



Presented at the FIG Working Week 2023,  
28 May - 1 June 2023 in Orlando, Florida, USA

# FIG WORKING WEEK 2023

28 May - 1 June 2023 Orlando Florida USA

Protecting  
Our World,  
Conquering  
New Frontiers

## Land Registration Reform in Georgia – Innovative Solutions and Approaches

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*World Bank funded Irrigation and Land Market Development Project*



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# Georgia - Γεωργός



## Challenges

- Incomplete Documentation
- Substantial Unofficial Transactions
- Land Fragmentation
- Boundary Disputes and Overlapping Boundaries
- Actual Occupation Deviates from Ownership Documentation (Squatted Lands)
- Unregistered State-Owned Lands

## Solution

- Legislative Framework
- Survey Market
- Registration Data Retrieval
- Alternative Dispute Resolution - Mediation



## LAND REGISTRATION REFORM – PHASE I

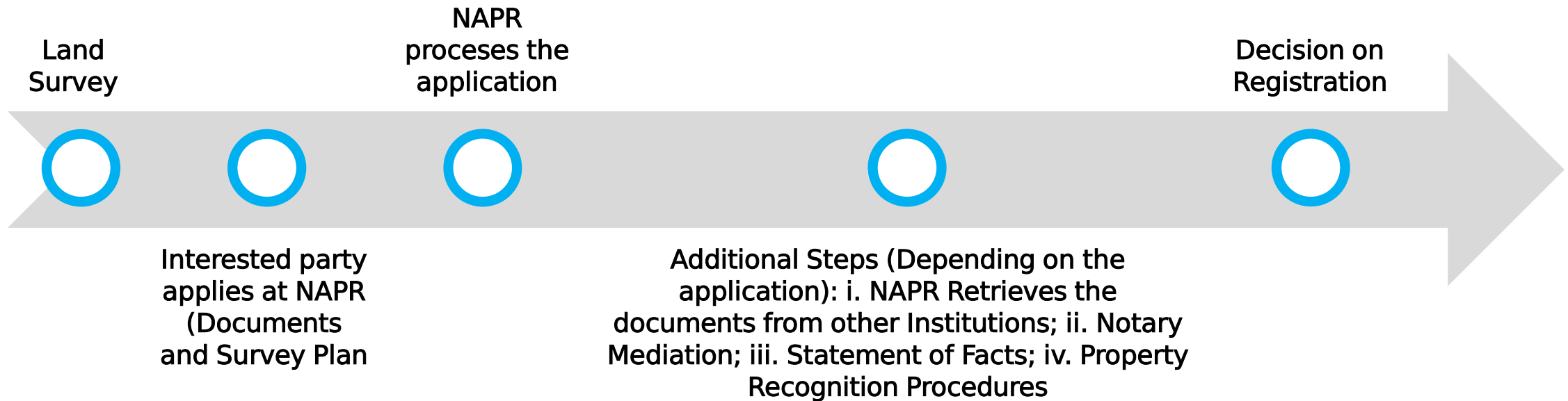


Sporadic Land Registration



Pilot Project on Systematic Land Registration

## Sporadic Land Registration



## Pilot Project on Systematic Land Registration



12 Pilot Areas

Selected based on Geographic and Variety and Registration Practices

## Different Approaches to Systematic Land Registration

	Outsource	Hybrid I	Hybrid II	Hybrid III	In House
Cadastral survey	Contractor	Contractor	Contractor	Contractor	NAPR
Preparation of cadastral plans	Contractor	Contractor	NAPR	NAPR	NAPR
Collection of ownership information in the field.	Contractor	NAPR	NAPR	Contractor	NAPR
Collection of documents for registration in the field	Contractor	NAPR	NAPR	NAPR	NAPR
Legal review	Contractor /NAPR	NAPR	NAPR	NAPR	NAPR
Preparation of public display	NAPR	NAPR	NAPR	NAPR	NAPR
Verification of survey results.	Contractor /NAPR	NAPR	NAPR	NAPR	NAPR
Registration	NAPR	NAPR	NAPR	NAPR	NAPR



## LAND REGISTRATION REFORM – PHASE II

- Scale up of SLR Activities
- Increased Capacity Building
- National Rollout





## 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





## IT Innovations

### Agile Transformation



### ICT Assessment



### New Generation of IPRS



### E-Minutes Application





## National Rollout



- ✓ *159 SUVs and Mini Buses*
- ✓ *383 GNSS Rovers*
- ✓ *200 Registrars*
- ✓ *9 Drones*
- ✓ *11 Total Stations*
- ✓ *353 Work Pads*
- ✓ *600 Surveyors (100 Women)*

## Results - Land Registration

*As of 01.01.2022 – 30.05.2023 in 59 Municipalities of Georgia*

○ Surveyed as a result of the program - 274 623 Land Plots (94 023 ha);

○ Registered as the result of the program - 236 278 Land Plots (89 852 ha);

○ Sporadic Registration - 22 786 Plots (7 622 ha);

## National Rollout

- ✓ 2500 Plots are surveyed per day and 2000 plots are registered daily
- ✓ Total Reg Area excluding occupied territories and forests 3 385 236 ha.
- ✓ 2 582 338 ha is already registered throughout country excluding occupied territories and forests (76% of Reg Area)
- ✓ Before August 2016 reg area included 1 197 985 ha(46.4%);
- ✓ After August 2016 reg area gained 1 384 353 ha (53.6%);
- ✓ New Registrations 800 000 ha (24% of the registered area);
- ✓ Corrected Area 200 000 ha (8% of the registered area)





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