



# Task Force on Real Estate Market Study

Pekka Halme

FIG 39th General Assembly

Christchurch, New Zealand

May 2, 2016



# The Task Force

- Established at the GA of the FIG WW2015 in Sofia.
- Focus on the ECE region
- Carry out a study on the real property markets concerning countries in an economic transition process

Pekka Halme, Chair, Finland

Orhan Ercan, Turkey

Sonila Jazaj, Albania

Dennis Lindén, Sweden

Vasily Nilipovskiy, Russia

Steven Nystrom, USA

Helge Onsrud, Norway

Chryssy Potsiou, Greece

Ionut Savoiu, Romania

Winrich Voss, Germany



# The Task Force Activities

- First meeting in Cape Sounio, Greece, September 1, 2015.
- Desk studies
- Technical Session 06H, Thursday, May 5, 11:00 – 12:30
- Seminar September 19-20, 2016, Athens, Greece



# Focus and Themes

- Government guarantees to register information; Security of ownership/tenure
- Property taxation, appropriate valuation
- Land-Use restrictions, Permitting procedures
- Legislation, relevant recent legislative and administrative reforms and involved governmental agencies for regulation
- Existing registers/databases, information services
- e-gov, m-gov, transparency
- Processes, efficiency of services, customer friendliness of procedures
- Players/actors, investigation of the investors' needs
- Time, fees and costs required
- Sustainable financing mechanisms, access to credit and mortgages
- Prerequisites for Sustainable Growth; conversion of unused or underused resources into productive capital
- Affordable housing
- Education, training, professional capacity development.

The TF will prioritize to focus on some aspects before the others.



# Work Plan (1)

1. TF meetings and other means of keeping contact
  - One or two meetings every year.
  - Session for the FIG WW in New Zealand, May 2016.
  - Session in the FIG WW in Finland, May-June 2017.
  - Two focused seminars:
    - Greece, September 19-20, 2016.
    - Turkey in 2017
  
2. Methodology or framework and target countries
  - A desk study concentrating on existing reports and materials.
    - Based on the above a list of general questions (topics) will be prepared.



# Work Plan (2)

3. Collecting additional information from target countries
  - In the seminars, through the expert network, or through field studies.
  
4. Elaboration of the results
  - By the Task Force and discussed in the seminars.
  
5. Drafting the report
  - The report itself will be prepared by the end of the year 2017.



# Outcome

- Final Report on the situation in the target countries or the ECE Region will be presented in the FIG Congress in Istanbul in 2018.
- The report has a value in itself for the countries in question.
- The report should also give a non-region-specific view on the problems and challenges, and provide tools to deal with them for the governments and professionals on a more global scale.



Thank You for Your Attention