



**International Seminar  
State Land Management  
in Transitional Countries:  
Issues and Ways Forward**



**Budapest, Hungary, Ministry of Rural Development  
20-21 September, 2012**

**FIRST ANNOUNCEMENT**

**Background**

Following the opening up of the Berlin Wall and the ending of Communist rule the countries of Central and Eastern Europe and the former Soviet Union have gone through a revolution in the way in which their economies are managed. Centralised state planning of the economy has been replaced by market mechanisms. This has fundamentally changed the role of the state in the management of land and the function of state land.

Although it must be recognised that there were variations in the central planning model used in different Communist countries, the fundamental model was for most land to be collectively owned through state bodies. The state was responsible for the allocation of land for different purposes and land administration formed part of this process and of controlling how land was used. By contrast, in a market economy there is private ownership of land and private determination of how it is used. The primary role of the state is to ensure that market mechanisms work effectively, for example, by controlling the impact of development on neighbouring owners. State land is primarily used for delivering public services and to meet social objectives, such as affordable housing.

The transition to a market economy has raised a number of challenges in the management of state land. They include deciding what land needs to remain under state control and for what purposes. Decisions have to be made about how land the state no longer needs is transferred to the private sector, including returning land that had been expropriated. The state remains responsible for providing public services but this may be in partnership with the private sector. The state has a responsibility for protecting private property rights requiring land registration and cadastre to be strengthened. It must improve the efficiency with which it manages its own resources, including land, as the transition process is economically very challenging. It must decide on the extent to which its powers of compulsory acquisition are needed to enable infrastructure and regeneration projects to be accomplished. The solutions to these questions are very far from being universally answered and many transitional countries are still faced with the question of how to improve the efficiency with which state land is managed and better serve the interests of their citizens.

The seminar builds on the successful International Seminar on State and Public Sector Land Management run by FIG Commission 7 and FAO in Verona, Italy, 9-10 September 2008.

## Contents

The seminar will focus on the following issues:

- The challenges faced by transitional countries in the management of state and public sector land
- How the "Voluntary Guidelines on the Governance of Tenure of Land, Fisheries and Forests in the context of National Food Security" produced by Food and Agriculture Organization of the United Nations can help a country develop its policies for the management of state land  
<http://www.fao.org/nr/tenure/voluntary-guidelines/en/>
- The development of state land policies and their implementation
- Developing the capacity for efficient state land management
- The role of land registration and cadastre
- Privatisation, restitution and land sales
- The role of public private partnerships
- Compulsory acquisition powers and how they can be used fairly
- The role of land banks and funds

## Who should attend?

- Those responsible for the management of state, municipal and public sector land and premises and those responsible for developing policy in this area
- Surveyors with an interest in or professional involvement with the management of state land
- Consultants advising public sector clients
- Businesses seeking to work in partnership with the public sector

## Organisers

*FIG Commission 7:*

- András Osskó, Chairman Emeritus Commission 7 (MFTTT, Hungary)
- Richard Grover, Vice-chairman Commission 7 (RICS, UK)

*UN/FAO Land Tenure Unit Rome and the Regional Office for Europe and Central Asia in Budapest, Hungary:*

Richard Eberlin, Land Tenure and Rural Development Officer (FAO Regional Office Budapest)

The International Federation of Surveyors (FIG) is the largest international body for professional surveyors. It was founded in 1878 and has members from more than 120 countries throughout the world. Much of its work is undertaken through 10 Commissions. Commission 7, the organisers of this seminar, is concerned with Cadastre and Land Management. It has been undertaking a major international study into the management of state and public sector land. MFTTT, Hungarian Society of Surveying Mapping and Remote Sensing is the FIG member organisation for Hungary and the Royal Institution of Chartered Surveyors is one of the two member bodies from the UK.

UN/FAO Land Tenure Unit and the Regional Office for Europe and Central Asia in Budapest, Hungary have been working in the issue of state land management since several years, providing technical assistance and guidelines.

The seminar is sponsored by FIG, the Food and Agriculture Organization of the United Nations, the Hungarian Ministry of Rural Development and the Institute of Geodesy Cartography and Remote Sensing (FÖMI), and the Royal Institution of Chartered Surveyors.