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Land Privatization and Reform Resident Advisor

End of Year Summary

September 1995

Prepared by
William Valletta
PADCO, Inc.
1025 Thomas Jefferson Street, NW
Suite 170
Washington, DC 20007-5209

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Task Order 9302.52 — Land Privatization

The programs of the Land Resident Advisor had six elements:

- continuing work on land rights auctions in various cities of Ukraine;
- monitoring of the land registration demonstration project;
- monitoring of the land competitive tender demonstration project;
- assistance to the national legislative land privatization program;
- organization of Ukrainian-staffed “Municipal Land Assistance Unit”; and
- public education related to the other five substantive areas.

Under Task Order 9302.60, the reform of municipal urban development and land use regulation — “zoning” — was demonstrated in one city.

Auctions

Auctions of rights to land parcels were assisted directly by PADCO resident advisors and Ukrainian counterparts in the following cities.

City	Date	Legal Document Reviewed	Report on Site Valuation	Advertising Assistance
Kharkiv	June 24, 1994	✓		
	Oct. 15, 1994	✓	✓	✓
	Jan. 1995			✓
	Feb. 1995			✓
	May 12, 1995			
Lviv	Dec. 3, 1994	✓	✓	✓
	Apr. 8, 1995			
	May 27, 1995			
Odessa	Dec. 10, 1994	✓	✓	✓
Chernihiv	Dec. 24, 1994	✓	✓	
Mikolaev	July	✓	✓	
Kremenchug	(Nov. 1995)	✓	✓	
Poltava	(Oct. 4, 1995)	✓	✓	✓
Sevastopol	(1995)	✓		
Kiev	(1995)	✓		

The following cities conducted their first auctions using the PADCO auction documents without visits by the PADCO Land Assistance Unit teams:

Zaporozia June 8, 1995
Mariupol July 1995
Kolomia (Lviv oblast) Sept. 18, 1995

Land Registration

The land resident advisor and the Municipal Assistance Unit provided consultation to the part-time project directors on the ongoing evolution of land policy, troubleshooting coordination during the absence of directors from Ukraine, local legal review of documentation, and liaison with national legislative and policy-formulation activities.

Report delivered to:	Name of Report	Date
St. Comm. Urb. Devel. and Arch.	Law on Land and Real Property Register — provisions to be included in a draft	Nov. 25, 1994
St. Comm. Urb. Devel. and Arch.	Comment on Ukrainian Cadastre Systems	Jan. 1, 1995
Members of Inter- Ministry Group	Land and Real Property Registries in Ukraine, A Method of Analysis for Land Information Policy	Apr. 20, 1995
Member of Inter- Ministry Group	Structure and Administration of Land and Real Property Registries	June 3, 1995

Land Tender

Activities	Date
Organizational	Dec. 1995
Legal document preparation and legal process	June 1995 Sept. 18-22, 1995
Troubleshooting visits	Dec. 1995 Apr. 1, 1995

Legislation

The land resident advisor and members of the Municipal Land Assistance Unit served as members of legislative and policy working groups along with various public officials. They also responded to requests from ministries and state committees with commentary on several draft laws and decrees.

Activities	Dates
Presidential Decree "On the Privatization of Non-Agricultural Land Parcels" — drafting committee	between Jan. and July issued July 23, 1995
Territorial Planning Law — working group	between Feb. and Sept. 1995
Law on Land Registry — working group Land code amendments — written and oral testimony presented to Cabinet of Ministers	between Feb. and Sept. 1995
Cabinet of Ministers Decree on Valuation and Pricing of Land — various technical meetings	between Apr. and Sept. 1995
Report and Commentary Memos	Dates
Land Code proposed amendments — comment	May 1995
Territorial Planning Law — comments and draft provisions	Apr. 25, 1995 May 3, 1995 May 14, 1995
Law on Land Registration — draft further comment	Nov. 25, 1994 Apr. 1995
Law on Lease — comment	Sept. 29, 1995
Ministerial Decree on Methodology for Valuation and Pricing of Land — comment	Apr. 11, 1995

Task Order 9302.60 — Zoning

The zoning project was centered in Chernihiv, where the first revised municipal regulations for land use and the development of land were adopted by the City Council on May 23, 1995. The following preliminary reports were prepared.

Reports

Delivered To	Name of Report	Date
City of Chernihiv	Zoning	
City of Chernihiv St. Comm. Urb. Devel. and Arch.	How Open Land Is Transformed into Urban Land in Market Economies	Aug. 10, 1994
City of Chernihiv St. Comm. Urb. Devel. and Arch.	How to Use Zoning to Make the Concept Plan a Reality	Oct. 15, 1994
City of Chernihiv St. Comm. Urb. Devel. and Arch.	Zoning Administration: Changes in the Procedure for Urban Development Permits	Nov. 8, 1994
City of Chernihiv	ТЕПЛЕННИИ ИСПОЛЬЗОВАНИЯ ЗЕМЛИБ РЫНОЧНЛЯ СТОИМОСТЬ	Oct. 1995
Chief Architects of All Cities	How Is Urban Planning and Control of Construction Accomplished in Cities with Free Market Economies	May 1995
Member of Land Tour	Urban Planning in U.S. Cities	July 1995

Seminars and Speeches on Zoning

Name of Group	Date	Participants
City of Chernihiv	July 20, 1994	25 city and oblast officers
City of Chernihiv	Aug. 2, 1994	40 council member and other managers
City of Poltava	Apr. 4, 1995	30 city and oblast officers
Poltava Technical Institute	Apr. 5, 1995	80 students, architects

Name of Group	Date	Participants
Administration of Urban Development in Small Cities	Apr. 15, 1995	60 city management officers
National Conference on Urban Development Documentation	May 16, 1995	100 chief architects and ministry staff
National Association of Urban Planners	June 16, 1995	75 planners
City of Yalta	June 16, 1995	25 city officers

Publications

Name	Date Issued	Number
Land Auction "How To" Manual	May 1995	5,000
"Zoning" regulations of City of Chernihiv and "How To" zoning memorandum	July 1995	700
What Is Urban Land Worth in Ukraine?	Apr. 1995	150
How Is Urban Planning and Control of Construction Accomplished in Cities with Free Market Economies?	May 1995	150

Land Registration

Conferences

Name	Date	Place	Participants
Introduction to zoning	July 20, 1994	Chernihiv	50 city officers
Urban planning documentation	May 16, 1995	Kiev	80 chief architects
National land rights auctions	July 10, 1995	Kiev	180 municipal land officers
National zoning	July 25-26	Chernihiv	150 chief architects, architects and planner