

# Land Registration Reform in Georgia – Innovative Solutions and Approaches

Teimuraz Gabriadze and Elene Grigolia (Georgia)

**Key words:** Access to land; Cadastre; Capacity building; Curricula; Digital cadastre; Education; e-Governance; Informal settlements; Land distribution; Land management; Land readjustment; Legislation; Professional practice; Property taxes; Security of tenure; Spatial planning; Standards

## SUMMARY

Since gaining its independence from Soviet Union, Georgia enacted number of land reforms aimed at privatizing and redistribution of land from state to its citizens. However, due to the times of political uncertainty, reforms failed to garner the desired results and Georgia found itself with the legacy of unsuccessful land reforms, with large parts of unregistered lands and other problems. Solving this debacle became a priority for the Government of Georgia, which initiated a new ambitious land registration reform in 2016, following the enactment of the Law on Special Procedures for Systematic and Sporadic Registration of Land Titles and Improvement of Cadastral Data under the State Project.

Land registration reform can be divided in two phases, the first phase started in 2016, based on the new legislative framework and entailed sporadic land registration and a pilot project for systematic land registration.

The second phase of the reform was marked by the launch of the nationwide systematic land registration program in 2022, based on the information and feedback received during the Phase I of the reform.

Paper will focus on both phases of land registration reform and will identify the innovative solutions and approaches that were applied during the process. The reform itself was a fluid and flexible process, with different approaches being tested and applied to reach the positive outcome. Paper will discuss the legislative and administrative solutions applied during the reform and demonstrate how focusing on: i) Human capital – Surveyors, Registrars, GIS Specialists; ii) Technical capabilities – Digitalization of the process, ICT modernization; iii) Know-how – Land Registration Forums, Live Registration; iv) Approaches – Types of Systematic Land Registration;

influenced the Government to design, plan and launch the nationwide systematic land registration program. Paper will also discuss the impact the reform has on the property rights of the citizens, especially on the rights of women to own land.

---

Land Registration Reform in Georgia – Innovative Solutions and Approaches (12027)  
Teimuraz Gabriadze and Elene Grigolia (Georgia)

FIG Working Week 2023  
Protecting Our World, Conquering New Frontiers  
Orlando, Florida, USA, 28 May–1 June 2023