



**Economic and Social  
Council**

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**ECONOMIC COMMISSION FOR EUROPE**

**COMMITTEE FOR TRADE, INDUSTRY  
AND ENTERPRISE DEVELOPMENT**

Working Party On International Legal  
And Commercial Practice (WP.5)

Real Estate Advisory Group

**PROGRAMME**

# **The Third Land for Development Programme Forum**

*“PROPERTY RIGHTS FOR THE POOR: A GLOBAL PERSPECTIVE”*

Tempio di Adriano, Piazza di Pietra, Rome, Italy

13-14 December 2004

**DECEMBER 13, 2004 - “PROPERTY RIGHTS FOR THE POOR”**

**DECEMBER 14, 2004 - “PROPERTY RIGHTS: CURRENT DEVELOPMENTS”**

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The following document presents the programme for the above-mentioned event. The Forum is organised under the auspices of the Real Estate Advisory Group (REAG), which is a subgroup of Experts under the UNECE Working Party on International Legal and Commercial Practice (WP.5) of the Committee for Trade, Industry and Enterprise Development (CTIED). The Land for Development Programme and Forum is promoted in cooperation with Tecnoborsa.

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## PROGRAMME

DAY 1. DECEMBER 13, 2004

### “PROPERTY RIGHTS FOR THE POOR”

9:00 – 10:00

*Registration*

10:00 – 11:30

**OPENING SESSION. INTRODUCTION TO THE FORUM PROGRAMME.**

#### **WELCOMES**

Mr. Aldo De Marco, President Tecnoborsa  
Mr. Andrea Mondello, President Chamber of Commerce of Rome  
On. Francesco Saponaro, Productive Activities, Region Lazio

#### **OPENING ADDRESSES**

Ms. Brigita Schmögnerová, Executive Secretary, UNECE  
Representative of Ministry of Foreign Affairs, Norway *tbc*  
Representative of Italian Government *tbc*  
Mr. Robert Hall, Chairman, UNECE/ REAG  
Mr. Tolobek Omuraliev, Minister of Local Self-Governance and Regional Development, Kyrgyzstan *tbc*

11:30 – 11:50

*Coffee break*

11:50 – 13:30

**SESSION 1. A REVIEW OF THE CHALLENGES AND APPROACHES IN EXTENDING LAND AND PROPERTY RIGHTS FOR POVERTY REDUCTION.**

#### **Chairpersons:**

Mr. George Kowalski (UNECE, IREED, Director)  
Mr. Ugo Leone (IDLO, Ambassador, Diplomatic Counsellor)

**Moderator:** Mr. Geoffrey Hamilton (UNECE)

#### **VIEW OF THE UN AGENCIES**

Mr. Paul Munro-Faure (Chief, Land Tenure Service, UN FAO)  
Ms. Clarissa Augustinus (Chief, Land and Tenure Section, UN-HABITAT), *“Innovations in Africa: Pro poor land administration tools”*  
Mr. Bengt Kjellson (Chairman, WPLA UNECE), *“A European Perspective”*  
Representative of UNDP *“Building on the Work of the Commission on the Private Sector and Development” tbc*

#### **VIEW OF THE UN REGIONAL COMMISSIONS**

##### Key issues

- *Using the knowledge and the expertise of the Regional Commissions to strengthen the High Level Commission*
- *Bringing into the global context best practice and experience from the regions*
- *Integration of land and property rights into national poverty reduction strategies*
- *The role of the Regional Commissions in the global initiative (e.g. establishment of the regional networks, regional “land for development programs”, evidence based policy formulation)*
- *The role and importance of the NGOs*

Mr. Ali Kadri (ESCWA), *“The role of land for road map for peace ”*

Mr. Geoffrey Hamilton (UNECE), *“Need for the Toolkit in turning assets into usable capital”*

**View of the international community and land and property rights institutions**Key issues

- *Impact of legalising land and property rights*
- *Evaluation of current reforms in the area*
- *Future perspectives*

Mr. Enrico Campagnoli (International Real Estate Federation – FIABCI), *"Property rights and private sector"*

Mr. Thomas F. McInerney (General Counsel and Program Legal Counsel, IDLO, Italy), *"Experience in Legal and Judicial Reform and Capacity Building: Implications for Strengthening Asset Security"*

Mr. Killian Kleinschmidt (Stability Pact, Head of Service Displacement & Solutions), *"A review of the challenges and approaches in extending land and property rights for poverty alleviation"*

Ms. Regina Kallmayer (GTZ, Project Manager, South-Eastern Europe), *"Land management at GTZ"*

**13:30 – 14:30****Lunch****14:30 – 16:00****SESSION 2.  
FINANCING FOR DEVELOPMENT. KEY ISSUES.**

*Providing access for poor people working in the informal sector to finance and services is a major challenge. This session looks at the relationship between legalising property rights for the poor, and attracting finance from various institutions.*

Key issues

- *Generating finance from property: role of the private sector*
- *Do the poor wish to borrow from banks; do banks want to lend to the poor?*
- *Importance of titling: does it help to access financing?*
- *The role of formal banking system*
- *Micro-finance institutions, formal credit institutions, credit unions*

**Chairpersons:**

Mr. Giampiero Bambagioni (Vice President, Tecnoborsa)

Mr. Barry Gilbertson (PriceWaterhouseCoopers, President of the RICS)

*Introduction*

Mr. Giampiero Bambagioni (Vice President, Tecnoborsa) *"Ethics, economic policies and micro-finance for the Property rights"*

**Speakers:**

Mr. Hamid Sharif (Assistant General Counsel, Asian Development Bank, Philippines)

Mr. Fernando Carillo-Florez (Principal Counsellor, Inter-American Development Bank, Special Office in Europe)

Prof. Alan Gilbert (University College London, UK) *"What difference does legal title make to the urban poor?"*

Mr. Barry Gilbertson (PriceWaterhouseCoopers, President of the RICS)

Mr. Chris Williams (Acting Director, Human Settlements Financing Division, UN-HABITAT), *"Collateral in Context: Mobilizing Domestic Capital for Affordable Housing and Urban Infrastructure in Sub-Saharan Africa"*

**Discussant:** Mr. Robert Nowak (UNECE)

**16:00 – 16:20****Coffee break**

**16:20 – 18:00      SESSION 3.  
IMPLEMENTING POLICIES FOR PROPERTY RIGHTS FOR THE POOR.**

*The goal of the High Level Commission (HLC) is to prepare a toolkit for policy markets on extending property rights and the rule of law to those who do not benefit from these rights. This session will discuss a number of aspects of the work of the HLC going forward.*

Key issues:

- Role of the HLC and its key deliverables
- Role of technical Working groups established under the HLC
- Role of the International organisations, and the development banks
- Role of the Poor and NGOs
- Role of the Private sector

*What are the timing and goals of the HLC?*

*How should the recommendations of the HLC be implemented?*

*How can countries and national policy makers best share the benefits from this initiative?*

**Chairpersons:**

Mr. Paolo Garonna (Confindustria)

Mr. Geoffrey Hamilton (UNECE)

**VIDEO CONFERENCE ROME-LIMA**

Mr. Hernando de Soto

***Special address***

Mr. Mario Baccini, Minister of Public Administration, Italy *tbc*

**Reactions:**

Representative of UNDP *tbc*

Mr. Helge Onsrud (Director, Cadastre and Land Registry, Norwegian Mapping and Cadastre Authority)

Mr. Giorgio Spaziani Testa (Secretary General, Confedilizia)

Mr. Alex Talmon-l'Armee (Stability Pact)

**Discussants:**

Mr. Peter Watson (Levy&McRAE, United Kingdom)

Ms. Elena Panarities (Panel Group LLC, USA)

**18:10 - 18:40      REAG BRIEFING FOR TRANSITION ECONOMIES.**

**Chairpersons:**

Mr. Robert Hall, Chairman (UNECE/ REAG)

Mr. Geoffrey Hamilton (UNECE)

**Moderator:** Brian Emmot (UNECE/ REAG)

This Briefing is for the Representatives of the Transition Economies and is designed to inform them of the various areas where REAG can cooperate with them, and to identify at least one main contact within each country.

**20:00**

**Social event**

**Palazzo Ferrajoli, Piazza Colonna 355, 1st floor**

DAY 2. DECEMBER 14, 2004

**“PROPERTY RIGHTS: CURRENT DEVELOPMENTS”****9:30 – 9:45      OPENING ADDRESS.**Mr. Carlo Sangalli, President of Unioncamere *tbc***9:45 – 10:30      THE INTERNATIONAL PUBLIC REAL ESTATE OBSERVATORY (IPREO) BY  
TECNOBORSA: THE FIRST EUROPEAN REPORT.****Chairperson:**

Mr. Aldo De Marco (President, Tecnoborsa)

**Speakers:**

Mr. Giampiero Bambagioni (IPREO)

Ms. Alice Ciani (IPREO)

**Discussant:** Mr. Giorgio Gobbi (Bank of Italy)**10:30 – 10:50****Coffee break****10:50 – 12:20      SESSION 4. EXPERIENCE OF RUSSIA IN LAND AND PROPERTY RIGHTS  
DEVELOPMENT. KEY ISSUES.**

*The Russian Federation’s President Vladimir Putin has made the issue of land and property and specifically the provision of affordable housing and the creation of a mortgage market as prime targets of this his second Presidency. Their main challenges are a pressing need for using property for regional development, improving procedures for the sale of property, creating a solution to the impending housing crisis, developing methods of providing affordable housing and more accessible mortgages and adapting systems to emerging EU norms and standards. This Roundtable will look at the key drivers for the development of a the residential property market such as transparency in land and real estate markets, land and property rights systems and the development of the rule of law.*

Key issues

## 1. Policy challenge: land and housing reform

- Impact & Benefits
- Recent developments & the lessons learned
- Establishment of a viable land system
- The provision of social housing & the development of affordable housing
- The importance of the residential mortgage market
- Property valuation

## 2. Development of the Cooperation Agreement between UNECE/REAG and MEDT with the assistance of EU TACIS project

## 3. Development of the EU TACIS supported Housing Project for Ministry of Industry and Energy under UNECE/REAG project management

**Chairpersons:**

Mr. Robert Hall (Chairman, UNECE/ REAG)

**Moderator:** Mr. Douglas Prentice (UNECE/ REAG)

Mr. George Kowalski (UNECE)

**Speakers and Panelists:**

Prof. Vasily Uzun (Senior Advisor, RosAgroFond, The Agrarian Institute, Russia)

Ms. Renata Yanbykh (Director, RosAgroFond, Russia)

Ms. Elena Kaniovskaya (Deputy Head, Division of Real Estate Markets, MEDT, Russia)

Mr. Alexander Vorotnikov (Head, Section of Municipal Economy, MEDT, Russia)

Mr. Kirill Pak (Senior Specialist, Section of Northern Areas Development, MEDT, Russia)

Mr. Ivan Grachev (Director, Fund for Development of Real Estate, Russia)

Mr. Andrey Starovoytov (Director, Consulting and Development Agency CONUS, Russia)

Mr. Valeri Zubov (Duma Deputy, Vice Chairman, Committee on Credit Institutions and Financial Markets, Russia)

**12:20 – 13:20      SESSION 5.1. SHARING AN EXPERIENCE OF DIFFERENT COUNTRIES ON LAND AND PROPERTY RIGHTS. COUNTRY CASES.**

*There is much to learn from the experiences of countries at different stages in development on the precise role which extending a secure system of property rights and the rule of law have had on the development process.*

**Chairpersons:**

Dr. Angelika Brustinow (Rural Livelihoods Adviser, ECA Department, DfID, UK)

Mr. Paul Munro-Faure (UN FAO)

**THE CASE OF TAJIKISTAN – A LOW INCOME COUNTRY IN TRANSITION**

*In view of participation of the Tajikistan government representatives in last year Forum, this session will describe the progress in land reform and the protection of ownership rights in Tajikistan made over last year.*

**Key issues**

- *Update on the on-going Land reform process*
- *Gender aspects*
- *Out of court dispute resolution: Third Party Arbitration Courts*
- *Providing access for the poor to information on their land and property rights*
- *Appropriate support by Government institutions*

**Speakers:** Mr. Zarif Aliev (Chairman, constitutional Court, Tajikistan)

Mr. Davlatsho Gulmahmadov (Chairman, State Land Management Committee, Tajikistan)

**Discussant:** Prof. Juan Luis Moreno-Villalaz (Senior Economic Advisor, Ministry of Economy and Finance, Panama) tbc

**THE CASE OF MEXICO – A DEVELOPING COUNTRY**

*There are some basic conditions for housing finance that are typical of mature economies but may seem difficult to achieve in an underdeveloped country. Yet, there are cities in developing countries that are showing progress. Mexicali, in the state of Baja California, Mexico, is one such city that achieved remarkable progress over a short period of time. At the beginning of the 1970's much of the city consisted of informal settlements, some in environmentally dangerous conditions. An ambitious state urban development strategy and formalisation program resulted in the regularization of 40,284 lots and the creation of 31,384 of lots in new subdivisions, benefiting more than 400,000 persons within a six year time period. Employment opportunities were created, state revenues increased, the number of households with electricity, water and sanitation facilities was doubled and the very poor who were living in unsanitary conditions on a river bed were relocated to serviced lots. Over time, these settlements have given way to formalised dwellings, new industries, improved education, and a more prosperous community. Some of the themes to be discussed will cover how irregular settlements can be turned into modern sustainable urban environments:*

- *Importance of a legal foundation for formalisation initiatives, including government authority, property rights and urban development plans.*
- *The good governance factors and the role of political support in achieving results.*
- *The importance of economic planning along with housing.*
- *The importance of simultaneous attention to economic and social sectors.*
- *The importance of responsive community planning.*

**Speaker:**

Ms. Sylvia Martinez, Senior Adviser, Policy Development and Analysis, Federal Housing Finance Board

**Discussant:** Mr. Ali Kadri (ESCWA)

**13:20 – 14:20**

**Lunch**

<b>14:20 – 15:20</b>	<b>SESSION 5.2. SHARING AN EXPERIENCE OF DIFFERENT COUNTRIES ON LAND AND PROPERTY RIGHTS. BRIEF REPORTS.</b>
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**Chairperson:**

Mr. Gianluca Sambucini (UNECE)

<b>POLAND</b>	Prof. Marek Bryx (Warsaw School of economics, Head of Investment and Real Estate Department) <i>"A need of new institutions to develop housing investment in Poland"</i>
<b>CROATIA</b>	Mr. Sani Ljubuncic (Ministry of Economy, Labour and Entrepreneurship), <i>"EU perspective as a boost for Real Estate Investment development"</i>
<b>MOLDOVA</b>	Mr. Valeriu Lazar (Deputy Minister, Ministry of Economy) <i>tbc</i>
<b>UKRAINE</b>	Mr. Olexiy Yanov (Director, Centre for Land reform Policy in Ukraine) <i>"Recent Developments of the Real Estate Law of Ukraine"</i>

**Discussant:** Mr. Alex Talmon-l'Armee (Stability Pact)

<b>15:20 – 16:40</b>	<b>SESSION 6. FINANCING THE DEVELOPMENT OF REAL ESTATE MARKET.</b>
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*This session will address some of the fundamental issues that affect the ability of Developing and Transition Economies to attract funding for their real estate markets. It will also have presentations from experts on some successful projects and suggest ways in which real estate markets can be planned to attract investment.*

**Chairpersons:**

Mr. Brian Emmot (UNECE/REAG Project Manager)

Mr. Dickson Brown (UNECE/REAG)

**Speakers:**Mr. Dickson Brown ( REAG), *"The Institutional requirements for a fully functioning real estate markets"*Mr. Brian Emmott (REAG Project Manager), *"The necessity for cooperation and trained and qualified participants"*Prof. Juan Luis Moreno-Villalaz (Senior Economic Advisor, Ministry of Economy and Finance, Panama), *"Panama's successful market solution to house mortgage financing"*Mr. Brian O'Dell (World Debt Trade Limited), *"Establishing manufacturing plants in South Africa and other markets using outstanding financial contract obligation"*Mr. David Broadbent (KwikBuild Limited), *"Using outstanding government external debt to re house the homeless"*Mr. Antonio Benvenuti (CNG) & Mr. Benito Virgilio (Geo.Val), *"Property and Market rating by TEGoVA"*Mr. Fabrizio Bonelli (Banca Intesa), *"The Italian experience in the real estate financing"***Discussants:**

Prof. Marek Bryx (Warsaw School of economics, Head of Investment and Real Estate Department)

Ms. Sylvia Martinez, Associate Director, Policy Development and Analysis, Federal Housing Finance Board

**16:40– 17:00****Coffee break**

<b>17:00 – 18:00</b>	<b>NEXT STEPS.</b>
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Representative of MFA, Norway *tbc*

Mr. Robert Hall (UNECE/ REAG)

Group of the LFDP Forum reporters *tbc*

Mr. Geoffrey Hamilton (UNECE)

Mr. Rocco Buttiglione (Minister UE Policies, Italy)

<b>18:00 – 18:20</b>	<b>CLOSING.</b>
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Mr. Fabrizio Autieri (Secretary General, Chamber of Commerce of Rome)

Mr. Aldo De Marco (Tecnoborsa)

## ABBREVIATIONS

CNG: National (Italian) Committee of Surveyors  
Confedilizia: General Confederation for the Building Trade Property  
Confindustria: General Confederation of Italian Industry  
DfID: Department for International Development (UK Government)  
ESCWA: Economic and Social Commission for Western Asia  
EU: European Union  
FIABCI: International Real Estate Federation  
FRICS: Fellow Royal Institution of Chartered Surveyors  
GEO.VAL: Italian Association of Surveyors  
GTZ: German Agency for Technical Cooperation  
IDLO: International Development Law Organization  
MEDT: Ministry of Development and trade, Russia  
MFA: Ministry of Foreign Affairs, Norway  
LFDP: Land for Development Programme  
REAG: Real Estate Advisory Group  
RICS: Royal Institute of Chartered Surveyors  
Tecnoborsa: a Joint-Stock Consortium For The Development Of The Real Estate Market  
TEGoVA: The European Group of Valuers' Associations  
TPAC: Third Party Arbitration Court  
UIPI: International Union of Real Estate Property  
UNECE: United Nations Economic Commission for Europe  
UN/FAO: United Nations Food Agriculture Organization  
UNHABITAT: United Nations Human Settlements Programme  
UNDP: United Nations Development Programme  
UNIONCAMERE: Italian Union of Chambers of Commerce, Industry, Craft and Agriculture  
WPLA: Working Party on Land Administration  
WP5: Working Party on International Legal and Commercial Practice

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**CONTACT INFORMATION**

For further information on the past and future activities of the Real Estate Advisory Group (REAG) and the UNECE Land for Development Programme, please contact the following persons:

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