



Tool to Support Small-sized Urban Land Consolidation



Prof Chryssy Potsiou, FIG President
Professor, National Technical University of Athens
chryssy.potsiou@gmail.com



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Content

- ❑ **Background:** UNECE WPLA/ FIG Guide for Formalization, FAO VGGT, UN Agenda 2030 & SDGs, FFP Land Administration, etc., to improve security of tenure and support the land market development / land mobility
- ❑ **Objective:** to show the need to combine LC with the Formalization of Informal Development and other land tools **(to be included in the FAO Guide)**
- ❑ **The concept of a flexible tool:** key policy principles, expected benefits, usability, beneficiaries, the role of the various actors, the state, the right holders, the private sector
- ❑ **Example of such a tool:** policy issues (incentives, voluntary), legal issues, technical issues, valuation issues



Background

- ❑ Rapid urbanization, Inefficient administration,..., Informal Urban Sprawl toward rural land, to satisfy urgent housing need (temporary solution for the next 20-30 years)
- ❑ Social, environmental & economic impact: we must deal with this situation
- ❑ Many in the UNECE region live in informal settlements (insecure rights, not registered, mortgaged, transferred, taxed, etc.)
- ❑ Current policies: Housing is not only a shelter but a *tool to create wealth*
- ❑ Unclear property rights & use regulations cause “*uncertainty*”, “*economic exclusion*” and “*social unrest*”
- ❑ SDGs, FFP Land Administration, VGGT, **UN Agenda 2030**,...
- ❑ Guide for FFP Formalizing the Informal-where possible



F-F-P Formalization, followed by F-F-P Land Consolidation

- ❑ Priority to **provision of clear property titles** by 2030
- ❑ Enable Fit-For-Purpose Improvements of the properties and the neighborhoods by 2030
- ❑ Measures to minimize the phenomenon of informal urban sprawl in future and improve the markets
- ❑ Enable the **best use of urban land** (served land)
- ❑ Urbanization is considered a tool to eliminate poverty- Need to ensure the sustainable development of urban and rural areas
- ❑ New housing policies,
- ❑ Energy efficiency policies,
- ❑ Vital green spaces,
- ❑ Utility services, security,
- ❑ Health, Transportation,
- ❑ High urban densities
- ❑ Beneficiaries: state, owners, constructors, society



We are expected to provide solutions:
functional, reliable, affordable, inclusive & fit-for-purpose to
 satisfy a world that cannot wait! **SDGs**

Key basic principles of an urban land consolidation tool:

- ❑ To be part of a national strategy; Flexible Legal Framework (easily revised)
- ❑ “Self-financed” & Increased role of private sector (agreements between property owners/creditors and non-profit, low-profit, small-medium companies)
- ❑ Small, less complex, integrated projects, to increase density & provide more free/green spaces, improved services, landscape, create job opportunities
- ❑ Voluntary participation, friendly: to provide incentives to all parts, long lasting home ownership, no loose-no gain, inclusive, affordable housing, tax exemptions,
- ❑ F-F-P Property valuation (adjustable/fair redistribution of rights)



Example of Small Scale Urban Land Consolidation

- Adjudication of existing rights/right holders & 3D cadastre at a certain time t_1
- Collection of all necessary market info & land use regulations at t_1
- Valuation of each property at t_1
- Incentives, agreement, parcel merging, construction of new buildings/units at t_2 increased plot to building ratio; valuation of new units at t_2
- Redistribution of property rights to the old owners according to their old value plus a small 'profit' that will cover all type of costs
- The remaining new properties at t_2 may belong to the constructor to cover expenses and profit but also to provide a % of those to a target group for affordable housing according to the agreement with the state



CASE STUDY

Study area: A region consisting of 10 urban blocks in a suburb in the eastern part of Athens, Greece

Data used for the creation of the 3D models:

Two stereo pairs of aerial images, at a scale of 1:7000, taken in 1983 and in 2010

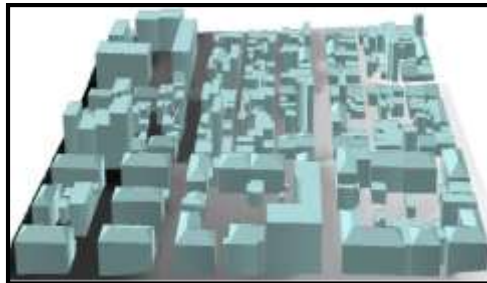
12 GCPs were measured



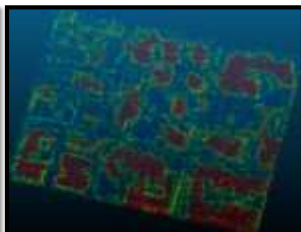
Stereo plotting of the study area using the 1983 stereo pair

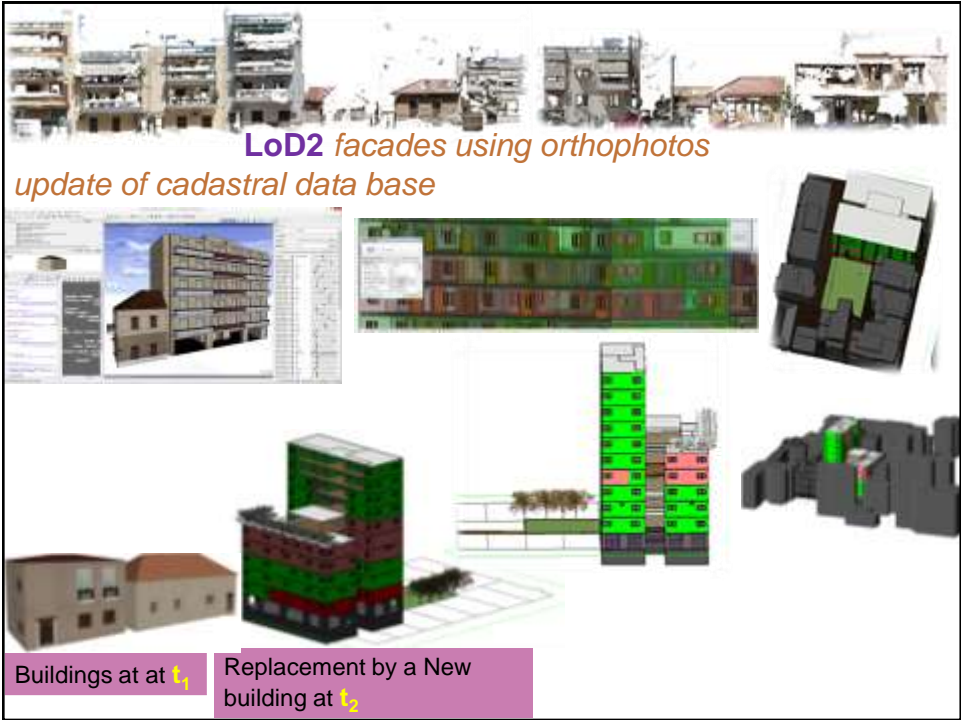


3D model (1983, LoD1)



Automatic change detection, 3d model updating (2010, LoD1)





Thank You

