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**Title Registration Extended
Demonstration Project**

Site Selection Criteria

Prepared for
United States Agency for International Development

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Course of Work

The mission was conducted by Justin T. Holl, Jr. and Alexander Khotsyanovsky. During the course of the mission we met with Anatoly Bondar, head of the Main Administration of Geodesy, Cartography, and Cadastre; Alexander Kimlach, Mayor of the City of Vishgorod; Mark Lundell and Iain Shuker, Project Managers of the World Bank Title Registration Project; Bronislav Stichinsky, Ministry of Justice; Viktor Turakevich, former first deputy of the Land Resources Committee and present deputy of the Ukraine Institute for Land Use; Igor Popiv, President of Intelligent Systems; Sigolene Brisou, Project Coordinator for the TACIS European Community Title Registration Pilot Project; Volodya Nosik, attorney-at-law and member of the PADCO, Inc. Land Unit; Vladimir S. Gubarev, deputy head of the State Committee for Land Resources; James Nealy, USAID Banking Project in Ukraine; Daniel Bilak, Counsel to the Ministry of Justice; Igor O. Vergeles, Deputy Mayor of the City of Chernihiv; the deputy architect from the city of Sudak, Crimea; and others.

Summary

As continuing support for the privatization of real estate rights in Ukraine and the protection of those rights, a proposal has been presented to U.S. AID for an extended title registration project in five locations. The proposal anticipates that title registration systems will be established in each of the selected sites, which are customized to accommodate unique exigencies in each location. To further this purpose it is important that careful consideration be given in selecting the proper sites. As a result of consultation with members of the State Land Resources Committee, the State Committee for Urban Development and Architecture, the Main Administration of Geodesy, Cartography and Cadastre, local administrations and committees, and other interested Ukrainian counterparts the following list of potential sites has been compiled.

Suggested Locations

1. *SUMI*

Population is 309,000

Distance from Kiev is 332 kilometers

- This is the only city where 90% of the land has been or is about to be privatized.
- There is a resolution of the city administration that the land is to be privatized.
- The Ronco farm restructuring program is being implemented here and this lends the opportunity to coordinate the records kept by the private associations with excellent public records.
- There is a new banking academy in Sumi so there is an opportunity to work closely with potential end users of the system.
- The banking academy would help disseminate information on methods developed.
- The IFC has started a privatization program in Sumi and is interested in establishing a mortgage practice.
- The IFC is also interested in title registration, so it would be a convenient area to showcase the developed methodology.

2. *SUDAK*

Autonomous Republic of Crimea

Population is approximately 30,000

Distance from Kiev is 995 kilometers

- Privatization of housing and land parcels is beginning to proceed very swiftly.
- There is a high demand for land ownership, because of the locations and the high values of the property.
- Owners need secure title and purchasers need reliable information when purchasing.
- Dacha and garden plots are starting to be privatized and many documents have been issued in the last few months. This activity will start to accelerate.
- There is significant construction of housing for the resettlement of Crimean Tatars and the land and units created must be registered.

- There is a significant resettlement project to relocate Crimean Tatars in Sudak and title registration is necessary so that one person doesn't acquire more than one land parcel under the resettlement program.
- There are 100 industrial enterprises undergoing privatization and the land occupied by said enterprises must be registered. Approximately 30 have already been privatized.
- A database indicating owners and users is presently being developed, but the work is going slowly, because of the lack of technical assistance.
- The city is medium sized so that a complete database could be completed within two years.
- Giprograd, a unit of the State Committee for Urban Development and Architecture, has already started to prepare cadastral system and has been at this work for about one year.
- Contemporary lot and parcel boundary lines in vector format are readily available.
- Vector maps for the entire city are close to completion.
- The use of the vector maps avoids issues of secrecy, because these will be supplied directly to the city by Giprograd, without involving American consultants.
- The Bureau of Technical Inventory, the Land Resources Committee and the Architectural Committee are all situated in the same building and work very closely together.
- There are plans to network these Committees together and share database information.
- Title registration has the full support of the Mayor of Sudak.
- Very recent aerial photos have been completed at a scale of 1:250.

3. CHERNIGIV

Population is 315,000

Distance from Kiev is 145 kilometers

- The City of Chernigiv has had experience in cooperation with PADCO in conducting a land auction.
- A zoning project has been implemented and tested. Zoning regulations have been adopted and have become local law.
- The zoning project encourages private entrepreneurs to participate in city development.
- A title registration system would further promote such development.
- Deputy Mayor Vergeles committed to Titling Pilot Project and formed a preliminary working team including local units of LRC, SCUDA and BTI.

The city tries to combine development of computerized cadastre with implementation of titling registration system in order to provide a comprehensive approach to city development and privatization

4. ZAPORIZHYA

Population is 895,000

Distance from Kiev is 623 kilometers

- Mayor, Alexandr S. Golovko has specifically requested assistance from U.S. AID, by letter dated October 27, 1995, in organizing and establishing a title registration system for the city.
- Deputy Mayor, Anatoli A. Svitlitski, the head of the Land Resources Committee of Zaporizhya, Vasiliy A. Dovgal and Mr. Shinkaryov, the Deputy Head of Committee for Urban Development and Architecture have been briefed on the methodology implemented in Vishgorod and have expressed their approval to implementing a similar project.

- A land auction was held on November 15, 1995 and certain parcels were successfully auctioned. The City plans additional auctions and needs the coordinated support of title registration.

5. *POLTAVA*

Distance from Kiev is 343 kilometers

- Since the first successful auction held on November 1, 1995 the decision has been made to conduct auctions on a regular basis.
- The city is committed to aggressive continuation of the privatization through the auction process.
- A comprehensive zoning project is being developed, which if supported and implemented will further encourage private investment.

6. *KHERSON*

Distance from Kiev is 584 kilometers

- This city has requested that U.S AID/PADCO assist in establishing a title registration system.
- The city has a system for recording rights in real estate in land cadastre books, but the methodology developed in Vishgorod will better organize such records to encourage market transactions.
- An inventory of land parcels beyond the territorial limits of the the city has begun, so that a title registration system could extend to suburban and rural areas.
- There is a lack of technical hardware and software to complete the registration system.

7. *SATANIV, Khmelnytskyi oblast*

- There has been significant transfer of land into ownership.
- There is a very effective head of the Rayon Land Resources Committee situated in the Gorodetsky rayon.

8. *ROMNI, Sumi oblast*

- The City of Sumi will hold its first land auction on March 1, 1996.
- An extended title registration program in Sumi Oblast could be coordinated with the U.S. AID Agricultural Restructuring Project.
- The City Executive Committee lends its full support progressive privatization projects, including title registration.

9. *KAKHOVKA, Kherson oblast*

Population 45,000

Distance from Kiev is 780 km

- High level of land privatization.

- Commitment of city rada for project implementation.
- Best recommendations from SCUDA officials for realistic approach to land reforms.
- Availability of comprehensive general plan of urban development that needs legal input to be provided by the titling registration project.
- City parameters being close to those of Vishgorod, program implementation would resemble Vishgorod approach.

10. Ternopil

Population is 232,000

Distance from Kyiv is 465 km

- High level of land privatization.
- Eagerness of the city officials to participate in the project.
- Availability of updated maps.
- Availability of general plan of city development

Ukrainian short list of the candidate cities for the project

Basing upon discussions with PADCO representatives, Ukrainian expert from the SCUDA unit (Giprograd institute, Kyiv) did their analysis of 200 cities of Ukraine in order to define 20 candidate cities for participation in the land title registration project. Their criteria and short list of the cities are represented in tabular form in the following attachment.

Evaluation of potential for Title Registration of cities of Ukraine
(provided by experts of Ukrainian Institute 'GIPROGRAD' (SCUDA))

City	Popula- tion, thousand	Territory, thousand hectares	Status of Reforms Progress	Commit- ment of city rada	Digital maps available	General plan available	Land inventory	Trained staff	Hardware available
1. Zaporizhya	895	31,2	4	5	4	3	3	4	3
2. Dnepropetrivsk	1176	30,9	3	4	4	4	4	5	5
3. Lysychansk	126	7,0	3	4	4	3	4	3	1
4. Kremenchug	249	9,6	4	4	2	3	3	3	3
5. Sumi	309	9,3	3	3	2	3	3	3	2
6. Chernigiv	315	7,1	4	5	4	5	3	4	3
7. Bila Tserkva	216	3,7	3	3	3	3	3	4	3
8. Ternopil	232	3,8	5	5	5	5	4	4	3
9. Khmelnytsky	256	5,2	3	3	4	4	3	4	2
10. Odesa	1073	19,4	3	4	3	4	3	4	3
11. Sudak	18	0,6	4	5	5	4	4	4	3
12. Kakhovka	45	0,7	5	4	4	5	3	3	2
13. Sevastopol	374	18,6	3	3	5	3	5	5	4
14. Mukachevo	91	2,8	4	3	3	3	3	3	2
15. Krasny Luch	114	5,0	3	4	4	4	3	3	2
16. Vinnitsa	387	6,3	3	3	4	4	4	3	4
17. Belgorod- Dnistrovsky	59	1,6	3	3	2	3	3	3	1
18. Donetsk	1113	35,8	3	3	3	3	4	4	3
19. Lutsk	218	4,0	3	4	4	3	3	4	4
20. Kam'yanets- Podilsky	108	2,6	3	4	3	3	3	4	3

5 -- high level , 4 - good level, 3 -- satisfactory level, 2 -- unsatisfactory level , 1 - zero level

Оценка потенциала городов

Города	Пасе- ление, тыс.чел	Терри- тория, тыс. га	Реальное прове- дение реформ	Степень готов- ности руковод- ства	Наличие цифро- вой топо- основы	Наличие генераль- ного плана	Инвента- ризация недвижи- мости земли	Подго- товка кадров	Техни- ческая база
1. Запорожье	895	31,2	4	5	4	3	3	4	3
2. Днепропетровск	1176	30,9	3	4	4	4	4	5	5
3. Лисичанск	126	7,0	3	4	4	3	4	3	1
4. Кременчуг	249	9,6	4	4	2	3	3	3	3
5. Сумы	309	9,3	3	3	2	3	3	3	2
6. Чернигов	315	7,1	4	5	4	5	3	4	3
7. Белая Церковь	216	3,7	3	3	3	3	3	4	3
8. Тернополь	232	3,8	5	5	5	5	4	4	3
9. Хмельницкий	256	5,2	3	3	4	4	3	4	2
10.Одесса	1073	19,4	3	4	3	4	3	4	3
11.Судак	18	0,6	4	5	5	4	4	4	3
12.Каховка	45	0,7	5	4	4	5	3	3	2
13.Севастополь	374	18,6	3	3	5	3	5	5	4
14.Мукачево	91	2,8	4	3	3	3	3	3	2
15.Красный Луч	114	5,0	3	4	4	4	3	3	2
16.Винница	387	6,3	3	3	4	4	4	3	4
17.Белгород- Днестровский	59	1,6	3	3	2	3	3	3	1
18.Донецк	1113	35,8	3	3	3	3	4	4	3
19.Луцк	218	4,0	3	4	4	3	3	4	4
20.Каменец- Подольский	108	2,6	3	4	3	3	3	4	3

5 — высокий уровень готовности, 4 — хороший уровень готовности, 3 — удовлетворительные возможности, 2 — неудовлетворительные возможности, 1 — отсутствие возможностей