



XXVII FIG CONGRESS

11-15 SEPTEMBER 2022
Warsaw, Poland

*Volunteering
for the future –
Geospatial excellence
for a better living*

Systematic Land Registration Precursor for Land Consolidation in Georgia

Elene Grigolia

World Bank funded “Irrigation and Land Market Development “ Project
National Agency of Public Registry

ORGANISED BY



PLATINUM SPONSORS



Foreword



Cycle of landscapes reproducing the nature of Imereti, Western Georgia
Georgian avant-garde painter David Kakabadze (1952 - 1989)

Solution

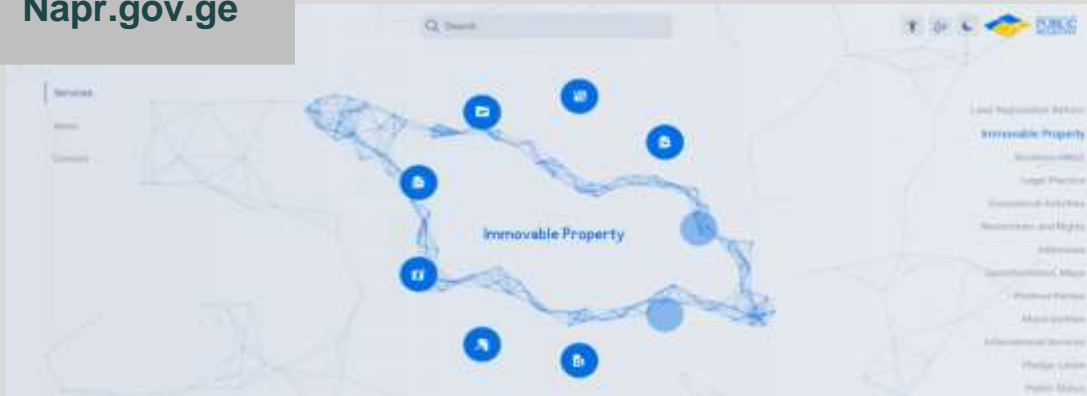


Establishment of the National Agency of Public Registry



Launch of the Land Reform in 2016

Napr.gov.ge



NAPR

Legal Entity of Public Law under the Ministry of Justice of Georgia, established in 2004



Registry of Immovable Property Rights



Registry of Lien, Tax Lien/Mortgage



Business Registry



Pledge Registry



Address Registry



Registry of Political Parties



Geodesy and Cartography



Cadastre

World Bank funded Systematic Land Registration Project

“Irrigation and Land Market Development Project“

Financed from the funds of the Agreement concluded between the World Bank (IDA/IBRD) and Georgia



Irrigation Component

Ministry of Environmental Protection and
Agriculture of Georgia



Land Market Development Component

Ministry of Justice of Georgia,
National Agency of Public Registry

Capacity Building - Policies and Procedures



Guidelines for Systematic Land Registration



Systematic Land Registration Procedures



Legislative Amendments



Capacity Building - Human Capital and Equipment



Human Capital Development

- Hiring and Training Registrars, Surveyors, GIS, Quality control Specialists
- Forming a corps of Junior to mid-level managers to lead the National Rollout
- Encouraging Women Participation



Technical Development

- Survey Equipment for the field teams, GPS Rovers and Tablets;
- Survey Drones;
- Personal Computers and Lap Tops for field teams and back office staff;
- Office Equipment for field teams and back office staff;
- Pick Up Trucks and SUVs;
- Specialized Work Clothing for all seasons for field teams;
- Personal Protection Equipment;
- IT Hardware and Software



Capacity Building - Innovation

Agile Transformation



ICT Assessment and Upgrade



New IPRS System

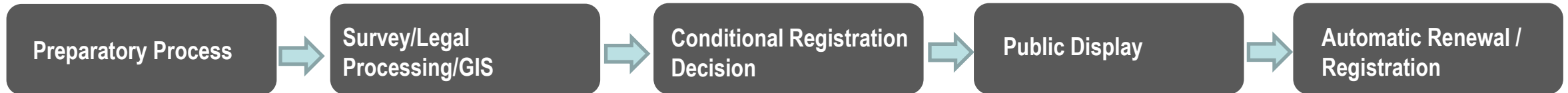


Electronic Minutes Software (EMS)



Electronic Minutes Software – Live Registration

Updated Business Process



Software Capabilities:

- Land Plot Cadastral Map, with respective boundary lines, GPS points, building description and other cadastral information;
- Data on the owners, interested persons, family members, household members. Information is directly linked to the Public Service Development Agency database and it automatically generates information if the ID information is entered in the respective fields;
- Ownership Data, Area According to the respective legal documents, data on the title documents and possibility to attach the electronic copy if needed;
- Data on other residents of the registration block, bordering land plots etc;
- Land usage data, information on crops, buildings etc. which is generated from GIS;
- Electronic Signatures and etc.

National Rollout



January 01, 2022 – Launch of the National Rollout of Systematic Land Registration
January 01, 2025 – Intended Completion Date

General Information:

- Total Budget of 120 Million GEL
- Full Cadastral coverage of Georgia;
- SLR will be completed in 59 municipalities, excluding 5 major cities.
- Additional 1.335 Million Hectares / 1.9 Million Plots will be registered



Land Consolidation Georgia

Gizo Chelidze

Ministry of Environment Protection and Agriculture of Georgia

Land Consolidation - Existing Situation



Land Reform 1992-1998

- State ownership of land during Soviet Union was followed by **nation-wide privatization**;
- Land reform resulted in **excessive fragmentation of both land ownership and land use**:
- ✓ Each family was given a land in 4-5 plots, average size 0,25 ha each;
- ✓ The distance between plots in same cases 5-10 km.;
- ✓ As a result 1,300,000 households (approximately 3.5 million citizens) became owners of small plots of land.



Example of one Municipality (Dedoplistskaro)

- Total area 46,000 ha.
- Before 1992 there were 560 plots,
- After reform land was divided into 26,000 plots.



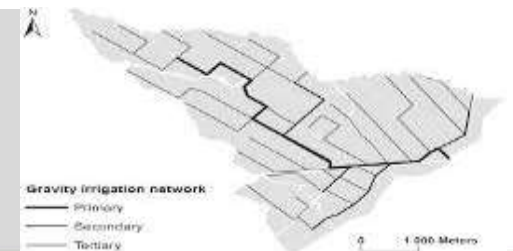
Farmers are primarily affected by land fragmentation:

- Land productivity decreased;
- Costs for agricultural production increased.

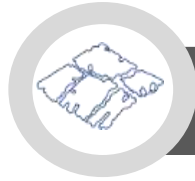


Land fragmentation is a problem for the state:

- Limitations for conducting common agricultural policy, increased costs and reduced efficiency;
- Fragmented agricultural services, including fragmented irrigation and drainage systems;
- Need for construction of additional internal agricultural roads at the expense of fertile lands.



Land Consolidation – Potential tools for Georgia



Systematic Land Registration

Why registration and consolidation?

- Registration is precursor for consolidation;
- Mutual interdependence;
- Cost efficiency.



Amelioration Projects

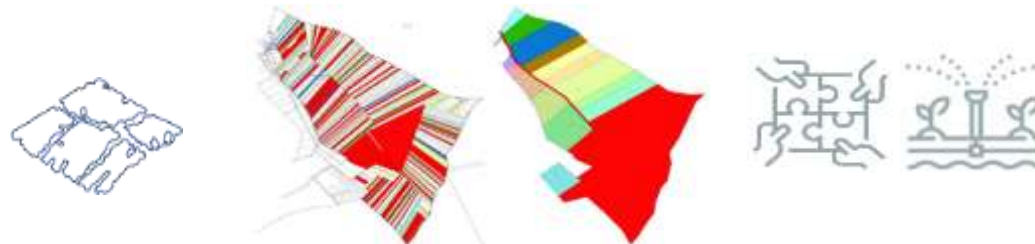
Why Amelioration Project and consolidation?

- Consolidation is precursor for construction amelioration systems;
- Mutual interdependence;
- Cost efficiency.

Land REGISTRATION & Land CONSOLIDATION/AMELIORATION



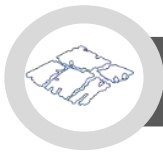
double RESULT & double BENEFITS
reduced COST & increased EFFICIENCY



Land Consolidation – Potential tools for Georgia

Systematic Land Registration

Merging Potential



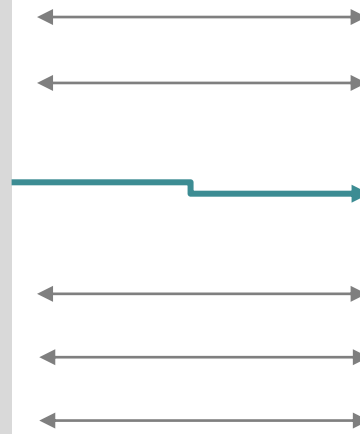
Systematic Land Registration

- Selection of land registration areas
- Identification and communication with land owners
- **Conduct land measurement**
- **Prepare landownership map**
- Public display of draft landownership map
- Approval of the landownership map
- Registration of new land ownership



Land Consolidation

- Selection of land consolidation areas
- Identification and communication with land owners
- **Conduct a land consolidation feasibility study**
- **Draft land consolidation plan (re-allotment plan)**
- Public display of draft re-allotment plan
- Approval of the land consolidation plan
- Registration of new land ownership



Land Consolidation – Potential tools for Georgia

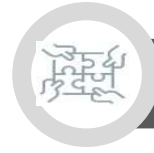
Amelioration Projects

Merging Potential



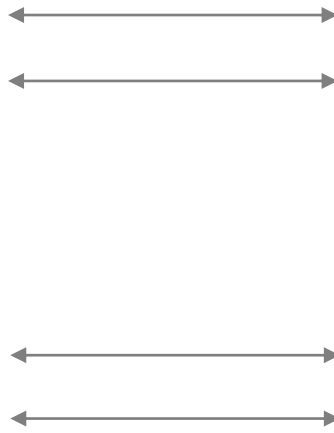
Amelioration Projects

- Selection of rehabilitation/construction area
- Identification and communication with land owners
- Prepare the rehabilitation/construction design
- (Re)construction of irrigation/drainage systems



Land Consolidation

- Selection of land consolidation areas
- Identification and communication with land owners
- **Conduct a land consolidation feasibility study**
- **Draft land consolidation plan (re-allotment plan)**
- **Public display of draft re-allotment plan**
- **Approval of the land consolidation plan**
- **Registration of new land ownership**



Land Consolidation – Potential tools for Georgia



Systematic Land Registration

Systematic Land Registration Reform History

- Since 2016 Georgia started systematic land registration reform in parallel to sporadic registration;
- Since 2022, the systematic land registration is national project.

Implemented Activities

- Competent authorities defined, functions and duties were distributed;
- Their technical, human and financial capabilities were developed;
- Pilot projects were implemented;
- Land registration methodology was tested and established;
- Legislation was improved and adopted.



Land Consolidation

Land consolidation Reform Initiative

- Sporadic Land Consolidation should be backed by Systematic Land Consolidation reform;
- Land Consolidation should become a national project.

Land consolidation Reform Initiative

- Competent authorities are in place, functions should be clearly assigned;
- Their technical, human and financial capabilities should be developed;
- Pilot areas should be defined and projects implemented;
- Land Consolidation methods should be defined, tested/established;
- Legislation should be drafted;

Land Consolidation – Potential tools for Georgia



Systematic Land Registration

Further Actions

- Land consolidation component added to Systematic Land Registration Reform.



Land Consolidation

Further Actions

- Develop and implement Land Consolidation National Program;
- Conduct a country-wide multi-criteria assessment to identify the most feasible areas for land consolidation in Georgia;
- Consolidation process effectively linked with land-related or other infrastructure projects (rehabilitation of amelioration systems, rehabilitation of windbreaks, road construction etc.).
- Regulations to avoid further fragmentation.

Land Consolidation Feasibility Study



FAO will assess the opportunities for land consolidation:

- i) as a standalone activity;
- ii) Combined with amelioration and
- iii) Combined with systematic land registration



Develop recommendations on legal and institutional framework for introduction of land consolidation/implementation of pilot projects.



Multi-purpose Land Consolidation



Contribute to combating climate change:

- Rehabilitation/modernisation of amelioration systems;
- Improved agricultural practices;
- Reduced soil degradation;
- Nature restoration



Increased economic and social efficiency
Reduced public and private spendings.

