

LGAF Georgia - Policy Matrix

	Policy issues	Proposed action	Monitoring indicator
1	Expensive re-surveys are required to register or transact land that has been registered before 2006, increasing transaction in land rental markets...	Create low-cost procedure to use exiting maps as index maps.	% increase of land registration, leases and land transfers.
2	High fees (50 GEL per parcel) discourage registration of low-value (agricultural) land, thus undermining completeness of the registry and posing obstacles to land market function.	-Cost-benefit analysis -Legal drafting of fee reduction/elimination for first registration.	% increase of land transactions
3	Lack of textual and spatial data on land rights and use constrains policy formulation and monitoring.	Identify a responsible agency. Prepare design study.	Design study Rural reports
4	Gender disaggregated data on land ownership and transfers not available	Add necessary fields to registration software	Regular reports
5	Strategy for agricultural promotion to take an integrated area-based view, relying on markets to address fragmentation as much as possible.	Design rural development program including market-based land consolidation.	Increasing long term investment in agriculture- N° of parcels consolidated
6	National spatial data infrastructure to underpin land policy and use decisions. Public awareness and participation assure gathering the comprehensive information on current land conditions, availability and potential use of resources, etc. which increase the value of information and legitimizes policy decisions.	-Initiate pilot projects in spatial planning including urban and rural areas; -Elaboration of required legislative changes for development of spatial planning	Spatial planning instruments developed % of jurisdictions applying land use planning instruments
7	Community land tenure over village pastures is in line with traditions and enjoy legitimacy, however is not recognized by the legal system potentially creating space for future conflict	-Study implications of recognizing and registering community access to pastures.	Recommendations for a legal proposal to fit different situations in the country produced
8	Lack of awareness of rules for land privatization,; limited coordination with local governments slows process, creates conflict and by undermining sustainability of investments may deter investors.	Establish procedures and cut-offs, create awareness, coordination mechanisms with local governments in land privatization	Procedure in place and in use
9	Although property tax collection is effective, valuation is exclusively carried out by the public sector, creating possible conflict of interest	Elaborate valuation guidelines and promote private valuers.	N° of private valuers participating
10	Current area-based valuation system subject to inequities and limits potential land tax revenue	-Study of options for ad- valorem property tax in urban and sub-urban areas	% of areas using ad valorem property tax
11	Lack of address system compromises enforcement of contracts and execution of collateral.	Study options to improve address system and include this in land data bases	N° of properties included in new address system and data bases
12	Information residing in the public registry (such as documents archived in the Technical Bureau) should not be requested to the registry users.	Mechanism for inter-institutional coordination & regulatory amendment if needed	Cost & time of registration

