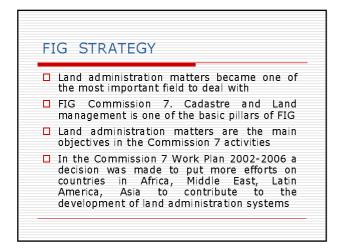
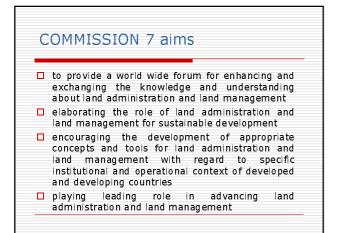


There have been several changes world wide during the last decade, influencing rural and urban land development
These changes created several challanges to be solved and very much effected developed, transition and developing countries as well
Tasks to be achieved are very different in countries with developed market economies and countries with less developed economy

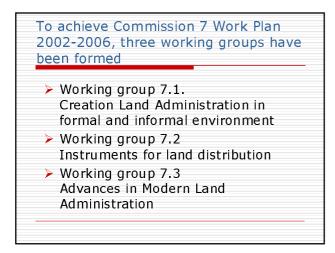
The way how to solve challenges are also varying from country to country in every region depends on the historical, economic and political background
These changes strongly influence the economy, the land and real estate market
There is a very strong need in any country of the existence of proper legal and institutional framework which can co- ordinate as infrastructure of the land and real estate property activities and the sustainable development in long term





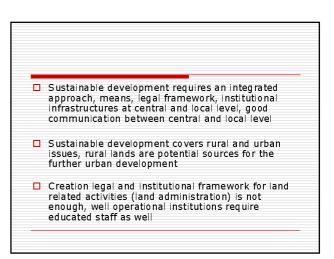


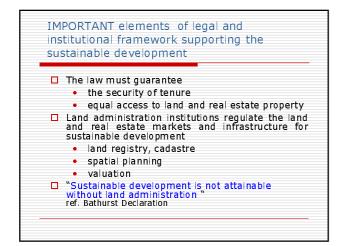


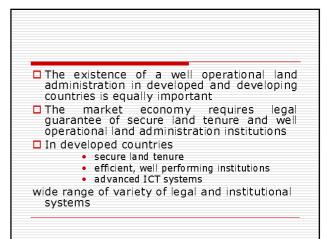


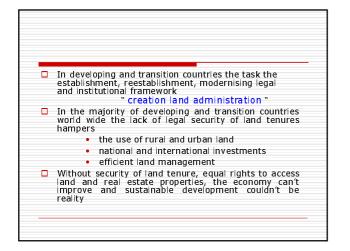
reation Administration and formal environment
The implementation of sustainable development has been one of the greatest challenges world wide since years Success of sustainable development not an environmental question only, mainly economic task The utilisation of natural sources, the importance of long term land and real estate property development has been
increased during the last decades all over the world



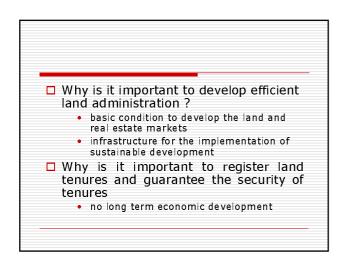


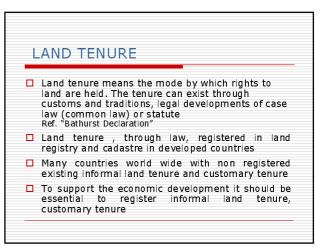


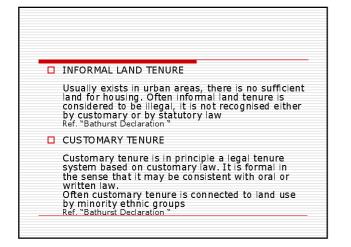


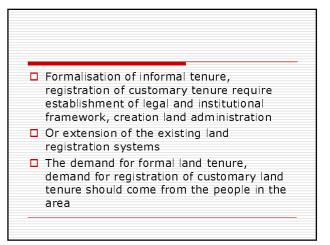






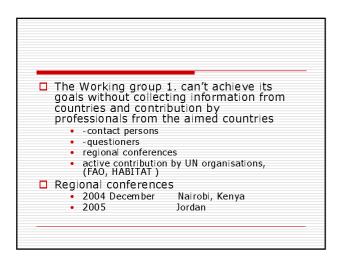






g	roup 1
	<ul> <li>Role in development of land administration in developing and transition countries</li> <li>THE policy issues of the Working group 1.</li> <li>Terms of reference</li> <li>identify how customary and informal land tenure can be integrated in land administration system</li> <li>identify when customary and informal land tenure should be recorded, registered</li> <li>identify land management requirements to land administration systems in formal and informal environment, with focus on land use</li> <li>contribute to access to land by women and vulnerable group</li> <li>develop guidelines</li> <li>identify good practises</li> <li>organising and contribute to regional conferences</li> </ul>

ne Working group 1. Decided pout topics to be investigated
customary tenure are different in each country- even within country itself- common elements are to be identified
problems in land restitution/redistribution
preparation of guidelines for registration of customary rights. It is important to justify why it's essential to prepare guidelines. It could be the alleviation of poverty
valuation is a precondition for land restitution.Compensation is another issue that should be investigated
land reform process are too slow
<ul> <li>lack of financial and human resources</li> </ul>
<ul> <li>even good existing law cannot be implemented</li> </ul>
<ul> <li>there is no political decision for comprehensive land reform</li> </ul>



CONCLUSIONS
 The importance of existing and operational land administration is increasing
world wide
The operational land administration is the basic infrastructure for the active land- and real estate markets in the developed countries and establishment or modernising of land administration is precondition to develop the market economy in developing and transition countries
To create land administration in informal environments is essential to formalise informal land tenure and registering customary tenure in land register and cadastre
The demand for formal land tenure and registration of customary land tenure should come from the people in the area, region
Creation of land administration is a common interest of each countries to support the sustainable development but the way of implementation, the type of legal and institutional framework depends on their traditions, political and historical background. There is no single recipe, solution. Professional organisations, experts can give advise, recommendations quidelines only.
FIG, particularly Commission 7 makes all of its efforts to promote the importance of operational land administration systems to improve the economic development and support the sustainable development.
Sustainable development is not attainable without sound land administration ( ref. "Bathurst Declaration" )