

Report – Commission 7 Working Group 3 on Land Markets Activities 1998-2002

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ABSTRACT

Most land administration systems started as tools for the levying of land tax and then these systems became also tools for creating secure land titles. Today, the prime objective of a land information system is seen as facilitating the operation of land markets (by providing secure land titles, by monitoring land use, by providing land information, etc.).

Commission 7 of the FIG therefore decided to pay more attention to the issue of land markets and the role of the surveying profession in it. In 1998 the Commission 7 Working Group 3 on Land Market Activities (chair: András Osskó, Hungary) was set up. The working group issued two questionnaires to Commission 7 delegates. The Questionnaire I requested for general information about the legal and institutional framework concerning land markets and land related activities. 29 countries answered this questionnaire. The results are presented in this paper; unfortunately hardly any information about developing countries could be presented. Questionnaire II focussed on issues of rural land markets and was answered by 25 countries, mainly from Central and Western Europe. The results of this questionnaire are published in a separate paper: “Rural Land Markets in Central and Western Europe”, also to be presented in session JS8 of the Washington FIG Congress 2002.

The working group organised a one-day symposium on land markets at the annual meeting of Commission 7 in May 2000 (in Hamburg, Germany) and members of the working group also participated actively in other international meetings of the FIG.

Chapter 1 of this paper summarises the activities of the working group and in Chapter 2 we present the results of the Questionnaire I.

The working group did also some research on literature about the issue of land markets. Most of the literature focuses in particular on the problematic nature of rural land markets in developing countries and countries in economic transition to a market economy in Central and Eastern Europe.

Information on the structure of land markets and land market requirements was found in publications of Dale and others [1, 2, 3]. We refer to some of these publications and we will cite some of the information on structures and conditions of proper operating land markets in Chapter 3 of this paper.

The web site of the World Bank Group on the Internet and in particular the web site of the Land Policy Network is a rich source of information on land markets [4, 5, 6, 7]. The World Bank advocates the development of a rental land market (lease market) as a possible tool for rural development. We refer to some of the World Bank publications and we briefly mention some of the information presented by these publications also Chapter 3.

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