closer look at incomes
- tougher appraisal standards,
- growing affordability problems even for those who do have a job due to wage and benefit cuts,
- rising taxes,
- overleveraged consumers,
- a change in consumer attitudes regarding housing as an investment,
- a new frugality in consumer attitudes towards debt in general,
- corruption and confusion in land and housing regulatory framework

Objectives

The FIG Task Force investigates challenges and major threats and tries to identify a **new role for the surveyor**.

It develops awareness, vision and key strategies as well as investigates tools and techniques around:

- institutional development, legislation,
- improvement of coordination of various stakeholders in the housing markets,
- land tool development for affordable housing,
- Examples of good practice



Deliverables by the end of 2014

- ✓ Joint FIG/UNECE Publication on *Informal Development. Challenges and Solutions from South-East Europe*
- Contribution to a peer reviewed book on *The Housing Markets of Southern Europe in face of the Crisis*
- FIG publication on *Property and Housing. Planning for Affordable Housing: A New Role for the Surveyor*

Report

Joint FIG Task Force on Property & Housing & FIG Com3 /UN ECE WPLA Workshop on Informal development, property & housing 10-14 Dec 2012, Athens

107 participants from 28 countries & WB, UNECE

73 papers in total (67 presented), 16 sessions

48 papers on Property and Housing:

16 on informal development

15 on housing & property markets

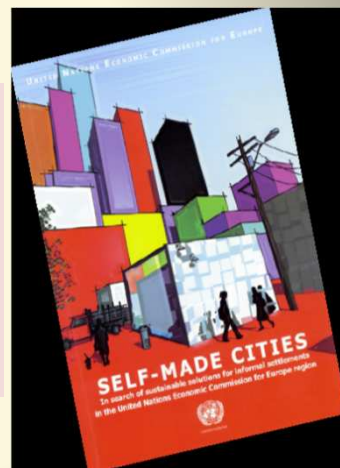
(17 about Greece)



Joint FIG / UNECE WPLA publication: **Informal Development. Challenges and Solutions from South-East Europe**

Purpose: update the 2009 research on
"Self-made cities" (UNECE
publication)

- progress of legalization and integration of informal housing development in UNECE;
- examples of good practice;
- remaining obstacles; new weaknesses;
- tools in order to eliminate the phenomenon in future



Joint FIG / UNECE WPLA publication

Structure

1. General aspects on current informal development, causes, types, statistics, impacts, past experience, current legalization projects
2. Case studies in selected countries (Albania, Cyprus, Greece, Former Yugoslavia Republic of Macedonia, Montenegro) : **in-depth research**,
3. Discussion-lessons learnt
4. **Tools & Policies** to avoid the phenomenon
5. conclusions, proposals

Time schedule:

- Finalized,
to be presented at UN ECE CHLM in September for approval
- Peer reviewed by Prof Paul van der Molen

The research will continue for other countries in Caucasus region.

Thank you!

