Systematic Land Registration Precursor for Land Consolidation in Georgia

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

<table>
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<tr>
<th>Registry of Immovable Property Rights</th>
<th>Registry of Lien, Tax Lien/Mortgage</th>
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<tr>
<td>Business Registry</td>
<td>Pledge Registry</td>
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<tr>
<td>Address Registry</td>
<td>Registry of Political Parties</td>
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<td>Geodesy and Cartography</td>
<td>Cadastre</td>
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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

- 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 some 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**

- 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

- 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
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Merging Potential
# Land Consolidation – Potential tools for Georgia

## 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

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

### Implemented Activities
- 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.
Thank you