Exchange Forum on Land Administration for Sustainable Economic Development
23rd April 2012 RAI Convention Center, Amsterdam, Netherlands

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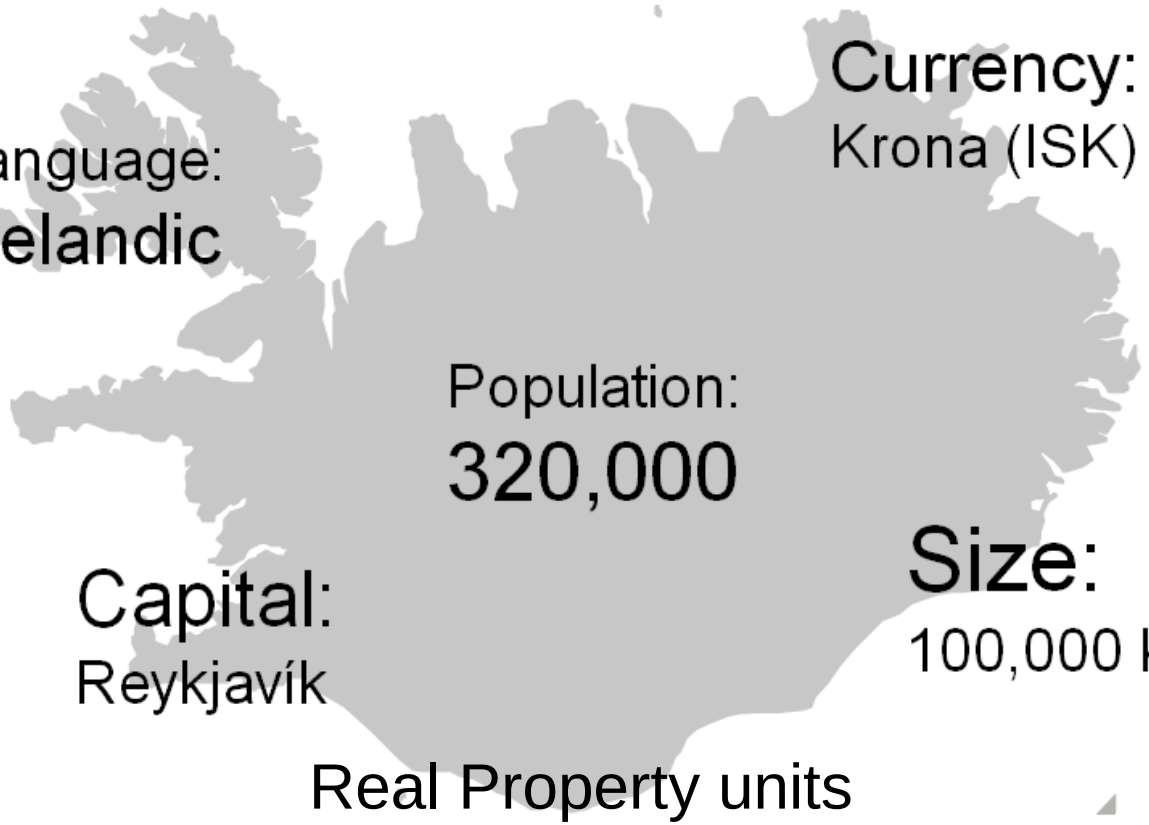
Registers Iceland

Basic facts

Iceland



Currency:
Krona (ISK)

Language:
Icelandic

Population:
320,000

Size:
100,000 km^2

Capital:
Reykjavík

Real Property units
190.000

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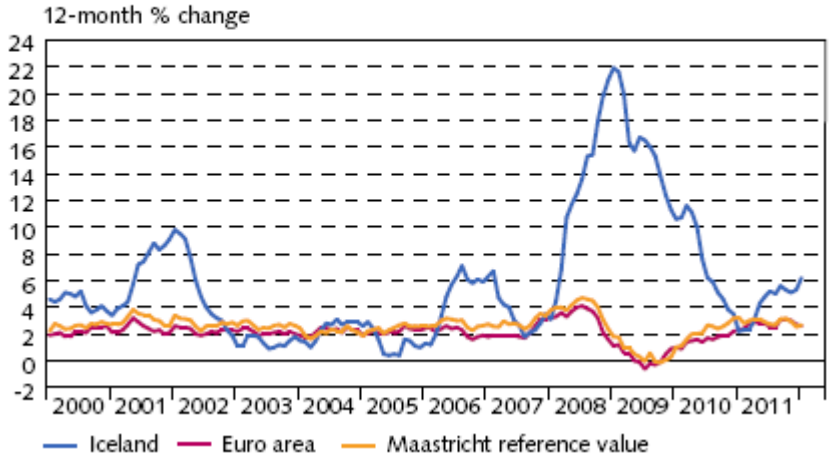
REGISTERS ICELAND

Financial crisis in Iceland

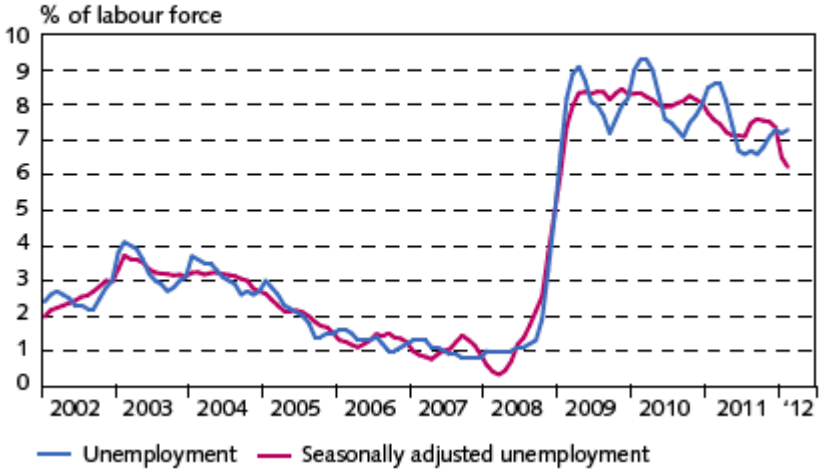
- **6 October, 2008**
- Threatened with national bankruptcy, the government is given authority over the banks
- **7 October, 2008**
- The country's second largest bank, Landsbanki, is put into receivership
- **8 October, 2008**
- The government buys a 75 per cent stake, worth 600m euros in the country's third-largest bank, Glitnir
- **9 October, 2008**
- The crisis worsens and the government takes control of the nation's biggest bank, Kaupthing
- **20 November, 2008**
- Iceland gets a £1.4bn loan from the IMF, the first western European nation to get one since the UK in 1976
- **26 November, 2008**
- Annual rate of inflation hits a record high of 17.1 per cent

National Economy

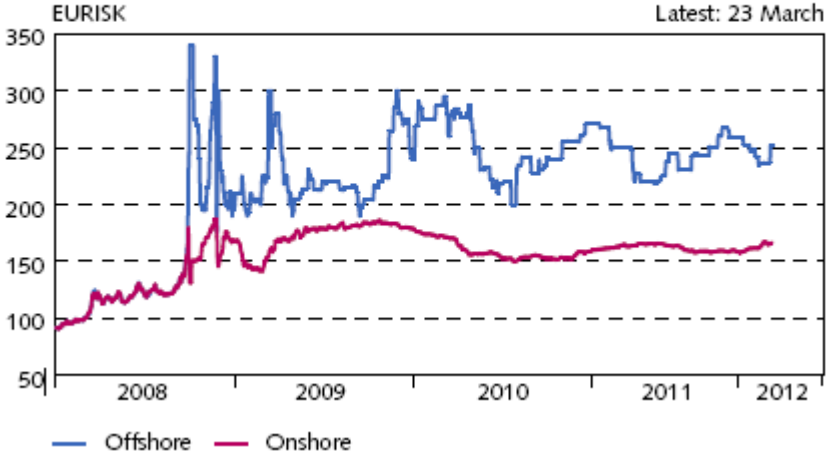
Inflation in Iceland and Europe



Unemployment



The ISK exchange rate markets against the euro



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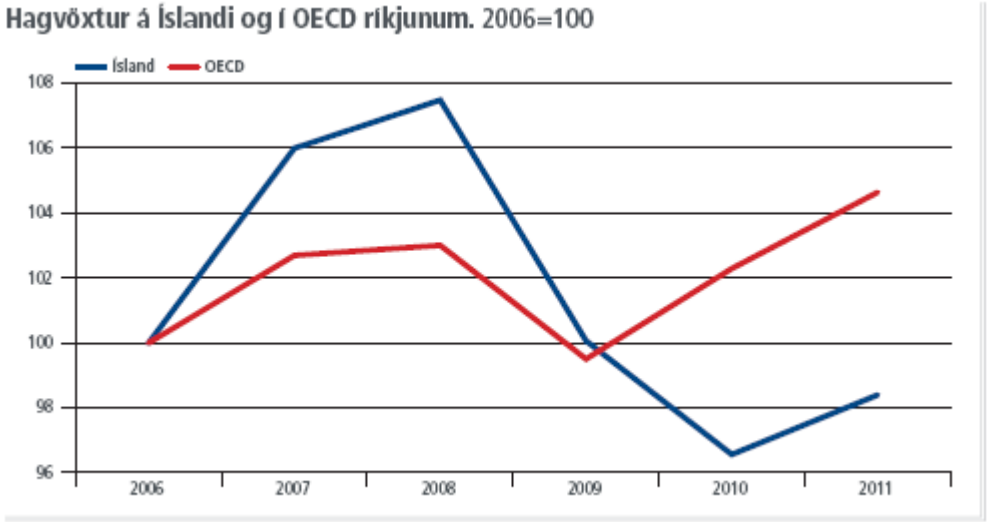
National Economy

Economic growth in Iceland and in OECD countries



Heimild: Hagstofa Íslands, OECD

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The importance of Land Administration

- No procedures for planning, controlling and monitoring land use
  - Affects land development, investments
- No valuation or property tax
  - Reduced income for the municipalities and state
- No records of information about land rights and ownerships
  - Affects possibilities for sale, investments, credit
- No procedures governing transaction in land - no security of tenure
  - Affects possibilities for sale, investments, credit, rates of rents, cost of transactions
- No resolution of disputes concerning land rights and boundaries

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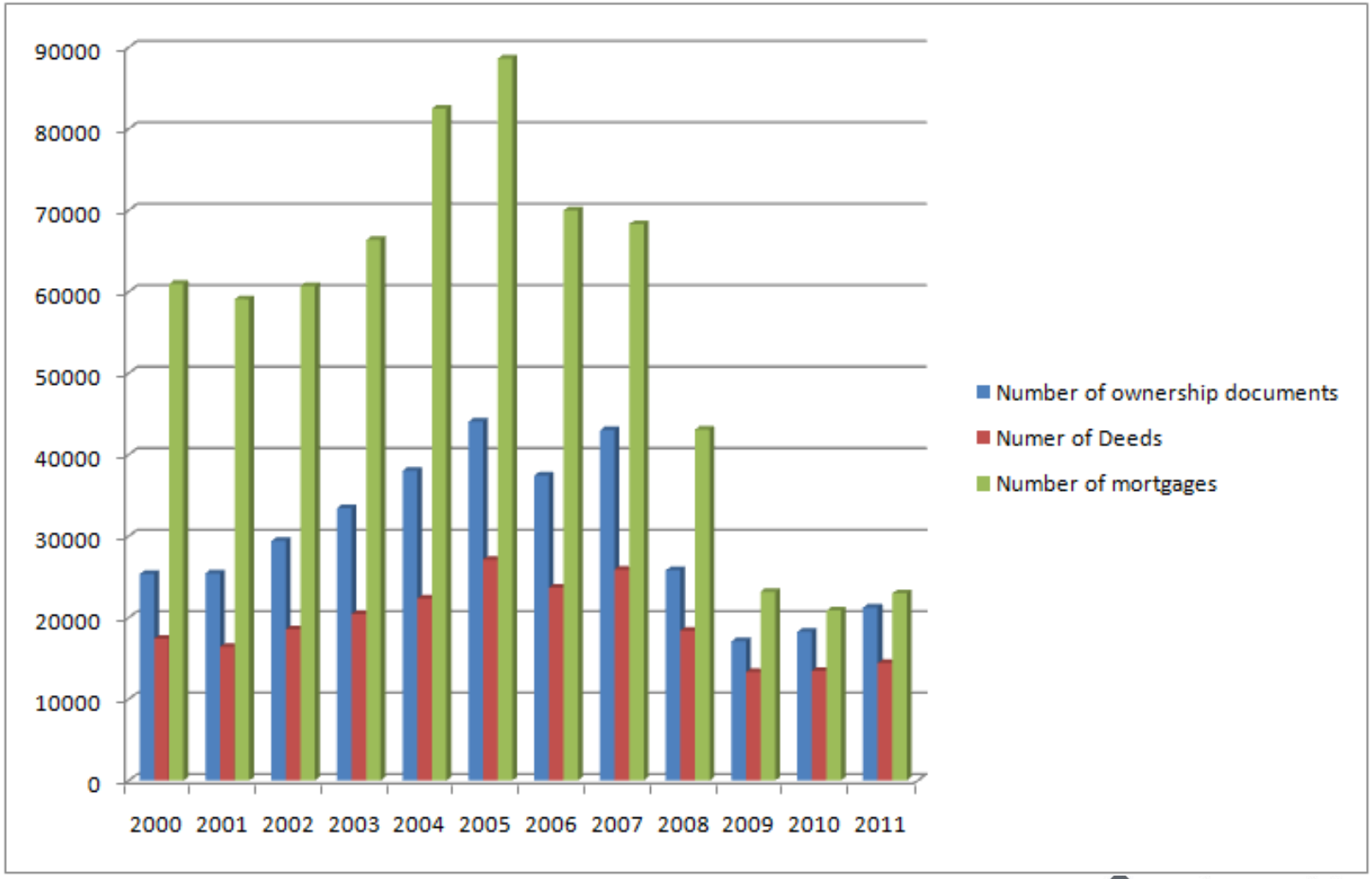
Statistics from the Land Registry



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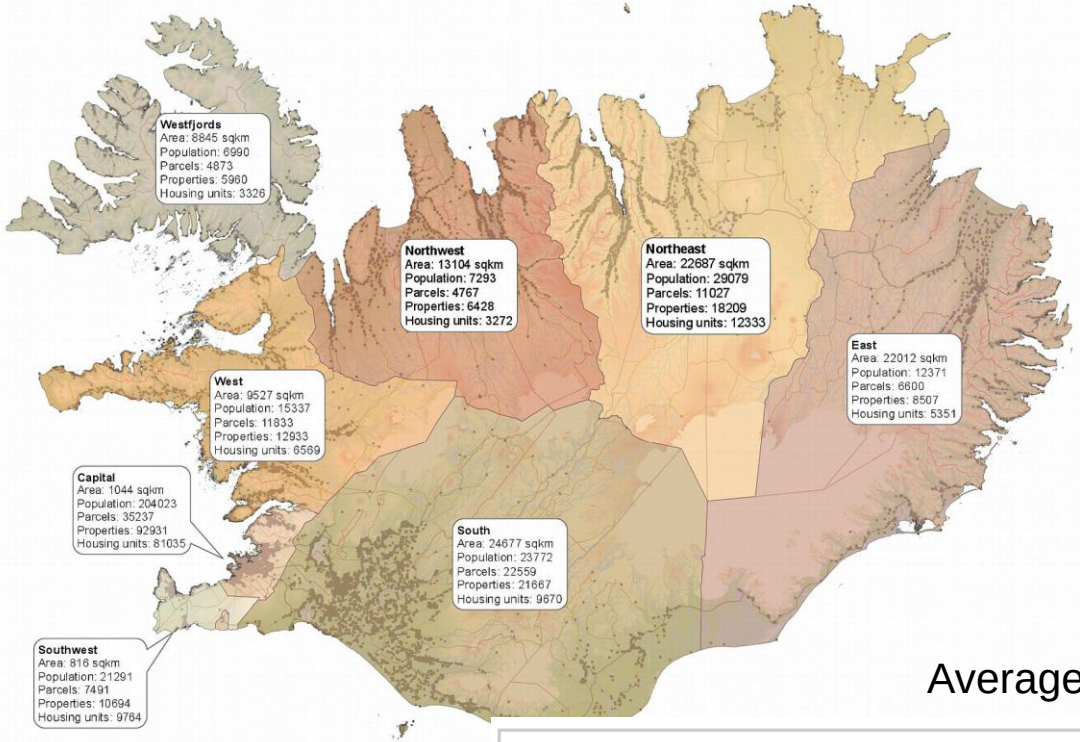
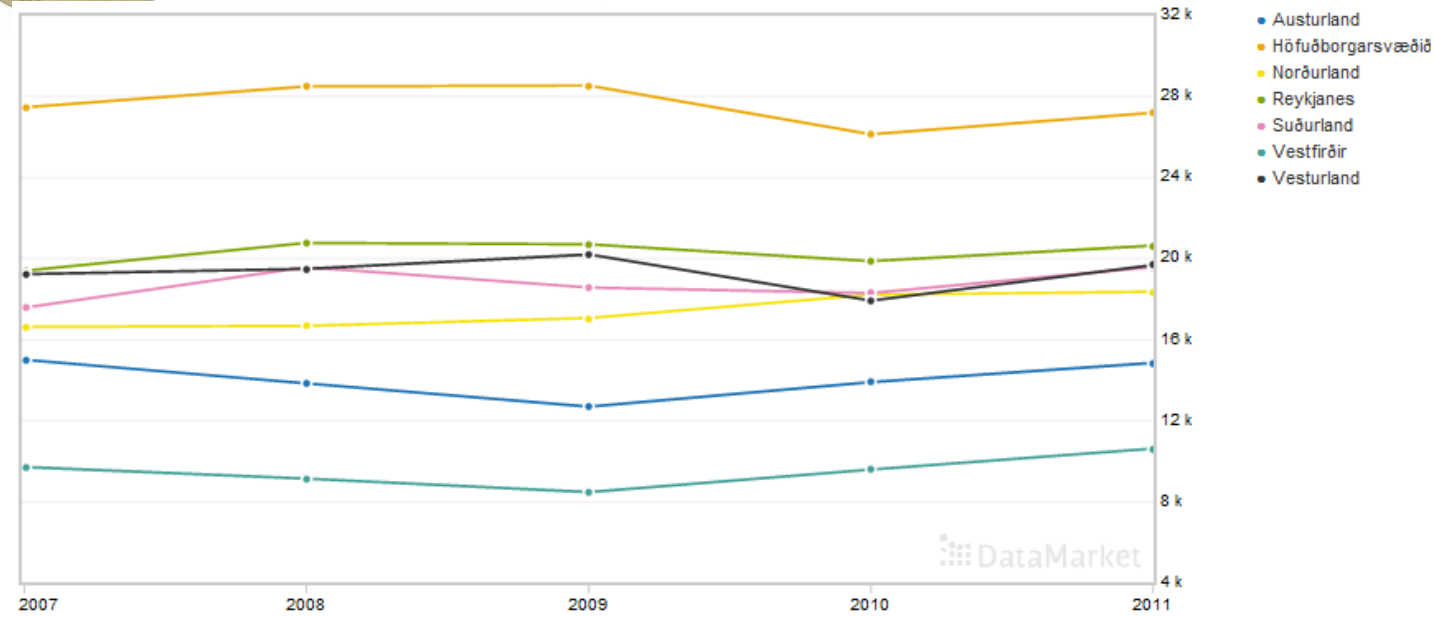
Rights and titles which are covered

- History
  - Integration of Cadaster and the Land Registry in 2001
  - Goal – harmonised data of each real property
  - Project – worked on discreptencies
    - Cadaster, Land Registry and municipalities

- Status Today
- 2012 – harmonised data on 96% of all real properties
- Title register for private property and state property
  - Ownership (history)
  - Mortgages (history)
  - Encumbrances (private)
- Open access to Cadaster – Land Registry open to professional users



Average price per m² by regions



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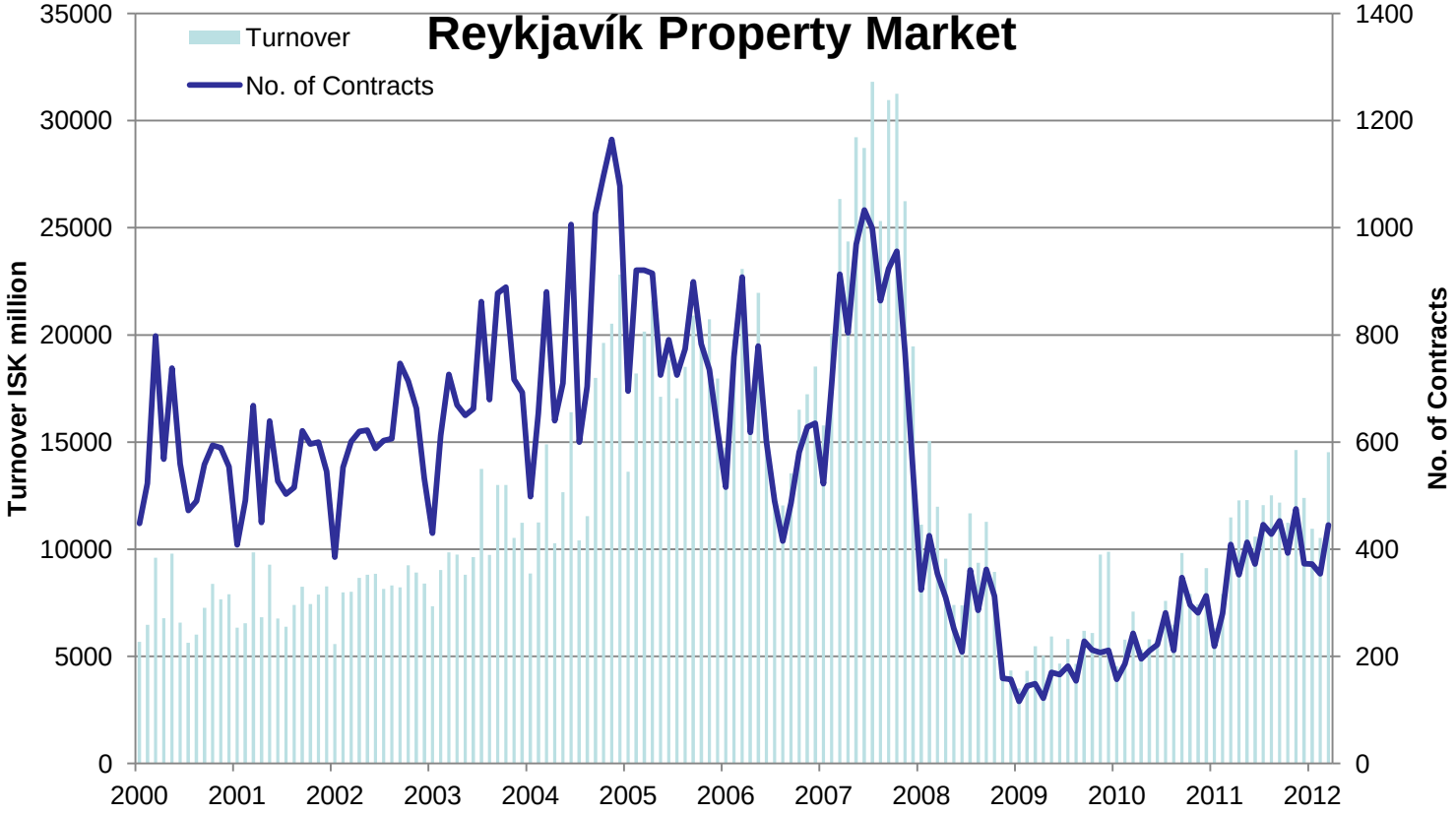
What are the economic issues



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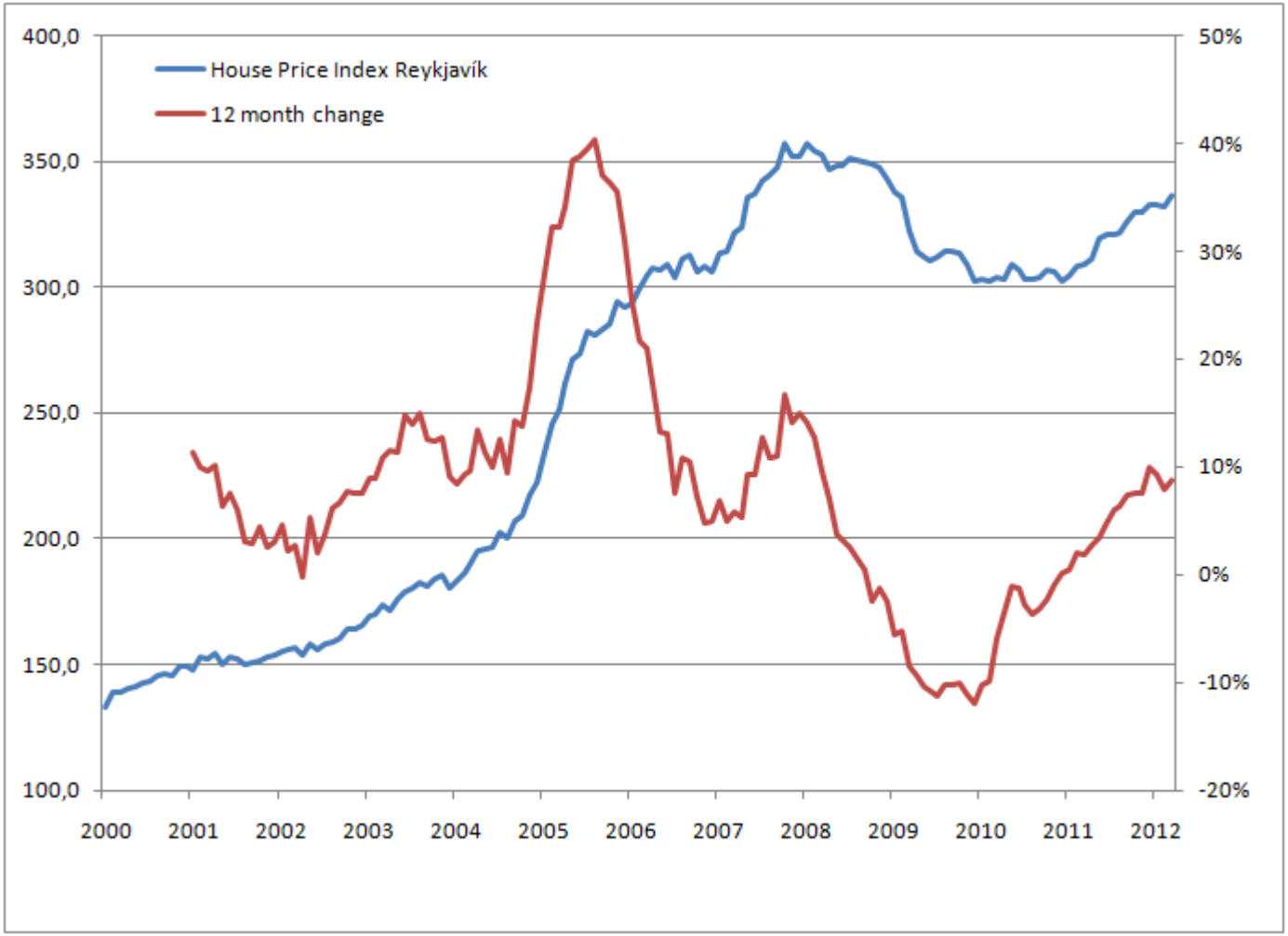

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Challenges

- Improve the quality of the data on parcels
  - Law amendments

- Improve methodology for valuation

- Constant research on LA data along with economic data
  - Payment problems 20 % house owners
  - Debt problems 37% house owners

Conclusions

- Demand for residential properties is rising
- How is the supply for residential properties?

- Urban area
  - Distance from the center of the city is constantly growing factor in the market price
  - Capital area has growned 20% in 10 years last 25 years

- Rural area
  - Restrictions on investments of foreigners?

- Successful land administration improves:
  - Governance
  - Transparenc
  - Economic wealth

Thank you for your attention