



International Federation of Surveyors
 Fédération Internationale des Géomètres
 International Vereinigung der Vermessungsingenieure

FIG Task Force on: Property and Housing



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TF established in Morocco 2011

- TS in Rome 2012
- TS Uruguay 2012
- Workshop in Athens 2012
- TS Nigeria 2013
- Workshop in Skopje Nov 2013

Methodology

- Internet research
- Existing literature
- Case studies
- Technical Sessions
- Workshops

Information collected so far:

- Germany
- Hong Kong SAR China
- Kenya
- Greece
- Italy
- Uruguay
- Nigeria

background

In many countries **Surveyors** are expected to identify **land tools and good governance practices** that will facilitate:

- privatization of land and property registration,
- secure access to land and property rights,
- secure mortgage rights and real estate markets,
- formalization of informal development, and upgrading of slums and/or inner city decay,
- sustainable housing and housing rights,
- zoning, planning and building code revisions,
- redevelopment and urban regeneration,
- environmental sustainability, energy efficiency and green housing,
- integration of minorities, dealing with immigration and free population movement

within an unpredictable economic and social environment



background

characterized by certain fundamental factors affecting the **housing sector**:

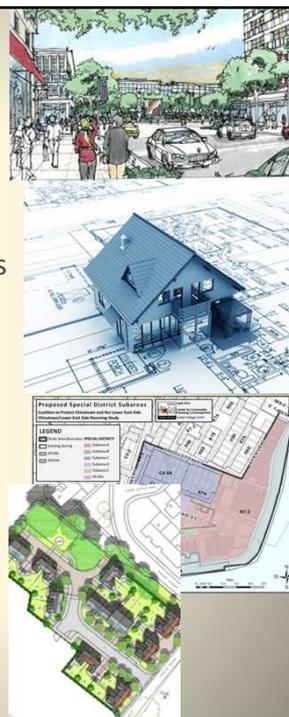
- recession, unemployment, difficulty of finding jobs,
- significant decrease in access to financing, tougher lending standards: no more liar loans, bigger down payments, closer look at incomes
- tougher appraisal standards,
- growing affordability problems even for those who do have a job due to wage and benefit cuts,
- rising taxes,
- overleveraged consumers,
- a change in consumer attitudes regarding housing as an investment,
- a new frugality in consumer attitudes towards debt in general,
- corruption and confusion in land and housing regulatory framework

Objectives

The FIG Task Force investigates challenges and major threats and tries to identify a **new role for the land surveyor.**

It develops awareness, vision and key strategies as well as investigates tools and techniques around:

- institutional development, legislation,
- improvement of coordination of various stakeholders; adoption of effective policies,
- land tool development for affordable housing,
- Examples of good practice



Objectives

- **Perspectives on the real estate economy**
- **Sustainable real estate markets**
- **Sustainable housing and housing rights**
- **Planning for affordable housing**



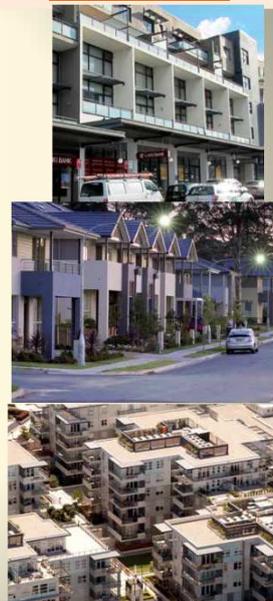
Affordable Housing refers to housing for **very low-income**, **low income**, **moderate-income** households. (30% standard: own or rent a housing for an amount up to 30% of the household income), size of family? It means different things to different people and it has different implications in different places

Affordable housing: encompasses a wide spectrum of housing types, prices and occupants

- Rental housing
- For-sale housing
- Government-subsidized housing
- Public housing ?

Public Policies usually speak of affordability as:

- Low-income rental housing : Subsidies either for production or for occupants (object grant/subject grant) or both to make it affordable to low- (50-80%) and very-low-income (50% of median income) households
- Affordable ownership housing: market-rate unsubsidized housing for moderate-income (80-95%) households, first-time buyers, and subsidized ownership housing for low- and moderate-income buyers



Funding mechanisms

Financial aid can be granted as:

- extra payment (without refunding) or
- it can be granted as credits, e. g. loans with low interest or loans with public securities.

Supply of dwellings:

- **New apartments**
- **the modernization of housing stock**
- **offering state-owned land for affordable housing to reduced prices; the investors are obliged to reflect the reduced land price in reduced rents for target group households**



Report

Joint FIG Task Force on Property & Housing & FIG Com3 /UN ECE WPLA Workshop on Informal development, property & housing 10-14 Dec 2012, Athens

107 participants from 28 countries & WB, UNECE

73 papers in total (67 presented), 16 sessions

48 papers on Property and Housing:

16 on informal development

15 on housing & property markets

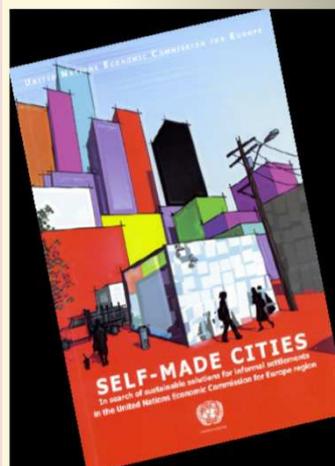
(17 about Greece)



Joint FIG / UNECE WPLA publication

Purpose: update the 2009 research on
"Self-made cities" (UNECE
publication)

- progress of legalization and integration of ID in UNECE;
 - procedures and policies; examples of good practice;
 - pro-poor the solutions; remaining obstacles;
 - new weaknesses;
 - tools in order to eliminate the phenomenon in future:
- protection of environmentally sensitive areas
adoption of pro-growth planning
planning for affordable housing and social inclusion



Joint FIG / UNECE WPLA publication

Structure

1. General aspects on current informal development, causes, types, statistics, impacts, past experience, current legalization projects
2. Case studies in selected countries (Albania, Cyprus, Greece, FYRoMacedonia, Montenegro, Georgia, Azerbaijan, Kyrgyzstan) : **in-depth research** ,
3. Discussion-lessons learnt
4. **Tools & Policies** to avoid the phenomenon
5. conclusions, proposals

Time schedule:

- First draft by August 2013
- first draft version by autumn-September 2013, to be presented at the Ministerial Meeting and submitted to the UN ECE CHLM for approval
- editing by the end of 2013
- published beginning of 2014 **Sponsors needed for publishing**
- the publication will be in English, its size will be < 200 pages

Thank you!

