

University of Zagreb Faculty of Geodesy

Implementation of the Land Governance Assessment Framework in the Republic of Croatia

Resource plan and review of LGAF documentation

Deliverable 1

31 March 2015

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1 Introduction

The growth of the real property market in transition countries and the requirements of the economy for the land needed for the development has caused a strong pressure on the system of registration of real properties and tenures in the Republic of Croatia. By radical changes in legislation after the independence, cadastre and land book have become an obstacle to the development of economy and real property market. Since 2003, the Government of the Republic of Croatia, through the Ministry of Justice and the State Geodetic Administration, has been implementing the National Real Property Registration and Cadastre Program, known as Organized Land.

By our own funds and funds provided by international agencies, Land Administration system has been improved in terms of the legislation, data and institutions. The World Bank participated in the program by providing loans in the two projects. The first project, "Real Property Registration and Cadastre Project" was conducted from 2003 to 2010, and "Integrated Land Administration System Project" was initiated in 2011 and is still going on.

The program implements activities that will contribute to the necessary development and modernization of the land book system on one hand, and the cadastral system on the other hand. Along with the efficient functioning of both systems, the objective is to, by implementing the adequate technology and developing the business processes, create the Land Book and Cadastre Joint Information System (JIS), or rather establish such a level of cooperation between the cadastre and land book in which the systems will be interlinked and exchange the data related to the real properties. This will yield numerous benefits for the users such as the time needed to access the data and make a registration will be reduced and the citizens will be able to see at one place the ownership structure of a real property and its location in space as well as numerous other functionalities. This system is, therefore, one of the key instruments in the development of e-Croatia and the entrepreneurship as well as securing the public trust in respect of land registers.

Although certain results have already been achieved, there is still work to be done. There are still unresolved issues and activities that has to be taken. In addition to issues related to Land Administration, it is necessary to consider the wider context of Land Governance.

2 Resource planning

For implementation of LGAF in the Republic of Croatia, University of Zagreb - Faculty of Geodesy has signed a contract on February 26th, 2015. Implementation will be done according to the LGAF documentation. This primarily refers to LGAF implementation manual (Version: October, 2013) and background notes. Several inconsistencies has been found in the documentation that have been clarified with the World Bank. Implementation of the LGAF will be carried out based on the facts and the support of many stakeholders that should point out the real situation in the domain of Land Governance and allow defining future policies.

The implementation includes nine (9) standard modules, but also one (1) optional will be included (Coastal Zone Management):

1. Land Rights Recognition
2. Rights to Forest and Common Lands & Rural Land Use Regulations
3. Urban Land Use, Planning, and Development
4. Public Land Management
5. Transfer of Large Tracts of Land to Investors
6. Public Provision of Land Information: Land Book and Cadastre
7. Land Valuation and Taxation
8. Dispute Resolution
9. Institutional Arrangements and Policies
10. Coastal Zone Management

Assessment includes a standard 27 indicators and 117 dimensions, and 2 more indicators and 8 dimensions are proposed for optional module Coastal Zone Management:

Module	indicators	dimensions
Land Rights Recognition	2	11
Rights to Forest and Common Lands & Rural Land Use Regulations	2	14
Urban Land Use, Planning, and Development	5	14
Public Land Management	3	14
Transfer of Large Tracts of Land to Investors	4	19
Public Provision of Land Information: Land Book and Cadastre	5	19
Land Valuation and Taxation	2	6
Dispute Resolution	2	7
Institutional Arrangements and Policies	2	13
Coastal Zone Management	2	8
TOTAL	29	125

This report holds information about resource planning, analysis of LGAF definitions, indicators and dimensions in accordance with the documentation and suggestions obtained by the World Bank on the Technical proposal submitted by the Faculty of Geodesy in January 2015.

Deliverables 1 includes the following:

- Proposal of Expert Investigators who will analyse modules and asses indicators
- Allocations of dimensions for Expert Investigators adapted to Croatian context
- Possible sources of data for dimensions where detailed data would be required
- Proposal of panel members and workshop schedules
- Schedule of all activities
- Analysis of indicators and dimensions

2.1 Identification of Expert Investigators

After a detailed analysis of LGAF documentation, expert investigators were selected to participate in the preparation of the study (Table 1). All of them have studied the documents and agreed to participate. One-day workshop with expert investigators has been held on February 17th, 2015 at the Faculty of Geodesy. At the workshop LGAF was presented to expert investigators in detailed. World Bank coordinator David Eigashvili presented LGAF generally and answered questions. The day before, WB coordinator, together with the country coordinator prepared a workshop. In the days following the workshop WB coordinator has presented modules in more detailed to each expert investigator in individual meetings with them. In the week of the workshop, WB coordinator and country coordinator have held very useful meeting with the deputy director of the State Geodetic Administration (Vladimir Majetić).

In the second part of the workshop draft translations of documents to Croatian language were discussed:

- Manual
- Definitions
- Background notes

Also draft documents Land Tenure Typology and Institutional Map were discussed. After that documents were revised according to the suggestions proposed by expert investigators.

Redistribution of obligations of expert investigators have been made. Accordingly, the planned days for researchers in relation to the technical proposal were changed. The total number of days of all investigators has remained the same as in the technical proposal.

CVs of researchers are provided in Annex A.

Table 1. LGAF Study Team

Module	Proposed Expert	Level of Effort	Summary of Qualifications
Country Coordinator	Mr. Miodrag Roić	29 days	PhD Technical Sciences Mag.Ing. Geodesy Full professor: Cadastre, Geoinformation, Land Governance Project Manager: Regional Cadastre Study 2010 Project Manager: Development plan and long-term strategy for Cadastre of Kosovo Project Manager: Analysis of Existing Land Cadastre Data Structures with the Proposal of Migration to JIS Croatian Standards Institute (HZN): TC 211 Geoinformation/Geomatics, president 2004-2008
Land Rights Recognition and Rights to Forest and Common Lands & Rural Land Use Regulations	Ms. Tatjana Josipović	16 days	PhD Humanities, Social and Theological Studies and Law LLM Commercial Law Full professor of civil law: Bar Exam Land Tenure Specialist member of negotiating team for the accession of the Republic of Croatia to the EU arbitrator on the list of arbitrators - Permanent Court of Arbitration, Croatian Chamber of Economy

Urban Land Use, Planning, and Development	Mr. Silvio Bašić	9 days	PhD Urban planning Diploma Architect Professor Faculty of Civil Engineering Head of the department of urban planning - City of Zagreb Croatian Chamber of architects, Zagreb Architect Society member
Public Land Management and Transfer of Large Tracts of Land to Investors	Ms. Blaženka Mičević	16 days	Mag. Ing. Geodesy MsC Land Administration State Geodetic Administration – deputy director Agency for Agricultural Land – director Integrated Land Administration System Project – member of management committee Croatian Chamber of Chartered Geodetic Engineers - member
Public Provision of Land Information: Land Book and Cadastre	Mr. Ivan Novak	11 days	MsC Mathematics IT Consultant, Public Sector Consultant, Land Book and Cadaster Expert Project Manager: Support to the establishment of the components of the ILAS Project Manager and Chief Designer for new Land Book IS, Ministry of Justice Design and development of the IGEA Land Cadastre IS and Cadastral GIS
Land Valuation and Taxation	Mr. Hrvoje Tomić	10 days	PhD Technical Science Mag. Ing. Geodesy Land Management expert Project: Theoretical basis for development of mass real estate valuation system Project: Analysis of Existing Land Cadastre Data Structures with the Proposal of Migration to Joint Information System
Dispute Resolution and Review of Institutional Arrangements and Policies	Mr. Damir Kontrec	15 days	LLB, Judge, Supreme Court of Republic of Croatia, Ministry of Justice of Republic of Croatia, County Court in Varaždin, Municipal Court in Varaždin Vice president of Croatian Association of Croatian Judges Member of Croatia Association for Civil Sciences and Practice Contact point of Republic of Croatia in European Land Registry Association
Coastal zone management	Mr. Ivica Trumbić	14 days	M. Sc. Urban and Regional Planning M. A. Development Studies, Specialisation in Regional Development Studies Project Manager UNEP GEF “Strategic Partnership for the Mediterranean Large Marine Ecosystem” UNEP/MAP Priority Actions Programme Regional Activity Centre – director Project Consultant: Development of the Sea Use Master Plan for the Gulf of Aqaba based on Marine Spatial Planning, GEF Project "Mainstreaming Coastal Biodiversity through Integrated Coastal Zone Management
IT support, translation to Croatian	Mr. Mario Mađer	11 days	PhD Technical Science Mag. Ing. Geodesy IT, Cadastre and Land Administration Expert Projects for State Geodetic Administration and ILAS

Indicators and dimensions for which individual Expert Investigators are responsible are shown in table 2.

Table 2. Distribution of dimensions for expert analysis and assessment

LGI	Dim	Dimension description
PANEL 1: Land Rights Recognition		
Expert Investigator: Tatjana Josipović		
1	1	Individuals' rural land tenure rights are legally recognized and protected in practice.
1	2	Customary tenure rights are legally recognized and protected in practice.
1	3	Indigenous rights to land and forest are legally recognized and protected in practice.
1	4	Urban land tenure rights are legally recognized and protected in practice.
2	1	Accessible opportunities for tenure individualization exist.
2	2	Individual land in rural areas is recorded and mapped.
2	3	Individual land in urban areas is recorded and mapped.
2	4	The number of illegal land sales is low.
2	5	The number of illegal lease transactions is low.
2	6	Women's property rights in lands as accrued by relevant laws are recorded.
2	7	Women's property rights to land are equal to those by men.
PANEL 2: Rights to Forest and Common Lands & Rural Land Use Regulations		
Expert Investigator: Tatjana Josipović		
1	1	Forests and common lands are clearly identified in law and responsibility for use is clearly assigned.
1	2	Rural group rights are formally recognized and can be enforced.
1	3	Users' rights to key natural resources on land (incl. fisheries) are legally recognized and protected in practice.
1	4	Multiple rights over common land and natural resources on these lands can legally coexist.
1	5	Multiple rights over the same plot of land and its resources (e.g. trees) can legally coexist.
1	6	Multiple rights over land and mining/other sub-soil resources located on the same plot can legally coexist.
1	7	Accessible opportunities exist for mapping and recording of group rights.
1	8	Boundary demarcation of communal land.
2	1	Restrictions regarding rural land use are justified and enforced.
2	2	Restrictions on rural land transferability effectively serve public policy objectives.
2	3	Rural land use plans are elaborated/changed via public process and resulting burdens are shared.
2	4	Rural lands, the use of which is changed, are swiftly transferred to the destined use.
2	5	Rezoning of rural land use follows a public process that safeguards existing rights.
2	6	For protected rural land use (forest, pastures, wetlands, national parks, etc.) plans correspond to actual use.
PANEL 3: Urban Land Use, Planning, and Development		
Expert Investigator: Silvio Bašić		
1	1	Restrictions on urban land ownership/transfer effectively serve public policy objectives.
1	2	Restrictions on urban land use (disaster risk) effectively serve public policy objectives.
2	1	Process of urban expansion/infrastructure development process is transparent and respects existing rights.
2	2	Changes in urban land use plans are based on a clear public process and input by all stakeholders.
2	3	Approved requests for change in urban land use are swiftly followed by development on these parcels of land.

3	1	Policy to ensure delivery of low-cost housing and services exists and is progressively implemented.
3	2	Land use planning effectively guides urban spatial expansion in the largest city.
3	3	Land use planning effectively guides urban development in the four next largest cities.
3	4	Planning processes are able to cope with urban growth.
4	1	Provisions for residential building permits are appropriate, affordable and complied with.
4	2	A building permit for a residential dwelling can be obtained quickly and at a low cost.
5	1	Formalization of urban residential housing is feasible and affordable.
5	2	In cities with informal tenure, a viable strategy exists for tenure security, infrastructure, and housing.
5	3	A condominium regime allows effective management and recording of urban property.

PANEL 4: Public Land Management

Expert Investigator: Blaženka Mičević

1	1	Criteria for public land ownership are clearly defined and assigned to the right level of government.
1	2	There is a complete recording of public land.
1	3	Information on public land is publicly accessible.
1	4	The management responsibility for different types of public land is unambiguously assigned.
1	5	Responsible public institutions have sufficient resources for their land management responsibilities.
1	6	All essential information on public land allocations to private interests is publicly accessible.
2	1	There is minimal transfer of acquired land to private interests.
2	2	Acquired land is transferred to destined use in a timely manner.
2	3	The threat of land acquisition does not lead to pre-emptive action by private parties.
3	1	Compensation is provided for the acquisition of all rights regardless of their recording status.
3	2	Land use change resulting in selective loss of rights there is compensated for.
3	3	Acquired owners are compensated promptly.
3	4	There are independent and accessible avenues for appeal against acquisition.
3	5	Timely decisions are made regarding complaints about acquisition.

PANEL 5: Transfer of Large Tracts of Land to Investors

Expert Investigator: Blaženka Mičević

1	1	Public land transactions are conducted in an open transparent manner.
1	2	Payments for public leases are collected.
1	3	Public land is transacted at market prices unless guided by equity objectives.
1	4	The public captures benefits arising from changes in permitted land use.
1	5	Policy to improve equity in asset access and use by the poor exists, is implemented effectively and monitored.
2	1	Land to be made available to investors is identified transparently and publicly, in agreement with right holders.
2	2	Investments are selected based on economic, socio-cultural and environmental impacts in an open process.
2	3	Public institutions transferring land to investors are clearly identified and regularly audited.
2	4	Public bodies transferring land to investors share information and coordinate to minimize and resolve overlaps (incl. sub-soil).
2	5	Compliance with contractual obligations is regularly monitored and remedial action taken if needed.
2	6	Safeguards effectively reduce the risk of negative effects from large scale land-related investments.
2	7	The scope for resettlement is clearly circumscribed and procedures exist to deal with it in line with best practice.
3	1	Investors provide sufficient information to allow rigorous evaluation of proposed investments.
3	2	Approval of investment plans follows a clear process with reasonable timelines.

3	3	Right holders and investors negotiate freely and directly with full access to relevant information.
3	4	Contractual provisions regarding benefit sharing are publicly disclosed.
4	1	Information on spatial extent and duration of approved concessions is publicly available.
4	2	Compliance with safeguards on concessions is monitored and enforced effectively and consistently.
4	3	Avenues to deal with non-compliance exist and obtain timely and fair decisions.

PANEL 6: Public Provision of Land Information: Land Book and Cadastre

Expert Investigator: Ivan Novak

1	1	Land possession by the poor can be formalized in line with local norms in an efficient and transparent process.
1	2	Non-documentary evidence is effectively used to help establish rights.
1	3	Long-term unchallenged possession is formally recognized.
1	4	First-time recording of rights on demand includes proper safeguards and access is not restricted by high fees.
1	5	First-time registration does not entail significant informal fees.
2	1	Total cost of recording a property transfer is low.
2	2	Information held in records is linked to maps that reflect current reality.
2	3	All relevant private encumbrances are recorded.
2	4	All relevant public restrictions or charges are recorded.
2	5	There is a timely response to requests for accessing registry records.
2	6	The registry is searchable.
2	7	Land information records are easily accessed.
3	1	Information in public registries is synchronized to ensure integrity of rights and reduce transaction cost.
3	2	Registry information is up-to-date and reflects ground reality.
4	1	The registry is financially sustainable through fee collection to finance its operations.
4	2	Investment in land administration is sufficient to cope with demand for high quality services.
5	1	Fees have a clear rationale, their schedule is public, and all payments are accounted for.
5	2	Informal payments are discouraged.
5	3	Service standards are published and regularly monitored.

PANEL 7: Land Valuation and Taxation

Expert Investigator: Hrvoje Tomić

1	1	There is a clear process of property valuation.
1	2	Valuation rolls are publicly accessible.
2	1	Exemptions from property taxes payment are justified and transparent.
2	2	All property holders liable to pay property tax are listed on the tax roll.
2	3	Assessed property taxes are collected.
2	4	Receipts from property tax exceed the cost of collection.

PANEL 8: Dispute Resolution

Expert Investigator: Damir Kontrec

1	1	There is clear assignment of responsibility for conflict resolution.
1	2	Conflict resolution mechanisms are accessible to the public.
1	3	Mutually accepted agreements reached through informal dispute resolution systems are encouraged.
1	4	There is an accessible, affordable and timely process for appealing disputed rulings.
2	1	Land disputes constitute a small proportion of cases in the formal legal system.
2	2	Conflicts in the formal system are resolved in a timely manner.
2	3	There are few long-standing (> 5 years) land conflicts.

PANEL 9: Institutional Arrangements and Policies		
Expert Investigator: Damir Kontrec		
1	1	Land policy formulation, implementation and arbitration are separated to avoid conflict of interest.
1	2	Responsibilities of the ministries and agencies dealing with land do not overlap (horizontal overlap).
1	3	Administrative (vertical) overlap is avoided.
1	4	Land right and use information is shared by public bodies; key parts are regularly reported on and publicly accessible.
1	5	Overlaps of rights (based on tenure typology) are minimal and do not cause friction or dispute.
1	6	Ambiguity in institutional mandates (based on institutional map) does not cause problems.
2	1	Land policies and regulations are developed in a participatory manner involving all relevant stakeholders.
2	2	Land policies address equity and poverty reduction goals; progress towards these is publicly monitored.
2	3	Land policies address ecological and environmental goals; progress towards these is publicly monitored.
2	4	The implementation of land policy is costed, matched with benefits and adequately resourced.
2	5	There is regular and public reporting indicating progress in policy implementation.
2	6	Land policies help to improve land use by low-income groups and those who experienced injustice.
2	7	Land policies proactively and effectively reduce future disaster risk.

PANEL 10: Coastal Zone Management - PROPOSAL		
Expert Investigator: Ivica Trumbić		
<i>Efficiency in the Marine Spatial Planning Process</i>		
1	1	Marine spatial planning effectively guides spatial and temporal allocation of uses in marine space and secures sustainable use of marine resources
1	2	Marine spatial planning process secures coherence between marine and terrestrial strategies and plans
1	3	Planning process is able to cope with competing economic and environmental interests and capable of dealing with the complexity of marine ecosystems
1	4	A permit to use marine space can be obtained quickly and at affordable cost after careful assessment of environmental impacts and in consideration of stakeholders' views and interests
<i>Rights to marine use for fisheries</i>		
2	1	Fishing sector needs for space are recognized in marine spatial plans with adequate measures taken to secure sustainable capture of fish
2	2	Designation of aquaculture areas in spatial plans is secured with measures taken to avoid conflicts with adjacent sea uses (e.g. tourism)
2	3	Users' rights to fisheries in the sea are legally recognized and protected in practice
2	4	Multiple rights over designated sea areas (e.g. fishing and transportation) can legally coexist

2.2 Panel members and workshop schedule

In Table 3 potential panel members are listed. They were chosen based on the experience of the Country Coordinator and in consultation with the individual expert investigator. The state administration is represented, also civil society associations, private sector and university. The final confirmation of the proposal will be made in agreement with the World Bank. For each panel it has been proposed ten members. Probably not everyone will be able to attend, but I predict sufficient number of panel members. Proposed dates for panel workshops still have to be agreed with the World Bank and expert investigators.

Table 3. List of Potential Panel Members and Schedule of Workshops

<p>Panel 1 – Land Rights Recognition</p> <p>May 25, 2015</p> <ul style="list-style-type: none"> • Assistant Minister, Ministry Of Justice • President, Municipal Civil Court in Zagreb, Land Registry Department • Representative, University of Zagreb, Faculty of Law • Representative, Croatian Bar Association • Representative, Croatian Association of Corporate Lawyers • President, Croatian Association of Court Expert Witnesses • Representative, State Property Management Administration • Representative, State Geodetic Administration, Sector for Cadastral System • Head, Ministry of Construction and Physical Planning, Directorate for Physical Planning, Legal Affairs and EU Programs • Representative, Croatian Chamber of Chartered Geodetic Engineers
<p>Panel 2 – Rights to Forest and Common Lands & Rural Land Use Regulations</p> <p>May 25, 2015</p> <ul style="list-style-type: none"> • Representative, Ministry of Agriculture • Representative, University of Zagreb, Faculty of Agriculture • Representative, Ministry Of Justice, Civil, Commercial and Administrative Law Directorate • Director, Croatian Forests • Representative, University of Zagreb, Faculty of Forestry • Representative, State Geodetic Administration • Representative, Croatian Chamber of Chartered Geodetic Engineers • President, Croatian Union of Private Forest Owners' Associations • Representative, Croatian Chamber of Agriculture • President, Croatian Forestry Society
<p>Panel 3 – Urban Land Use, Planning, and Development</p> <p>May 28, 2015</p> <ul style="list-style-type: none"> • Assistant Minister, Ministry of Construction and Physical Planning • Director, Croatian Institute for Physical Planning • President, Croatian Chamber of Architects • Head, City of Zagreb, City Office of Strategic Planning and Development of the City • Representative, University of Zagreb, Faculty of Architecture • Head, Ministry of Construction and Physical Planning, Directorate for Physical Planning, Legal Affairs and EU Programs • Representative, State Geodetic Administration • Representative, Croatian Chamber of Chartered Geodetic Engineers • Director, Urbanistica Ltd. • President, Croatian Employers' Association

Panel 4 – Public Land Management**May 27, 2015**

- Deputy Head, State Property Management Administration
- Deputy Minister, Ministry of Construction and Physical Planning
- Deputy State Attorney, State Prosecutor's Office
- President, Croatian Chamber of Agriculture
- President, Croatian County Association
- President, Association of Cities in the Republic of Croatia
- President, Association of Municipalities in the Republic of Croatia
- President, Association for fattening and breeding beef cattle "Baby-beef"
- Secretary, Association of family farms in Croatia "Life"
- Representative, Croatian Employers' Association

Panel 5 – Transfer of Large Tracts of Land to Investors**May 27, 2015**

- Representative, Ministry of Economy
- Representative, Agency for Agricultural Land
- Representative, State Property Management Administration
- Representative, Ministry of Entrepreneurship and Crafts
- Representative, Croatian Agency for SMEs and Investment (HAMAG INVEST)
- Representative, Agency for Investments and Competitiveness
- Representative, Paying Agency for Agriculture, Fisheries and Rural Development
- Representative, Ministry of Agriculture
- Deputy Director, State Geodetic Administration
- Attorney, Croatian Bar Association

Panel 6 – Public Provision of Land Information: Registry and Cadastre**May 26, 2015**

- Head, State Geodetic Administration, Sector for Cadastral System
- Head, Ministry Of Justice, Department of Land Registry Law
- Head, City of Zagreb, City office of cadastral and geodetic affaires
- Head, Municipal Court in Sesvete, Land Registry Department
- Representative, WB Project Organized Land
- President, Croatian Geodetic Society
- Professor, University of Zagreb, Faculty of Electrical Engineering and Computing
- Representative, University of Zagreb, Faculty of Geodesy
- Representative, Ministry of Agriculture
- Director, Institute for Photogrammetry JSC

Panel 7 – Land Valuation and Taxation**May 26, 2015**

- Assistant Director, Ministry of Finance, Tax Administration
- Head, Ministry of Construction and Physical Planning, Directorate for Construction and Energy Efficiency in Buildings
- Head, City of Zagreb, City Office for Legal Affairs and City Property, Department of Real Estate Valuation
- Professor, University of Zagreb, Faculty of Geodesy
- Representative, State Geodetic Administration, Sector for Cadastral System
- President, Croatian Association of Experts and Expert Witnesses
- President, Croatian Society of Valuers
- President, Authorized Agents and Real Property Mediators
- Representative, Croatian Chamber of Chartered Geodetic Engineers
- Representative, University of Zagreb, Faculty of Civil Engineering

Panel 8 – Dispute Resolution**May 29, 2015**

- Deputy State Attorney, State Prosecutor's Office
- President, Croatian Bar Association
- President, Croatian Notaries Chamber
- Representative, Croatian Bar Association
- President, Municipal Civil Court in Zagreb
- Head, State Geodetic Administration, Sector for Cadastral System
- Representative, Ministry Of Justice, Civil, Commercial and Administrative Law Directorate
- Representative, Ministry of Public Administration
- President, Administrative Court
- Representative, State Prosecutor's Office

Panel 9 – Institutional Arrangements and Policies**May 29, 2015**

- Expert investigators

Panel 10 – Coastal Zone Management**May 22, 2015**

- Representative, Ministry of Maritime Affairs, Transport and Infrastructure
- Head, Office of State Administration of the County
- Director, Croatian Waters
- Head, Regional Cadastral office
- Director, Urbos Ltd.
- President, Municipal Court
- Representative, Croatian Bar Association
- Representative, Croatian Chamber of Chartered Geodetic Engineers
- Head, Ministry of Construction and Physical Planning, Directorate for Physical Planning, Legal Affairs and EU Programs
- Representative, Croatian Chamber of Economy, Association of Fishing and Fish Processing

The members of panel 9 are expert investigators. Where some representatives of institutions are listed, it will be asked from head of that institution to appoint one.

2.3 Data sources

Based on the analysis of indicators and dimensions possible sources of data were identified. All dimensions that require data are listed in Table 4.

The data for the Inception Report were collected from official publications of the competent authorities, a part is estimated. To collect the data required to create the Background Report were prepared forms, which will be submitted to the institutions that are responsible for specific data.

Table 4. LGAF dimension requiring detailed data

Panel	LGI	Dim.	Dimension Description	Required Data	Data Sources
1	1	1	Rural land tenure rights are legally recognized.	% rural pop whose rights are recognized by law	Ministry Of Justice, Department of Land Registry Law; State Geodetic Administration, Sector for Cadastral System; Constitution of the Republic of Croatia; Ownership and Other Proprietary Rights Act
1	1	4	Urban land tenure rights are legally recognized.	% urban pop whose rights are recognized by law	Ministry Of Justice, Department of Land Registry Law; State Geodetic Administration, Sector for Cadastral System; Constitution of the Republic of Croatia; Ownership and Other Proprietary Rights Act
1	2	2	Individually held land in rural areas are formally registered.	% registered rural individual property	State Geodetic Administration, Sector for Cadastral System
1	2	3	Individually held land in urban areas are formally registered.	% registered urban individual property.	State Geodetic Administration, Sector for Cadastral System
1	2	6	Women's rights are recognized in practice by the formal system.	% land registered to women	State Geodetic Administration, Sector for Cadastral System
2	1	8	The boundaries of communal land are surveyed/ mapped and rights are registered.	% area communal lands surveyed	State Geodetic Administration, Sector for Cadastral System
2	2	1	Restrictions regarding rural land use, ownership and transferability are justified.	Matrix: list restrictions applicable to rural land	Ownership and Other Proprietary Rights Act; Agricultural Land Act
3	1	1	Restrictions regarding urban land use, ownership and transferability are justified.	Matrix: list of restrictions	Ownership and Other Proprietary Rights Act; Agricultural Land Act; Aliens Act
3	2	3	Actual land use changes to the assigned land use in a timely manner.	% of land which use was changed by legal process and was implemented	Ministry of Construction and Physical Planning, independent analyses
3	3	1	Residential plot sizes are adhered to in urban areas.	% of plots adhering to mandated size	Law on State Survey and the Real Property Cadastre; Act on ownership and other real rights
3	4	1	Applications for building permits for residential dwellings are affordable and effectively processed.	Matrix: analysis of different steps of procedure	Physical Planning and Building Act

Panel	LGI	Dim.	Dimension Description	Required Data	Data Sources
4	1	2	There is a complete recording of publicly held land.	% of public land recorded	State Property Management Administration; State Geodetic Administration, Sector for Cadastral System; Ministry Of Justice, Department of Land Registry Law
4	2	1	There is minimal transfer of expropriated land to private interests.	% of expropriated land that has been given for private interest	Ministry Of Justice; County state administration offices: Reports on the expropriated land
4	2	2	Expropriated land is transferred to destined use in a timely manner.	% of expropriated land where destined use implemented	Ministry Of Justice; County state administration offices: Reports on the expropriated land
4	3	1	Compensation is paid for the expropriation of all rights.	Matrix: idem LGI 14 i) but for all rights	County state administration offices: Reports on partially expropriated land
4	3	2	There is compensation for loss of rights due to land use changes.	Matrix: types of land use changes	Ownership and Other Proprietary Rights Act ; Physical Planning Act; Building Act; Act on expropriation and determining compensation; Strategic Investment Act
4	3	3	Expropriated owners are compensated promptly.	% expropriated owners receiving compensation within one year	County state administration offices: Reports on the expropriated land
4	3	5	Timely decisions are made regarding complaints about expropriation.	% cases presented last 3 years that were solved	Act on expropriation and determining compensation; Administrative Courts Reports
5	1	1	Public land transactions are conducted in an open transparent manner.	% of public land disposed through open tender + Matrix detailing type of land	Agency for Agricultural Land; State Property Management Administration
5	1	2	Payments for public leases are collected.	% of agreed payments effectively collected	Agency for Agricultural Land; State Property Management Administration
6	1	1	There is an efficient and transparent process to formalize possession.	Matrix: types of formalization process	Ownership and Other Proprietary Rights Act; Physical Planning and Building Act; Law on State Survey and the Real Property Cadastre
6	1	4	First-time registration on demand is not restricted by inability to pay the formal fees.	Estimation of the cost of first registration as a % of the property value	Croatian Bureau of Statistics yearly report on buildings and flats; Croatian Chamber of Chartered Geodetic Engineers price list of surveying services
6	2	1	The cost of registering a property transfer is low.	Matrix: breakdown of all transfer costs (registry fees and other costs)	Court Fees Act; Regulations on determining the costs of state survey data use

Panel	LGI	Dim.	Dimension Description	Required Data	Data Sources
6	2	2	The mapping or charting of registry records is complete	% of records in cadastral maps	State Geodetic Administration, Sector for Cadastral System
6	3	2	Registry/cadastral information is up-to-date.	% of registry / cadastre parcels info which is up to date	Ministry Of Justice, Department of Land Registry Law; State Geodetic Administration, Sector for Cadastral System
6	4	1	The registry is financially sustainable through fee collection.	% of registration fees in relation of operating costs	Report on the annual revenues and expenditures / Annual Budgets of Ministry Of Justice, Department of Land Registry Law; State Geodetic Administration
6	4	2	There is sufficient capital investment in the system.	List capital expenditure and other expenditures, list capital investment needed for sustainability	Annual Budgets of Ministry Of Justice, Department of Land Registry Law; State Geodetic Administration
7	2	2	Property holders liable to pay property tax are listed on the tax roll.	% of property holders listed in payrolls	Ministry of Finance: Tax Administration
8	2	1	Land disputes constitute a small proportion of cases in the formal legal system.	% of existing land disputes + Matrix types of disputes and time to resolve	Ministry Of Justice, Department of Land Registry Law: Annual Court Statistics Reports
8	2	2	Conflicts in the formal system are resolved in a timely manner.	% of land disputes solved in first instance within a year	Ministry Of Justice, Department of Land Registry Law: Annual Court Statistics Reports
8	2	3	There are few long-standing land conflicts (> 5 years).	% of long standing conflicts	Ministry Of Justice, Department of Land Registry Law: Annual Court Statistics Reports
9	1	1	There is an appropriate separation of policy formulation, implementation, and arbitration roles.	Matrix: list of authorities, type of land they manage, mandate, overlaps	Act on the Structure and Scope of Ministries and State Administration Organizations
9	1	2	Institutional (horizontal) overlap is avoided.	Idem LGI 5, i)	Act on the Structure and Scope of Ministries and State Administration Organizations
9	2	2	There is meaningful incorporation and monitoring of equity goals in land policy.	Matrix: list of vulnerable social groups and analysis of policy consideration, monitoring	Strategy for Sustainable Development of the Republic of Croatia (NSDS); Anti-discrimination Act; Social Welfare Act

2.4 LG Monitoring

During the preparation of the preliminary report, the World Bank has proposed to expand activities on the development of LG Monitoring. The proposal was analyzed and it was found that the activity is desirable and possible to implement parallel but it is necessary to align with work plan of LGAF's. Currently are pending consideration and development of a plan to implement the task LG Monitoring in parallel with the implementation of LGAF in Croatia.

3 Analyses

3.1 LGAF definitions

Annex B gives the definitions and comments if there was a need for adjustment to Croatian context. Additional term "common good" was proposed because there was not such term on the existing definition list. I believe this term is important because this kind of non-ownership status applies to approximately one half of the area of the Republic of Croatia. Definitions were analysed with expert investigators at a workshop held in February 2015.

3.2 Indicators and dimensions

The relevance of indicators and dimensions in the Croatian context is also analysed. Results of the analysis are given in Annex C. They were all found relevant for Croatia, although some of them more and some of them less. Also all the dimensions that require detailed data are listed. Annex C will be furthermore discussed with expert investigators and, if necessary, revised.

4 Work plan

Preliminary LGAF implementation plan is given in the Technical Proposal. In the meantime, it was furthermore analysed and adapted, and is given in this report (Annex D). Due to the date of signature of the contract (February 26th, 2015), it was not possible to keep the schedule specified in the contract, so in agreement with the World Bank the start of a project has been shifted for one month.

Key milestones are:

Deliverable	Submission Date	WB Review
<u>Deliverable 1:</u> <ul style="list-style-type: none">• Resource planning• Review of LGAF	March 31, 2015	April 7, 2015
<u>Deliverable 2:</u> <ul style="list-style-type: none">• Land Tenure Typology• Institutional Map of Land Related Agencies	March 31, 2015	April 7, 2015
<u>Deliverable 3:</u> <ul style="list-style-type: none">• Background notes and report from expert investigations	May 8, 2015	May 15, 2015
<u>Deliverable 4:</u> <ul style="list-style-type: none">• Panel reports and scorecard	June 19, 2015	June 26, 2015
<u>Deliverable 5:</u> <ul style="list-style-type: none">• Draft report on land governance	July 24, 2015	July 31, 2015
<u>Deliverable 6:</u> <ul style="list-style-type: none">• Final Report	August 31, 2015	

5 Coastal Zone Management – optional module 10

The coastal zone is very important for Croatia because of its geographic characteristics. In addition to predefined modules, when implementing LGAF in Croatia, preparation of additional module: Coastal Zone Management is contracted. Assessment is focused on development and fisheries. Draft Background notes and proposal of indicators and dimensions, developed by expert investigator Ivica Trumbić for this module, are given below. This should be discussed and adopted by the World Bank.

5.1 Background notes

5.1.1 State of the coast and Integrated Coastal Zone Management in Croatia

5.1.1.1 General introduction: Impact of the topic and its importance in the country

Total length of the Croatian coastline is 6,278 km, out of which 31% belongs to the mainland and 69% to the islands. Physical Planning Act (2013) defines “Protected Coastal Area” (PCA) as the area that encompasses the area of coastal “self-government units”, but in practice these areas include all coastal municipalities and communities that are adjacent to the sea. It also stipulates “planning and use of PCA shall be performed with restrictions in the area of mainland and islands in the width of 1,000 metres from the coastline and the area of sea in the width of 300 metres from the coastline”. This special geographical unit, in its terrestrial part has the total area of 4,639 km² (mainland – 1,401 km², islands – 3,238 km²).

In spite of the expected decline of the total population in Croatia, The Blue Plan estimates that the number of coastal urban population will increase considerably (from 794,000 in 2000 to 929,000 in 2025). At the same time, the total number of tourists in the Croatian coast is expected to double in 2025 in relation to 2000 (from 6 to 12 millions). In the Adriatic coastal zone there are 790 settlements (with around 1,050,000 inhabitants, 370,000 apartments and 190,000 secondary homes), around 100 spatially detached tourist zones (with about 430,000 beds), few dozen industrial zones and about 100 big harbours and marinas (with about 17,000 berths).

Cities, settlements and other urbanized areas, according to the data from the year 2000, have occupied about 850 linear kilometres, or about 14% of the total coastline. According to an analysis made recently, until 1960 (the year when the intensive development started in the Adriatic area) between 120 and 150 kilometres of the coastline were used. The beginning of the 60s, when the borders of the former Yugoslavia were opened to foreign tourists, indicates the beginning of significant tourism development in Croatia. That was followed by the most intense construction period, and between 1965 and 1975 about 70% of all accommodation units that Croatia had in the year 1990 were built.

In the period between 1960 and 1990, cities, towns and other urbanised areas occupied additional 700 linear kilometres of the coastline which, taking in consideration pre-1960 construction, makes the total of the abovementioned 850 linear kilometres, or 14% of the total length of the Croatian coast. All of the analyses show that in that period 5 times more space was used, generally the best quality coastal space, than had been used by all the previous generations that inhabited the Croatian coastal area.

According to the spatial plans that were in force until 2004, and probably more as of today, additional 800 km was planned for further expansion of the cities and settlements along the coastline. If these plans will get realised, the urban part of the coastal area will expand to about 1,650 linear km and the size of the urban area to about 65,500 ha. The tourist zones would take about 600 km of the coastline and 15,300 ha of area.

Illegal construction in the coastal zone of Croatia has been a persistent problem for decades. In 2013, the massive process of legalisation of these buildings has been initiated, and it has provided a chance to have the real perspective on the size of the problem. The coastal county administrations have registered 274,679 requests for legalisation. The biggest number of requests was registered in the Split-Dalmatia County (68,246), with the Zadar County being a close second (65,994). However, the number of requests per km² shows a different order. The biggest density is in Istria County (83/km²), then Zadar County (71/km²) and Split-Dalmatia County (66/km²), while all the remaining counties are falling below average for the entire coast (44/km²).

5.1.2 Legal, regulatory and institutional framework for ICZM

When it comes to the sea and coast, the Croatian legislation stated, for the first time, in the Law on Spatial Planning and Use of Development Land (NN 14/73) that the sea and coast are especially valuable parts of human environment and are under special protection. Discussing the issue of space and creating conditions and instruments for controlled development in space, the Croatian Parliament passed the Law on Physical Planning and Spatial Management (NN 54/80, 16/86, 34/91, 49/92) in 1980, which defined that spatial planning and management are based on the citizens' right and duty to: use the space for living and working; preserve natural and man-made values of human environment; reduce the impacts of the negative consequences that threaten those values; and ensure the social and economic development for healthy and safe life and work of the present and future generations. By the provision of the Article 48 of the Law from 1980, the sea and the coast are defined as especially valuable parts of human environment. According to the decision from abovementioned Law, the protected coastal zone is defined by the spatial plan of the municipality, more specifically by the municipality assembly's special decision, depending on purpose, configuration of the terrain and other physical characteristics, as well as on the extent of built up areas. It is determined, in the same way, that the coast cannot be taken or enclosed, and that free and public access and use of the seashore must be ensured. By the provision of the Article 59 of that Law, it is determined that before the adoption of a Development Plan, no construction is allowed within the protected coastal zone.

Taking into account all the changes that happened in Croatia, which were primarily of political and economic nature, and in order to respond to the growing private initiative for construction, the Law on Spatial Planning (NN 30/94, 68/98, 61/100, 32/02 and 100/04) was passed in 1994. Unfortunately, this Law didn't recognize the coastal zone of Croatia as an area with important development potential, or as one of the most vulnerable areas of Croatia. The development pressures on the coast have grown to considerable proportions, and there was a real threat that the coastal area could be irrecoverably destroyed, in spite of the fact that it still counts among relatively well-preserved parts of the European continent.

In the above context, which was characterised by a growing desire for coastal construction, it was decided that it was the last moment to exert strict development control along the coast and in that sense, the Law on Spatial Planning (NN 100/04) was changed. The protected coastal zone was established and it was defined as an already mentioned area of 1000 metres from the coastline landwards and 300 metres from coastline seawards, including the entire area of the islands. For the purpose of the protection of the coastal zone, the Decree on Management and Protection of the Protected Coastal Zone (NN 128/04) was passed in 2004. This Decree was almost entirely integrated in the Law on Spatial Planning and Construction, adopted in 2007, and then in the most recent Physical Planning Act, adopted in 2013. The abovementioned Decree achieved several significant results, the most important ones being:

- Prevention of further expansion of development areas, because the new generation of spatial plans for the coastal communes and municipalities brought a significant reduction in size of many development areas,

- Compulsory preparation of urban plans for new development areas, which included planning for adequate street network, urban facilities and communal infrastructure,
- Establishment of the minimum level of infrastructure as a precondition for future development in the coastal zone,
- Establishment of the coastal setback, which was intended to be, above all, for public use (apart from the special cases related to activities dependent on location close to the coastline),
- Definition of strict building rules and regulations for the tourist and other coastal uses in order to ensure their better management, creation of green spaces and other facilities, as well as to secure public access to the shore

The Physical Planning Act, adopted in 2013 and entered into force on 1 January 2014 (NN 153/13), devotes section 4.2 to the PCA. It treats PCA as a "restricted" area within the boundaries shown on the Basic Map of Croatia. The Act specifically determines the spatial planning requirements, building areas, rules for implementation of projects and tourism areas in the restricted area. One of the most important stipulations in this section could be found in Art. 47, paragraph (2), which states that "...it shall not be permitted to expand detached parts of the building area of a settlement situated within the 100 m wide belt from the shoreline or to plan such new parts." This is direct implementation of the Art.8 of the Mediterranean protocol on ICZM.

The Mediterranean Protocol on ICZM (hereinafter Protocol) was signed in Madrid, Spain on 21 January 2008 and is based on the fact that planning and management of coastal zones, as an irreplaceable ecological, economic and social resource, is a priority obligation of all Mediterranean states with a view to their preservation and sustainable development. Croatia is also one of the signatories of the Protocol. With the ratification of the Protocol in 2011, Croatia has taken on the obligation of its implementation. The basic goal of the Protocol is to provide a regional legal framework that will ensure that appropriate definitions of coastal zone are introduced in the national legislation of the Mediterranean countries, and that all of the relevant activities taking place in that area are taken into consideration through integrated management. The Protocol is very precise on a number of specific issues, namely:

- Defining "coastal zone" as "...the geomorphologic zone either side of the seashore in which the interaction between the marine and land parts occurs in the form of complex ecological and resource systems made up of biotic and biotic components coexisting and interacting with human communities and relevant socio-economic activities."
- Defining "integrated coastal zone management" as "...a dynamic process for the sustainable management and use of coastal zones, taking into account at the same time the fragility of coastal ecosystems and landscapes, the diversity of activities and uses, their interactions, the maritime orientation of certain activities and uses and their impact on both the marine and land parts."
- Defining the setback as "...a zone where construction is not allowed. Taking into account, inter alia, the areas directly and negatively affected by climate change and natural risks, this zone may not be less than 100 meters in width..."
- Formulation and development of coastal strategies, but also land-use strategies, plans and programmes covering urban development and socio-economic activities, as well as other relevant sectoral policies.

- Application of environmental impact assessment for public and private projects, and strategic environmental assessment of plans and programmes which affect the coastal zone.
- Developing policies for preventing natural hazards, particularly those resulting from climate change.
- Applying the ecosystem approach to coastal planning and management so as to ensure the sustainable development of coastal zones, taking into account specificities of coastal ecosystems, in order to preserve coastal natural habitats, natural resources, ecosystems and landscapes.

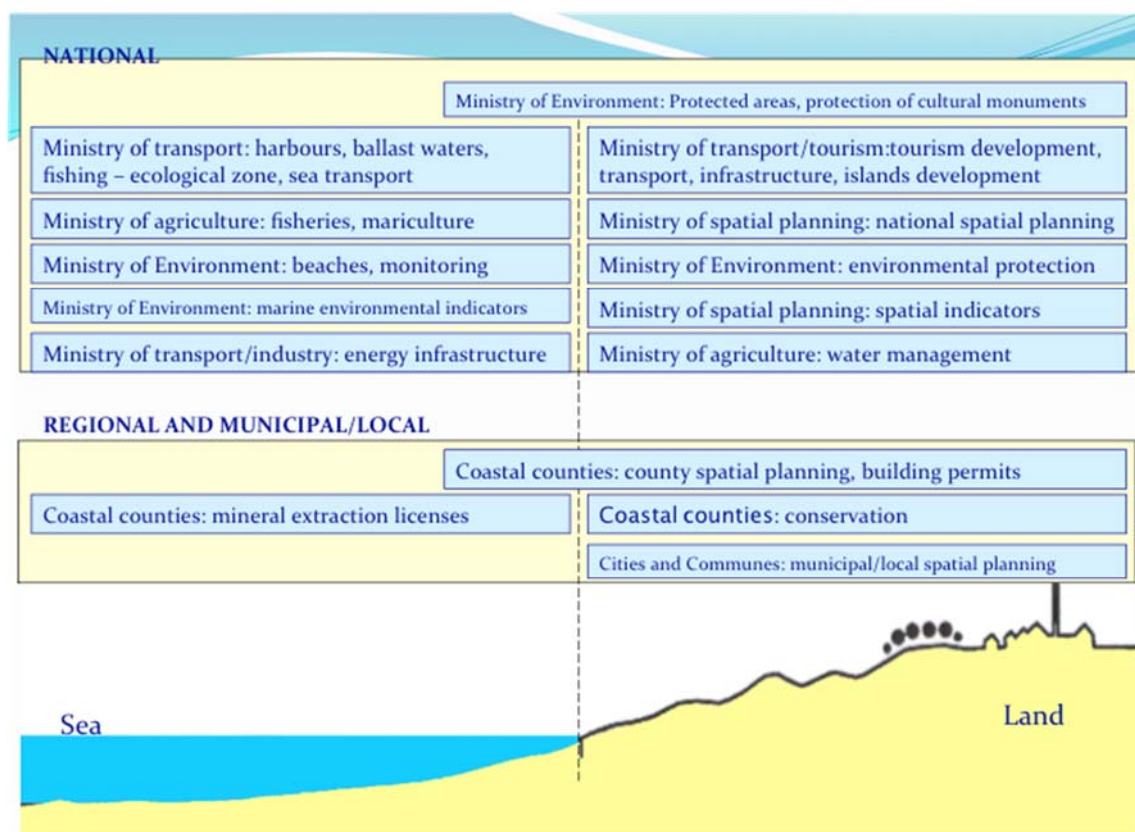
EU has no specific directive on ICZM, although in late nineties a Recommendation on ICZM was adopted. But the Recommendation has not the same legal strength as a directive has. On the other hand, EU having ratified the Mediterranean Protocol on ICZM (in addition to ratification by singular EU countries of the Mediterranean) has taken the obligation to implement the Protocol, which has relatively strong legal strength, and countries that have ratified it have the obligation to integrate it in their relevant national legislation. Among the EU directives that are relevant for this subject, the "Directive 2014/89/EU of the European Parliament and of the Council of 23 July 2014 establishing a framework for maritime spatial planning" is the only one that should be mentioned. Initially, it was aimed at introducing both ICZM and Marine Spatial Planning (MSP), but the former was dropped from the final version of the directive, and it remained exclusively as an MSP directive.

When it comes to strategies, besides the Spatial Planning Strategy and the Programme of Spatial Development (NN 50/99), other important development documents include the National Programme for Island Development (1997), the National Strategy for Environmental Protection (NN 46/02), the National Environmental Action Plan (NN 46/02), the Strategy for Sustainable Development of Croatia (NN 03/09), and the Strategy for Regional Development of Croatia 2011-2013 (2010).

The law does not formally define integrated coastal zone management in Croatia. Therefore, an institutional framework for preparing and implementing formal coastal strategies and policies is still missing. However, most of the principles of the Protocol and most of the instruments it proposes do, more or less, exist or are already in use in Croatia. They can be found in a number of abovementioned acts and other legal documents, as well as in strategies, plans and programmes that, from different perspectives, deal with the coastal zone.

With regard to institutional set up for ICZM, it should be mentioned that there are several ministries that deal with the issues concerning the coastal zone: Ministry of Environmental Protection and Nature, Ministry of Spatial Planning and Construction, Ministry of Tourism, Ministry of Maritime Affairs, Transport and Infrastructure, Ministry of Culture, Ministry of Regional Development and EU Funds, Ministry of Agriculture and Ministry of Economy. One of the most important institutions responsible for the coastal zone management is the Department for Sea Protection, now within the Ministry of Environmental Protection and Nature. When it was established, it was the first such institution in the Mediterranean. Its current assignments are mainly reduced to the work related to the sea protection, and much less relate to management of the terrestrial part of the coastal zone. Furthermore, as part of the Ministry of Spatial Planning and Construction, there exist the Department for Spatial Planning and the Croatian Institute for Spatial Development that deal with spatial planning issues in coastal zone, either by preparing analytical thematic studies or by preparing and adopting spatial planning documents. It should be added that in some other ministries there are departments that directly or indirectly deal with issues involving the use of the sea and coastal area, where the Ministry of Maritime Affairs, Transport and Infrastructure is especially important. The figure below is a graphical representation of the institutional structure for ICZM

in Croatia. It presents jurisdiction of specific ministries and agencies on both side of the coastline. What is evident is that the jurisdiction of many actors stops on either side of the coastline, and only a few of them are crossing over that imaginary line. This shows, that integration between the marine and terrestrial parts of coastal zone in Croatia, at least with regards to the institutional aspect of ICZM, has not yet been achieved.



5.1.2.1 Coastal policies and programmes in Croatia

ICZM strategies, plans and programmes as stipulated by the Protocol are non-existent in Croatia. The Physical Planning Act doesn't require adoption of such documents. However, recently the guidelines for ICZM in Dubrovnik-Neretva County have been adopted and the county seems to be quite serious in promoting ICZM and making it an instrument to manage coastal development. Also, the ICZM Plan for the Šibenik-Knin County is being prepared currently, with a focus on impacts of climate variability and change in coastal areas. Both documents, however, are of indicative and not of normative nature. Making comparison with the physical plans, the former are indicative (advisory role) while the latter are normative (legal acts). In addition to these two most recent examples, about 10 years ago, within the framework of Croatian-Norwegian project, a coastal zone management project was implemented but its focus was almost entirely on aquaculture and identification of the most appropriate site for that purpose along the Croatian coast.

At the moment, the Croatian Strategy for Management of Coastal Area and Marine Environment is also being prepared. Its objective is to create framework to introduce ICZM and Marine Management principles in Croatia and not on defining the use of coastal and marine space. Another relevant initiative is the implementation of the National Beach Management Programme through regional programmes in 7 coastal counties. Again, this initiative does not

aim at institutionalizing overall national management framework in coastal zone, but is focused only on management of one, albeit very important, aspect of coastal area in Croatia.

5.1.2.2 Major problems related to coastal areas and Coastal Zone Management in Croatia

While spatial and regional development plans at state and county levels give some attention to coastal areas, the following may still be perceived as problematic with regards to land management, institutional, management and other aspects of ICZM:

- Maritime domain is not yet determined in large parts of the coastal zone,
- Many infrastructure facilities have not yet been registered in land registries,
- Tax policy does not stimulate solving accumulated property issues,
- Land management instruments are not adequately developed and implemented,
- Institutions at county level are uncoordinated and with overlapping responsibilities,
- Sectoral planning dominates,
- Integrated coastal information base does not exist,
- Urban development and tourist areas are very often exceeding actual needs in middle and longer term,
- Physical plans do not take in consideration expected impacts of climate change and variability,
- Uncontrolled linear coastal expansion,
- Residential areas that are used permanently or temporarily dominate Land use structure.

5.1.3 The status of "land" in coastal zone in Croatia

5.1.3.1 Challenges for land management in coastal zone: Marine and terrestrial issues

In addition to ICZM, Marine Spatial Planning (MSP) is emerging as a promising new planning approach that focuses on the marine areas. Marine spatial planning (MSP) is a practical way to create and establish a more rational organization of the use of marine space and the interactions between its uses, to balance demands for development with the need to protect marine ecosystems, and to achieve social and economic objectives in an open and planned way.

It is a public process of analysing and determining spatially and temporally the human activities in marine areas to achieve ecological, economic, and social objectives that are usually identified through a political process involving a multiplicity of stakeholders. It is important to remember that we can only plan and manage human activities in marine areas, not marine ecosystems or components of ecosystems. We can allocate human activities to specific marine areas by objective, e.g., development or preservation areas, or by specific uses, e.g., hydrocarbon exploitation, offshore aquaculture, or sand and gravel mining.

Most countries already designate or zone marine space for a number of human activities such as maritime transportation, oil and gas development, offshore renewable energy, offshore aquaculture and waste disposal. While in Croatia no specific marine spatial plan has yet been

prepared (even if attempts at sea zoning were quite successfully made in the Northern Adriatic in mid-eighties), the county spatial plans and some urban master plan provide partial zoning of marine space. However, the problem is that usually this is done on a sector-by-sector, case-by-case basis without much consideration of effects either on other human activities or the marine environment. Consequently, this situation has led to two major types of conflict:

- Conflicts among human uses (user-user conflicts); and
- Conflicts between human uses and the marine environment (user-environment conflicts).

MSP is a future-oriented process. It can offer you a way to address both these types of conflict and select appropriate management strategies to maintain and safeguard necessary ecosystem services.

While the notion of "land" on the terrestrial part of the coastal zone is more or less clear, and management system, even if incomplete, is already in place, the opposite is true for the marine side of the coastal zone. The first effort to overcome this dichotomy is to explain the nature of relationship between ICZM and MSP.

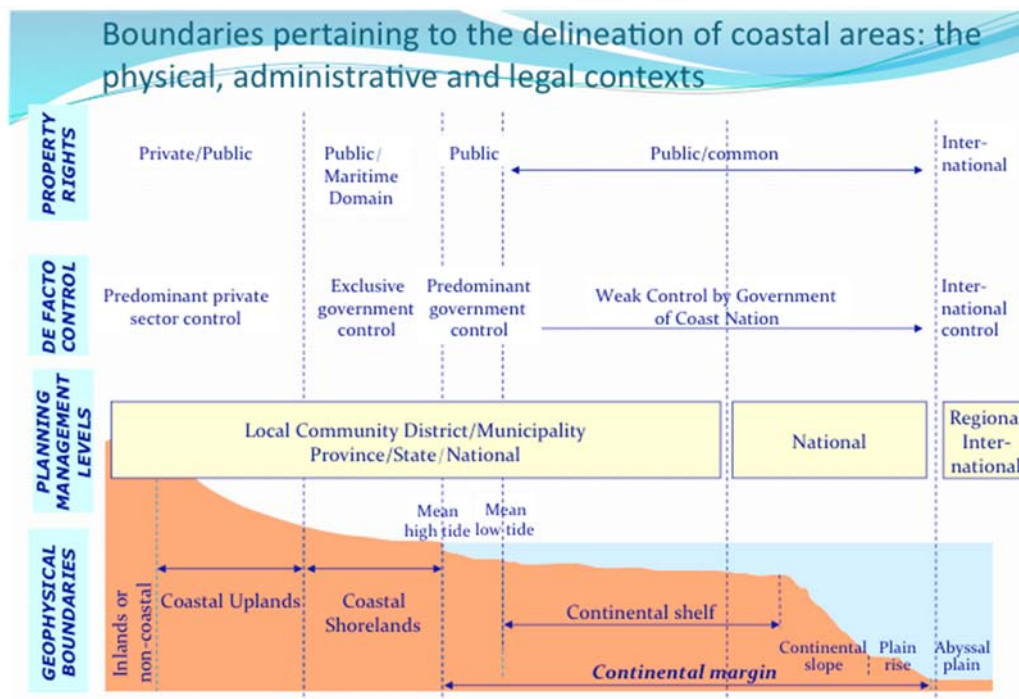
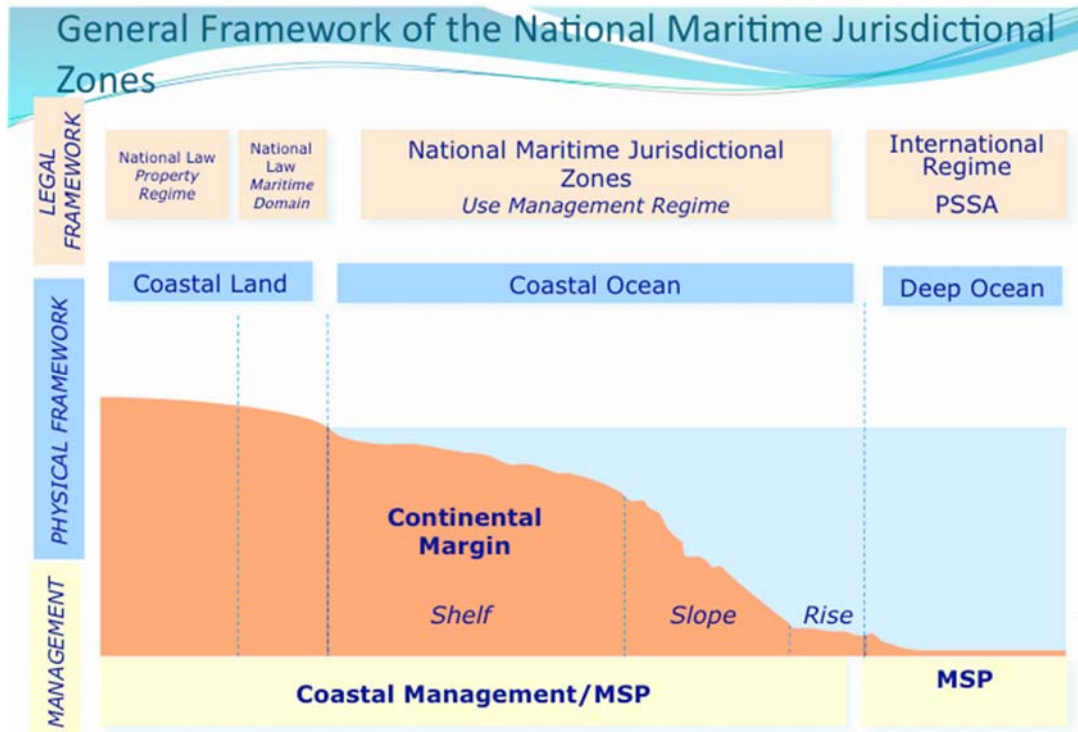
While there is certain overlap between ICZM and MSP, in particular with regards to the area they are referring to (both approaches are focused on the same marine area, for example) there is a number of differences and similarities between the two:

- The most standard definition of the "coastal zone" is that it is "the area of land affected by the sea and the area of the sea affected by the land"; it is interpreted to cover the coastal plain to the edge of the continental shelf,
- The boundaries of coastal zone management have been limited in most countries to a narrow strip of coastline within a kilometre or two from the shoreline, and rarely extending over to the marine area,
- Only rarely have the inland boundaries of coastal management included coastal watersheds or catchment areas,
- Even more rarely does coastal management extend into the territorial sea and beyond to the exclusive economic zone.

Although the MSP resembles the Land Use Planning (as an important tool for ICZM) in a number of aspects, some key differences between them should be pointed out. Firstly, the principles of marine area ownership fundamentally oppose those on land. When the sea is concerned, there is no private property. Contrary to situation on land, where the private land tenure influences predominantly preparation and implementation of spatial plans, in particular when incomplete planning systems are concerned, such as the Croatian one, which lacks the necessary planning instruments for implementation, the issue of sea property rights is less complicated. Consequently, when sea-use planning is concerned, the zone boundaries should not be that much firmly defined, as it is the case on land. Secondly, in environmental terms, the sea is a much more vulnerable ecosystem than the land. This implies the need for an extremely thorough preparation of marine spatial plans, because the research preceding the plan preparation should give a clear picture of the marine ecosystem state. MSP depends critically on the assessment of the marine ecosystems' carrying capacity. Thirdly, in historic terms, marine resources management was generally sectoral. There are special use regimes for aquaculture, fisheries, sea traffic, tourism, recreation, infrastructure, mineral resources use, etc. Although these regimes aim at eliminating conflicts within a particular sector, there is no co-ordination between sectors. Regimes also have generally been determined on an "*ad-hoc*"

basis as there is no clearly defined institutional and legal system to solve the conflicting inter-sectoral situations.

The relationship between two constituent parts of the coastal zone is graphically explained in the figures below.



5.2 Integrated Coastal Zone Management: Indicators and Dimensions

From the perspective of land management in the coastal zone, other panels, notably Panel 3, mainly cover the issues related to terrestrial land. However, in this panel it would be important to concentrate on the marine side of the coastal zone, first with regard to implementation of MSP and, second, with a focus on the fisheries as the most sensitive use of the marine space.

LG1: Efficiency in the Marine Spatial Planning Process

Panel	LGI	Dim	Dimension description
10	1	1	Marine spatial planning effectively guides spatial and temporal allocation of uses in marine space and secures sustainable use of marine resources
10	1	2	Marine spatial planning process secures coherence between marine and terrestrial strategies and plans
10	1	3	Planning process is able to cope with competing economic and environmental interests and capable of dealing with the complexity of marine ecosystems
10	1	4	A permit to use marine space can be obtained quickly and at affordable cost after careful assessment of environmental impacts and in consideration of stakeholders' views and interests

LG2: Rights to marine use for fisheries

Panel	LGI	Dim	Dimension description
10	2	1	Fishing sector needs for space are recognized in marine spatial plans with adequate measures taken to secure sustainable capture of fish
10	2	2	Designation of aquaculture areas in spatial plans is secured with measures taken to avoid conflicts with adjacent sea uses (e.g. tourism)
10	2	3	Users' rights to fisheries in the sea are legally recognized and protected in practice
10	2	4	Multiple rights over designated sea areas (e.g. fishing and transportation) can legally coexist

Annex A: Expert Investigators CVs

1. **Name of Staff:** Miodrag Roić
2. **Proposed Position:** country coordinator
3. **Employer:** University of Zagreb, Faculty of geodesy
4. **Date of Birth:** 09 April 1961 **Nationality:** Croatian
5. **Education**

School, college and/or University Attended	Degree/certificate or other specialized education obtained	Date Obtained
Technical University Vienna, Austria (1990 – 1994)	Ph.D. Technical Sciences (4 years study)	21 March 1994
University of Zagreb, Faculty of Geodesy, Zagreb, Croatia (1979 – 1985)	Mag. Ing. Geodesy (4.5 years study)	8 July 1985

6. Professional Certification or Membership in Professional Associations: German Geodetic Commission – Bavarian Academy of Sciences, corresponding member, 2009- (dgk.badw.de); Croatian Geodetic Society (HGD), member, vice-president 1996-2000 (www.hgd1952.hr); International Federation of Surveyors (FIG): National delegate, 1996-2000 (www.fig.net), Commission 3 – Spatial Information Management-Vice Chair; WG 3.3 – Chair (2007-2010), Joint commission 3 and 7 Working Group on 3D Cadastres, member 2010-; International Association of Geodesy (IAG), Special Commission 4 Applications of Geodesy to Engineering, member, 1995-2000 (www.iag-aig.org); Croatian Chamber of Chartered Geodetic Engineers (HKOIG), member 1998- (www.hkoig.hr); Croatian Standards Institute (HZN): TC 211 Geoinformation/Geomatics, president 2004-2008 (www.hzn.hr).

7. Other Relevant Training: high level of computer literacy, data modelling, project management

8. Countries of Work Experience: Austria, Slovenia, BIH, Montenegro, Serbia, Macedonia, Kosovo, Croatia

9. Languages: English – good; German - good

10. Employment Record:

From: 1994 To: 2014

Employer: University of Zagreb Faculty of Geodesy

Positions held: Professor and Dean (2011-2015)

From: 1992 To: 1995

Employer: Technical University Vienna

Positions held: Lecturer and Assistant

From: 1987 To: 1992

Employer: University of Zagreb Faculty of Geodesy

Positions held: Researcher and Teaching Assistant

11. Detailed Tasks Assigned Project coordination Support to expert investigators Compilation of reports deliverables	12. Work Undertaken that Best Illustrates Capability to Handle the Tasks Assigned Name of assignment or project: Regional Cadastre Study 1-3 Year: 2008; 2009; 2010 Location: Slovenia, Croatia, Bosnia and Herzegovina, Serbia, Montenegro, Macedonia and Kosovo Client: Cadastral administrations in the region Main project features: Analysis and comparison of regional Land Administration Systems, Cadastre, GIS, IT systems, CORS and Spatial Data Infrastructure. Positions held: 2008 and 2009 expert; 2010 Project leader Activities performed: Project management, investigations and compilation of final report Name of assignment or project: Development plan and long-term strategy for Cadastre of Kosovo Year: 2007 Location: Kosovo Client: Kosovo Cadastral Agency Main project features: Development plan and long-term strategy for Cadastre of Kosovo. Analysis of current state Cadastral System. Analysis and development of customer GIS systems. Cadastral Strategy development Positions held: Project leader and expert Activities performed: Project management, investigations and compilation of final report
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	<p>Name of assignment or project: Analysis of Existing Land Cadastre Data Structures with the Proposal of Migration to JIS</p> <p>Year: 2010-2011</p> <p>Location: Croatia</p> <p>Client: State Geodetic Administration</p> <p>Main project features: Analysis of land characteristics, properties and current state of existing alphanumeric and graphical cadastral data. Technical report on procedures, technical solutions and support for the translation to the JIS exchange format. FME workbenches for data migration and quality control. Training workshops for SGA staff.</p> <p>Positions held: Project leader and investigator</p> <p>Activities performed: Project management, investigations and compilation of final report</p>
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12. Do you currently or have you ever worked for the World Bank Group including any of the following types of appointments: Regular, term, ETC, ETT, STC, STT, JPA, or JPO? If yes, please provide details, including start/end dates of appointment.

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Certification

I certify that (1) to the best of my knowledge and belief, this CV correctly describes me, my qualifications, and my experience; (2) that I am available for the assignment for which I am proposed; and (3) that I am proposed only by one Offeror and under one proposal.

I understand that any wilful misstatement or misrepresentation herein may lead to my disqualification or removal from the selected team undertaking the assignment.



Date: 27 March 2015

[Signature of staff member or authorized representative of the staff]

Day/Month/Year

1. **Name of Staff:** Tatjana Josipović
2. **Proposed Position:** expert investigator
3. **Employer:** University of Zagreb, Faculty of Law
4. **Date of Birth:** 14. 05. 1962. **Nationality:** Croatian
5. **Education**

School, college and/or University Attended	Degree/certificate or other specialized education obtained	Date Obtained
University of Zagreb, Faculty of Law	LLB	31.5.1985.
University of Zagreb, Faculty of Law	LLM Commercial Law	19.10.1990
University of Zagreb, Faculty of Law	PhD Humanities, Social and Theological Studies and Law	Defended 12. 07. 1995, Diploma awarded 16. 2. 1996.
	Bar Exam	1987.

6. Professional Certification or Membership in Professional Associations: The Society of European Contract Law (SECOLA); European Law Institute; associate member of International Academy of Comparative law; permanent member of the Croatian Academy of Legal Studies; member of Croatian Society of Civil Law Studies and Practice; member of Civil Law Forum for South East Europe; member of Common Core groups for European Private Law (condominium, transfer of immovable property, security rights on immovable property), **member of Public Notary Council Academy**

7. Other Relevant Training: Training and research has been conducted since 1997 in: Forschungsinstitut für mittel-und osteuropäisches Wirtschaftrecht (FOWI) na Wirtschafstsuniversität Wien; Max-Planck-Institut für ausländisches und internationales Privatrecht, Hamburg; Swiss Institute for Comparative Law Laussane, Chuo University Tokyo; Law Faculty University Graz.

member of negotiating team for the accession of the Republic of Croatia to the EU, leader for working group freedom of establishment and freedom to provide services, member of working group for free movement of capital;

arbitrator on the list of arbitrators - Permanent Court of Arbitration, Croatian Chamber of Economy (1997-);

member of legislation working groups for: Ownership and Other Property Rights Act (1996, 2013), Land Registration Act (1996,2011,2014), Land Registration Regulations (1997), Successions Act (1998), regulations on the functioning of the land database; **Agricultural Land Act (1998/1999, 2012), Commassation Act (2009), Act on Services (2009); Tenancy Act (2012);** Maritime Domain Act (2011), Expropriation Act (2013) drafting legislation on

organization and operation of the data base related to the land registry facts in Republic of Croatia (BZP, 2004);

member of the examination board for the Croatian bar exam, Croatian Ministry of Justice (2005, 2006);

advisor on project on Land Registration and Cadastre Reform (2005);

member of working group for drafting the educational material for the improvement of the judges and state attorneys to the *acquis communautaire* within Judicial Academy (Ministry of Justice) (2008/2009);

8. Countries of Work Experience: Teaching at law faculties in Austria, Bosnia and Herzegovina, Croatia, Estonia, Germany, Japan, South Korea, Serbia, Turkey.

9. Languages:

English: good in speaking, reading, and writing; German: good in speaking, reading, and writing.

10. Employment Record:

From: 2004. To:

Employer: University of Zagreb, Faculty of Law

Positions held: full professor of civil law. (2004 -), in permanent status from March 2009.
From: 2000. To: 2004.

Employer: University of Zagreb, Faculty of Law

Positions held: professor of law.

From: 1996. To: 2000.

Employer: University of Zagreb, Faculty of Law

Positions held: associate professor.

From: 1990. To: 1995.

Employer: University of Zagreb, Faculty of Law

Positions held: assistant professor.

From: 1987. To: 1990.

Employer: University of Zagreb, Faculty of Law.

Positions held: graduate teaching assistant.

From: 1985 To: 1986

Employer: Municipal Court Zagreb

Positions held: Law clerk

From: 1985 To: 1987

Employer: Law office

Positions held: Intern

11. Detailed Tasks Assigned Land Tenure expert investigator, panel 1 and panel 2	12. Work Undertaken that Best Illustrates Capability to Handle the Tasks Assigned Name of assignment or project: Year: Location: Client: Main project features: Positions held: Activities performed:
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12. Do you currently or have you ever worked for the World Bank Group including any of the following types of appointments: Regular, term, ETC, ETT, STC, STT, JPA, or JPO? If yes, please provide details, including start/end dates of appointment.

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Certification

I certify that (1) to the best of my knowledge and belief, this CV correctly describes me, my qualifications, and my experience; (2) that I am available for the assignment for which I am proposed; and (3) that I am proposed only by one Offeror and under one proposal.

I understand that any wilful misstatement or misrepresentation herein may lead to my disqualification or removal from the selected team undertaking the assignment.

Date:

[Signature of staff member or authorized representative of the staff]

Day/Month/Year

1. **Name of Staff:** Silvio Bašić
2. **Proposed Position:** *expert investigator*
3. **Employer:** University of Zagreb, Faculty of Civil engineering
4. **Date of Birth:** 01.03.1965. **Nationality:** Croatian
5. **Education**

School, college and/or University Attended	Degree/certificate or other specialized education obtained	Date Obtained
<i>Faculty of Architecture, University of Zagreb, Croatia</i>	<i>Doctor of Philosophy Doctoral thesis „Urban planning parameters for new residential areas“</i>	<i>From 03/2011. To 03/2013.</i>
<i>Faculty of Architecture, University of Zagreb, Croatia</i>	-	<i>From 03/2003. To 10/2005.</i>
<i>Faculty of Architecture, University of Zagreb, Croatia</i>	<i>Diploma Architect</i>	<i>From 10/1982. To 02/1989.</i>
<i>Secondary school Juraj Baraković, Zadar, Croatia</i>	<i>Librarian - documentarist</i>	<i>From 09/1979. To 07/1982.</i>

6. **Professional Certification or Membership in Professional Associations:**

Croatian Chamber of architects, Zagreb Architect Society

7. **Other Relevant Training:**

8. **Countries of Work Experience:**

Croatia, from 03/1989. to present

9. **Languages:**

Language	Reading	Speaking	Writing
<i>Croatian</i>	5	5	5
<i>English</i>	4	4	4

10. Employment Record:

From: 10/2011. To: present

Employer: Faculty of Civil engineering, University of Zagreb

Positions held: Head of the Department of building

From: 03/2003. To: 09/2011.

Employer: Faculty of Civil engineering, University of Zagreb

Positions held: Senior expert, specialist

From: 09/2001. To: 02/2003.

Employer: City department for development planning and environment protection,

City of Zagreb

Positions held: Head of the department of urban planning

From: 06/1998. To: 08/2001.

Employer: City department for development planning and environment protection,

City of Zagreb

Positions held: Senior expert

From: 09/1994. To: 05/1998.

Employer: City department for development planning and environment protection,

City of Zagreb

Positions held: Expert

From: 06/1991. To: 08/1994.

Employer: City department for development planning and environment protection,

City of Zagreb

Positions held: Junior expert

11. Detailed Tasks Assigned	12. Work Undertaken that Best Illustrates Capability to Handle the Tasks Assigned
Urban Land Use, Planning and Development expert investigator, panel 3	Name of assignment or project:
	Year:
	Location:
	Client:
	Main project features:
	Positions held:

	Activities performed:
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12. Do you currently or have you ever worked for the World Bank Group including any of the following types of appointments: Regular, term, ETC, ETT, STC, STT, JPA, or JPO? If yes, please provide details, including start/end dates of appointment.

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Certification

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Date:

[Signature of staff member or authorized representative of the staff]

Day/Month/Year

1. **Name of Staff:** Blaženka Mičević
2. **Proposed Position:** *expert investigator*
3. **Employer:** Agency for Agricultural Land
4. **Date of Birth:** 09.05.1979. **Nationality:** Croat
5. **Education**

School, college and/or University Attended	Degree/certificate or other specialized education obtained	Date Obtained
University of Zagreb, Faculty of Geodesy	Master of Science	12.10.2011.
University of Zagreb, Faculty of Geodesy	Graduated Engineer - Geodesy and Geoinformatics	02.07.2004

6. **Professional Certification or Membership in Professional Associations:** Croatian Geodetic Society – member; Croatian Chamber of Chartered Geodetic Engineers - member of the Chamber

7. **Other Relevant Training:** Internal auditor - Norm ISO 9001:2000 - Certificate: RWTÜV Croatia d.o.o

8. **Countries of Work Experience:** Croatia

9. **Languages:**

English: good in speaking, reading and writing

German: poor in speaking, reading and writing

10. **Employment Record:**

From: 2014 To: present
Employer: Agency for Agricultural Land

Positions held: Director
From: 2012 To: 2014
Employer: State Geodetic Administration
Positions held: Deputy director

From: 2009 To: 2012
Employer: State Geodetic Administration, Regional Cadastral Office Slavonski Brod

Positions held: Head of department for real estate cadastre

From: 2004. To: 2009.

Employer: MIG d.o.o., Geodesy and business services, Slavonski Brod

Positions held: Employee

11. Detailed Tasks Assigned Public Land Management and Transfer of Large Tracts of Land to Investors, expert investigator, panel 4 and 5	12. Work Undertaken that Best Illustrates Capability to Handle the Tasks Assigned Name of assignment or project: Integrated Land Administration System Project Year: 2012-2014 Location: Croatia Client: World Bank Main project features: Positions held: Member of the management body of the Joint Information System and Coordinator for component D of the Project - Project management, training and public information Activities performed: decision-making for the establishment and functioning of the Joint Information System; coordination of all activities of the Project <ul style="list-style-type: none">- Experience of field data collection and processing of the data- Experience of the establishment, management and maintenance of real estate cadastre and land cadastre- Head of technical documentation for the Census 2011.g, for the area of jurisdiction of the RCO Slav. Brod,- Development of strategic documents, drafting laws and bylaws, preparation of sectoral reports and analysis- Participation in the organization of symposia, conferences, seminars and events- Coordinating activities at conferences and professional meetings and in committees and expert working groups at home and abroad
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12. Do you currently or have you ever worked for the World Bank Group including any of the following types of appointments: Regular, term, ETC, ETT, STC, STT, JPA, or JPO? If yes, please provide details, including start/end dates of appointment.

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Certification

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Date:

[Signature of staff member or authorized representative of the staff]

Day/Month/Year

1. **Name of Staff:** Ivan Novak
2. **Proposed Position:** Expert investigator
3. **Employer:** Aksiom – informacijske tehnologije d.o.o.
4. **Date of Birth:** 23.01.1957. **Nationality:** Croatian
5. **Education:**

<i>Institution</i>	<i>Degree(s) or Diploma(s) obtained</i>	<i>Date: from – to</i>
University of Zagreb, Faculty of Mathematics, Department of Practical Mathematics and Information Science, Zagreb, Croatia	M.Sc. (Diplom-Ingenieur) in Mathematics	1975 -1982

6. **Professional Certification or Membership of Professional Associations:** -

7. **Other Relevant Training:**

Proficiency in:

- Microsoft Office, Microsoft Project,
- Geomedia (Intergraph), MicroStation (Bentley)
- Oracle RDBMS, SQL*Plus, Oracle Designer
- CASE tools, Visio, Rational

8. **Countries of Work Experience:** Croatia

9. **Languages:**

- English: good in speaking, reading and writing
- German: good in reading and writing, fair in speaking
- Spanish: communication possible
- Croatian: native speaker, excellent in speaking, reading and writing

10. Employment Record:

From - To	Employer	Position	Description
Nov 2000 to present	Aksiom – Information Technologies Ltd. Zagreb, Croatia	Owner and Managing Director	IT Consultant, Public Sector Consultant, Land Registry and Cadaster Expert Member of the Board in IGEA Ltd 2007- 2010 <i>Project Leader and Chief Designer for new Land Registry IS (1998 – 2000), Ministry of Justice, Croatia</i> <i>Design and development of the IGEA Land Cadastre IS and Cadastral GIS</i>
Oct 1991 to Oct 2000	IGEA – Spatial Information Systems Ltd, Varazdin, Croatia	Managing Director (1991- 1994), Technical Director (1994- 2000)	
Apr 1988 to Sep 1991	Informaticki Inzenjering, Varazdin, Croatia	Information System Designer	Design and development of the Cadastral Information System for the County of Varazdin
Dec 1987 to Apr 1988	Faculty of Organization and IT, EDP Department Varazdin, Croatia	Information System Designer	Development of Varaždin County Chamber of Commerce Information System
Oct 1983 to Dec 1987	Municipality of Varazdin, EDP Department	EDP Engineer	- System engineer - Development of Municipal Information System and Land Cadastre IS as system analyst, programmer and system designer

11. Detailed Tasks Assigned Expert Investigator for LGAF Module 6 - Public Provision of Land Information: - Assesment of LGAF indicators for panel 6 According to LGAF methodology; - Draft report for panel 6; - Final report	12. Work Undertaken that Best Illustrates Capability to Handle the Tasks Assigned Name of assignment or project: <i>IPA –ILAS Project: Support to the establishment of the components of the Integrated Land Administration System, EuropeAid/132113/D/SER/HR</i> Year: 2013 - 2015 Location: Zagreb, Croatia Client: <i>State Geodetic Administration</i> Main project features: Comp.1 – Homogenization of Digital Cadastral Map; Comp 2 – Address IS; Comp 3 – Geoportal SGA and NSDI; Comp 4 – Second degree eCase Positions held: Key Expert 1 – Team Leader Activities performed: Project mgmt., Owner of Comp 1 & 2
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	<ul style="list-style-type: none"> • Name of assignment or project: <i>IPA –ILAS Project: Support to the sporadic transformation and establishment of digital archive of Land Registry in purpose of the implementation of the Integrated Land Administration System (ILAS), EuropeAid/13035/D/SER/HR</i> <p>Year: 2013 - 2015</p> <p>Location: Zagreb, Croatia</p> <p>Client: <i>Ministry of Justice</i></p> <p>Main project features: Comp.1 – Establishment of Land Registry Digital Archive ; Comp 2 –IT subsystem for sporadic transformation of parcels into JIS <i>ex officio</i> and supporting procedures</p> <p>Positions held: Short term expert for Component 2</p> <p>Activities performed: Data analysis and process design for sporadic transformation into JIS (Joint Information System of land Registry and Cadastral Data)</p>
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12. Do you currently or have you ever worked for the World Bank Group including any of the following types of appointments: Regular, term, ETC, ETT, STC, STT, JPA, or JPO? If yes, please provide details, including start/end dates of appointment.

- Real Property Registration and Cadastre Project (IBRD Loan 4674-HR) –Consulting services for management and supervision of the transcription of the land registry data in the LR Office Zagreb (August 2003 – July 2004)
- *GIS Project: Fire Management in the Open Air (GIS - GPOP) for Republic of Croatia, The Ministry of Agriculture and Forestry and The Ministry of Interior, financed by World Bank 1995*

Certification

I certify that (1) to the best of my knowledge and belief, this CV correctly describes me, my qualifications, and my experience; (2) that I am available for the assignment for which I am proposed; and (3) that I am proposed only by one Offeror and under one proposal.

I understand that any wilful misstatement or misrepresentation herein may lead to my disqualification or removal from the selected team undertaking the assignment.

Date:

[Signature of staff member or authorized representative of the staff]

Day/Month/Year

1. **Name of Staff:** Hrvoje Tomić
2. **Proposed Position:** *expert investigator*
3. **Employer:** University of Zagreb Faculty of Geodesy
4. **Date of Birth:** 20th July 1979 **Nationality:** Croat
5. **Education**

School, college and/or University Attended	Degree/certificate or other specialized education obtained	Date Obtained
University of Zagreb Faculty of Geodesy	Ph. D. (dr. sc.)	10/2010
University of Zagreb Faculty of Geodesy	Dipl. Ing. (graduated engineer)	02/2003

6. Professional Certification or Membership in Professional Associations:

Croatian geodetic society

7. Other Relevant Training: -

8. Countries of Work Experience:

Croatia

9. Languages:

English: good in speaking, reading and writing, German: fair in speaking, reading and writing, Croatian: mother tongue

10. Employment Record:

From: 2011 To: present

Employer: University of Zagreb Faculty of Geodesy

Positions held: Higher Assistant – working field of teaching, scientific research and professional work.

From: 2003 To: 2010

Employer: University of Zagreb Faculty of Geodesy

Positions held: University Assistant – working field of teaching, scientific research and professional work.

From: 2003 To: 2003

Employer: Geodetic Technical School, Zagreb.

Positions held: Teacher, Lectures from Informatics and Geoinformatics.

11. Detailed Tasks Assigned Land Valuation and Taxation expert investigator, panel 7	12. Work Undertaken that Best Illustrates Capability to Handle the Tasks Assigned Name of assignment or project: Theoretical basis for development of mass real estate valuation system Year: 2013 – 2013 Location: Croatia Client: Croatian Ministry of Finance Main project features: Development of theoretical real estate valuation model Positions held: Collaborator Activities performed: Development of automatic valuation model, writing of technical guidelines
	Name of assignment or project: Analysis of Existing Land Cadastre Data Structures with the Proposal of Migration to Joint Information System Year: 2008 – 2008 Location: Croatia Client: Croatian State Geodetic Administration Main project features: Proposal of Migration Land Cadastre Data to Joint Information System. Positions held: Collaborator Activities performed: Analysis, design and development of custom IT systems.
	Name of assignment or project: Cadastral Map Homogenization – Phase I & II Year: 2008 – 2009 Location: Croatia Client: Croatian State Geodetic Administration Main project features: Development of homogenization procedure for homogenization of Cadastral Data. Positions held: Collaborator Activities performed: Development of homogenization procedure and QC, writing of project technical papers.
	Name of assignment or project: Scientific project - Cadastre, foundation of spatial data infrastructure Year: 2002 – 2006 Location: Croatia

	<p>Client: Croatian Ministry of Science, Education and Sports Croatia</p> <p>Main project features: Scientific research on Cadastre and Spatial Data Infrastructure.</p> <p>Positions held: Collaborator</p> <p>Activities performed: R&D of cadastral data models, writing of technical guidelines and scientific papers.</p>
	<p>Name of assignment or project: Registration of Buildings and other structures</p> <p>Year: 2005 – 2005</p> <p>Location: Croatia</p> <p>Client: Croatian State Geodetic Administration</p> <p>Main project features: Development of buildings and other structures registration proposal.</p> <p>Positions held: Collaborator</p> <p>Activities performed: Classification of buildings and other structures, writing of project guidelines and technical papers.</p>

12. Do you currently or have you ever worked for the World Bank Group including any of the following types of appointments: Regular, term, ETC, ETT, STC, STT, JPA, or JPO? If yes, please provide details, including start/end dates of appointment.

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Certification

I certify that (1) to the best of my knowledge and belief, this CV correctly describes me, my qualifications, and my experience; (2) that I am available for the assignment for which I am proposed; and (3) that I am proposed only by one Offeror and under one proposal.

I understand that any wilful misstatement or misrepresentation herein may lead to my disqualification or removal from the selected team undertaking the assignment.

Date: 29th December 2014


[Signature of staff member or authorized representative of the staff]

Day/Month/Year

1. **Name of Staff:** DAMIR KONTREC
2. **Proposed Position:** *expert investigator*
3. **Employer:** Supreme Court of Republic of Croatia
4. **Date of Birth:** 30. July 1965. **Nationality:** Croatian
5. **Education**

School, college and/or University Attended	Degree/certificate or other specialized education obtained	Date Obtained
Faculty of Law University of Zagreb	LL.B	1989.

6. Professional Certification or Membership in Professional Associations:

Vice president of Croatian Association of Croatian Judges

Member of Croatia Association for Civil Sciences and Practice

Contact point of Republic of Croatia in European Land Registry Association

Member of the Working Group for Preparing Negotiations for Chapter 23 – Judiciary and Fundamental Rights in the area of judicial reforms

Member of several working groups for drafting laws within the Ministry of Justice, Ministry of Sea, Transport and Infrastructure of the Republic of Croatia

7. Other Relevant Training:

Author and co-author of numerous books on civil law, land registry law, enforcement law and inheritance law, and scientific and expert papers in the field of civil law.

Lecturer at several professional seminars and symposia in Croatia, Belgium, Germany, Peru.

8. Countries of Work Experience:

Croatia

9. Languages:

English – fair

Croatian - good

10. Employment Record:

From: 2011. To: present

Employer: Supreme Court of Republic of Croatia

Positions held: Justice in Civil Department

From: 2010. To: 2011.

Employer: Ministry of Justice of Republic of Croatia

Positions held: State Secretary

From: 2006. To: 2010.

Employer: County Court in Varaždin

Positions held: Judge and Vice president

From: 1996. To: 2006.

Employer: Municipal Court in Varaždin

Positions held: President of court

From: 1993. To: 1996.

Employer: Municipal Court in Varaždin

Positions held: Judge

From: 1991. To: 1993.

Employer: Municipal Court in Čakovec

Positions held: Judge

From: 1989. To: 1991.

Employer: County Court in Varaždin

Positions held: Judicial apprentice

11. Detailed Tasks Assigned Dispute Resolution expert investigator, panel 8 and panel 9	12. Work Undertaken that Best Illustrates Capability to Handle the Tasks Assigned Name of assignment or project: Year: Location: Client: Main project features: Positions held: Activities performed:
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12. Do you currently or have you ever worked for the World Bank Group including any of the following types of appointments: Regular, term, ETC, ETT, STC, STT, JPA, or JPO? If yes, please provide details, including start/end dates of appointment.

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Certification

I certify that (1) to the best of my knowledge and belief, this CV correctly describes me, my qualifications, and my experience; (2) that I am available for the assignment for which I am proposed; and (3) that I am proposed only by one Offeror and under one proposal.

I understand that any wilful misstatement or misrepresentation herein may lead to my disqualification or removal from the selected team undertaking the assignment.

Damir Kontrec

Date: 30/12/2014.

[Signature of staff member or authorized representative of the staff]

Day/Month/Year

1. **Name of Staff:** Ivica Trumbić
2. **Proposed Position:** *expert investigator*
3. **Employer:** Independent Expert
4. **Date of Birth:** 9 December 1949 **Nationality:** Croatian
5. **Education**

University of Zagreb, Department of Architecture, Zagreb, Croatia	M. Sc. Urban and Regional Planning	1986
Institute of Social Studies (now Erasmus University), The Hague, Netherlands	M. A. Development Studies, Specialisation in Regional Development Studies	1985
University of Ljubljana, Department of Architecture, Civil Engineering and Geodesy	B. A. Architecture and Urban Planning	1975

6. Professional Certification or Membership in Professional Associations:

- Town Planning Association of Croatia, since (1980), member of the Executive Board in 1982-83 and 1988-89
- Society of Croatian Architects (since 1978)
- Professional Certificate (1979)

7. Other Relevant Training:

8. Countries of Work Experience: Croatia, Bosnia and Herzegovina, Montenegro, Albania, Greece, Jordan, Egypt, Libya, Tunisia, Algeria, Morocco, Maldives,

9. Languages:

Croatian (mother tongue)

English (good for speaking, reading and writing)

Slovenian (good for speaking, reading and writing)

French (good fair for speaking, reading and writing)

Italian (good fair for speaking, reading and writing)

10. Employment Record:

From: 2012 To: now

Employer: Independent Expert

Positions held: NA
 From: 2009 To: 2011
 Employer: United Nations Environment Programme/Mediterranean Action Plan, Athens, Greece

Positions held: Project Manager UNEP GEF "Strategic Partnership for the Mediterranean Large Marine Ecosystem"
 From: 1988 To: 2009
 Employer: UNEP/MAP Priority Actions Programme Regional Activity Centre (PAP/RAC), Split, Croatia

Positions held: Assistant Director (1988-1994), Director (1994-2009)
 From: 1978 To: 1988
 Employer: Town Planning Institute of Dalmatia, Split, Croatia

Positions held: Head, Regional Planning Department
 From: 1976 To: 1978
 Employer: Regional Institute for the Protection of Monuments, Split, Croatia

Positions held: Expert

11. Detailed Tasks Assigned: Coastal Zone Management expert investigator, panel 10

12. Work Undertaken that Best Illustrates Capability to Handle the Tasks Assigned

Name of assignment or project: Development of the Sea Use Master Plan for the Gulf of Aqaba based on Marine Spatial Planning, GEF Project "Mainstreaming Coastal Biodiversity through Integrated Coastal Zone Management

Year: 2014

Location: Aqaba, Jordan

Client: UNDP

Main project features: Development of Marine Spatial Plan

Positions held: Principal Consultant

Activities performed: Preparation of the situation analysis for marine spatial planning in the Gulf of Aqaba; development of the marine spatial plan

Name of assignment or project: Critical Review of the Montenegro Strategy on Integrated Coastal Zone Management, Consultant, PAP/RAC

Year: 2014

Location: Coastal Area of Montenegro

Client: UNEP Mediterranean Action Plan Priority Actions Programme Regional Activity Centre (PAP/RAC)

Main project features: ICZM Strategy prepared within Coastal Area Management Programme for Montenegro; Review aims at streamlining the strategy

Positions held: Consultant

Activities performed: Analysis of the Strategy, proposals for improvement of the strategy

Name of assignment or project: Regional Programme of Beaches in the Split-Dalmatia County

Year: 2014-2015

Location: Split-Dalmatia County, Croatia

Client: SAFEGE

Main project features: Analysis of the state of the beaches in the County, proposals for the thematisation of beaches, preparation of the action plan

Positions held: Team leader

Activities performed: Management of the project, preparation of the reports

<p>Name of assignment or project: Development of the Protocol to the Barcelona Convention on Integrated Coastal Zone Management</p> <p>Location: Mediterranean region</p> <p>Client: UNEP Mediterranean Action Plan (MAP)</p> <p>Main project features: Protocol aims at improving coastal management in the Mediterranean countries</p> <p>Positions held: Chief Technical Expert and Negotiator</p> <p>Activities performed: Preparation of the text of the Protocol; presentation of the protocol at various fora; development of technical aspects of the protocol</p>
<p>Name of assignment or project: Preparation of the Strategic Environmental Assessment of the Croatia Waste and Leachate Management Plan and Guidelines for Preparation of waste and Leachate Management Plans</p> <p>Year: 2014-2015</p> <p>Location: Croatia</p> <p>Client: SAFEGE</p> <p>Main project features: Preparation of the Waste Management Plan for Croatia in 2015-2021 as part of the World Bank financed GEF project "Adriatic Sea Environment Programme"</p> <p>Positions held: Team Leader</p> <p>Activities performed: Organisation of the work; management of the team; preparation of reports; presentation of the project</p>
<p>Name of assignment or project: ICZM Plan with special focus on adaptation to climate variability and change in coastal area of the Šibenik-Knin Coastal County in Croatia,</p> <p>Year: 2013-2014</p> <p>Location: Šibenik-Knin County, Croatia</p> <p>Client: UNEP/MAP - PAP/RAC</p> <p>Main project features: Innovative project which aims to show guidance for implementation of ICZM principles in spatial planning</p> <p>Positions held: Team Leader</p> <p>Activities performed: Development of the project's methodology; preparation of project reports; Management of the project team; presentation of project results</p>
<p>Name of assignment or project: EU IPA project "Strengthening Capacity for Strategic Environmental Assessment at Regional and Local Level</p> <p>Year: 2013</p> <p>Location: Croatia</p> <p>Client: EPTISA</p> <p>Main project features: Preparation of guidelines for SEA</p> <p>Positions held: Non Key Expert for Coastal Zone Management</p> <p>Activities performed: Development of the CZM methodology for SEA</p>
<p>Name of assignment or project: Estimate of pollution loads of wastewater, solid waste and leachate in three countries (Montenegro, Croatia, Bosnia and Herzegovina) for the Union for the Mediterranean with a view to preparing the Solid and Liquid Waste Management Plans</p> <p>Year: 2013</p> <p>Location: Croatia, Bosnia and Herzegovina, Montenegro</p> <p>Client: Institut Méditerranéen de l'Eau/LDK</p> <p>Main project features: Estimate of loads using existing sources ; project aims at developing national investment plans</p> <p>Positions held: Consultant</p> <p>Activities performed: Preparation of the report</p>
<p>Name of assignment or project: Mid term Evaluation of the project "Increasing Climate Change Resilience of Maldives through Adaptation in the Tourism Sector"</p> <p>Year: 2013</p> <p>Location: Maldives</p> <p>Client: UNDP</p>

<p>Main project features: Evaluation of the GEF project</p> <p>Positions held: Principal Expert</p> <p>Activities performed: Preparation of the evaluation report</p>
<p>Name of assignment or project: Mid term Evaluation of the "Adaptation to Climate Change in the Nile Delta Through ICZM"</p> <p>Year: 2013</p> <p>Location: Egypt</p> <p>Client: UNDP</p> <p>Main project features: Evaluation of the GEF project which focuses on utilisation of ICZM in adaptation to climate change</p> <p>Positions held: Principal Expert</p> <p>Activities performed: Preparation of the evaluation report</p>
<p>Name of assignment or project: "Trans boundary Waters Assessment Programme" (TWAP)</p> <p>Year: 2013</p> <p>Location: World</p> <p>Client: UNESCO International Hydrological Programme</p> <p>Main project features: Analysis of transboundary aquifer features; preparation of proposals for better management</p> <p>Positions held: Team Leader</p> <p>Activities performed: Management of the project team; preparation of project reports; representation of the team</p>
<p>Name of assignment or project: Adriatic Sea Environment Programme (ASEP)</p> <p>Year: 2012</p> <p>Location: Croatia</p> <p>Client: World Bank</p> <p>Main project features: Development of project activities related to mitigation of coastal pollution</p> <p>Positions held: Consultant</p> <p>Activities performed: Preparation of the Project Identification Form (PIF) for project activities to be submitted to GEF for financing</p>
<p>Name of assignment or project: COAST</p> <p>Year: 2004</p> <p>Location: Region of Dalmatia, Croatia</p> <p>Client: UNDP</p> <p>Main project features: Protection of coastal biodiversity through sustainable development</p> <p>Positions held: Expert on Coastal Zone Management</p> <p>Activities performed: Development of the CZM component</p>
<p>Name of assignment or project: Mid Term Evaluation of the project Protection and Sustainable Use of the Dinaric Karst Aquifer System (DIKTAS)</p> <p>Year: 2012</p> <p>Location: Croatia, Bosnia and Herzegovina, Montenegro</p> <p>Client: UNESCO</p> <p>Main project features: Evaluation of GEF project</p> <p>Positions held: Principal Expert</p> <p>Activities performed: Preparation of the evaluation report</p>
<p>Name of assignment or project: Groundwater Resources Governance in Trans boundary Aquifers" (financed by Swiss Development Cooperation)</p> <p>Year: 2013</p> <p>Location: Central Asia, Central America, Southern Africa</p> <p>Client: UNESCO IHP</p> <p>Main project features: Development of management proposal</p> <p>Positions held: Team Leader</p> <p>Activities performed: Management of the project team; preparation of project reports</p>


12. Do you currently or have you ever worked for the World Bank Group including any of the following types of appointments: Regular, term, ETC, ETT, STC, STT, JPA, or JPO? If yes, please provide details, including start/end dates of appointment.

Short Term Consultant appointment with the Urban, Water Supply and Sanitation Department for the Adriatic Sea Environment Program, February-June 2012

Certification

I certify that (1) to the best of my knowledge and belief, this CV correctly describes me, my qualifications, and my experience; (2) that I am available for the assignment for which I am proposed; and (3) that I am proposed only by one Offeror and under one proposal.

I understand that any wilful misstatement or misrepresentation herein may lead to my disqualification or removal from the selected team undertaking the assignment.



Date: 28 December 2014

[Signature of staff member or authorized representative of the staff]

Day/Month/Year

Annex B: Analysis of LGAF definitions

Review of LGAF Definitions

Term	LGAF Definition	Croatian Context
<i>Acquisition</i>	Assumption or attainment of rights in property.	
<i>Ad valorem</i>	Latin term meaning 'based on value'.	
<i>Adjudication</i>	Process of final and authoritative determination of the existing rights and claims of people to land.	
<i>Adverse possession</i>	Possession of land through long term peaceful occupation as a trespasser or squatter. The right to possession after a statutorily prescribed period of limitation can be gained if there is no legally defensible claim.	Deadline for adverse possession is 20 years, but also other prescribed requirements must be fulfilled.
<i>Assessed tax</i>	Taxation based on an assessment of the value of the property.	
<i>Assessed value</i>	A value recorded by a public body on the market price of the property.	
<i>Building permit</i>	An approval by the local governing body on land use and planning for construction or renovation to a property.	
<i>Building standards</i>	Regulations or bylaws that set out standards one must conform to when constructing or renovating buildings or immovable objects. Examples include building heights, setbacks from roads or neighbors etc. Where standards are not met the local authority can impose fines or instruct on construction changes.	
<i>Cadastre</i>	A cadastre is normally a parcel based and up-to-date land information system containing a record of interests in land (i.e. rights, restrictions and responsibilities).	
<i>Classification</i>	Classification is a land use and management mechanism to assist decision making. Classification is based on the use of the land, not on the type of ownership or necessarily the rights associated with the land/property.	
<i>Collective rights</i>	Collective ownership of a natural resource is where the holders of rights to a given natural resource are clearly defined as a collective group, and where they have the right to exclude third parties from the enjoyment of those rights.	
<i>Common property</i>	Common property is typically land and other resources in which entitled beneficiaries, whether individual or community defined, have specific common rights to common areas. The community controls the use of the common property and can exclude non-members from using it.	
<i>Concession</i>	A concession is a restricted use right granted to a private party for a large parcel of public land that is granted for a specific purpose (for example forestry, bio-fuel, cultural/tourism, etc.)	
<i>Communal land</i>	Land over which a community has rights or access to. The community may or may not have legally recognized ownership over the land. In some cases for instance the State may be considered the owner.	
<i>Community forest</i>	Community forests and community forest land care systems are identifiable community groups that use and manage designated areas. In many cases governmental recognition is obtained through the approval of their management plan.	
<i>Condominiums</i>	A condominium is a collection of individual home units along with the land upon which they sit, also known as strata. Individuals have private rights within the complex/building, but they also have use and access to common facilities, including hallways, stairwells, and exterior areas etc. There are typically common property areas included in the property that require management by the commons.	

<i>Conveyance</i>	The conveyance of land is the actual process of transfer of that land.	
<i>Customary tenure</i>	The holding of land in accordance with customary law. Customs are a set of agreed, stipulated or generally accepted standards, social norms and practices. Customary land law regulates rights to enjoy some use of land that arises through customary, unwritten practice, rather than through written or codified law.	
<i>Decentralization</i>	Decentralization is the principle of delegating policy-making and authority responsibility to local levels of public authority.	
<i>Deed</i>	Written or printed instrument that effects a legal action such as a contract for sale	
<i>Disposition</i>	Arrangement for relinquishment, disposal, assignment or conveyance of rights in property.	
<i>Dispute resolution</i>	Typically a range of dispute resolution mechanisms is available which could be grouped into formal and informal dispute resolution mechanisms. The formal dispute resolution mechanisms include the formal court system, administrative dispute resolution and state administered or sanctioned alternative dispute resolution (ADR) mechanisms. The informal systems for dispute resolution typically involve community leaders, village elders, village assemblies or committees in resolving disputes. They may or may not have formal recognition by the state or under the law. ADR and informal systems may overlap.	Informal Dispute Resolution in Croatia is not common.
<i>Easement</i>	Easements are rights exercisable by owners of one parcel of land over other land.	
<i>Eminent Domain</i>	Process of the exercise of rights by the State as the sovereign owner of all the land when in the act of compulsory acquiring land or property by the State.	Since Croatian independence is not possible, in the past there were such cases.
<i>Encroachment</i>	Occupation of land, typically unclassified or under-utilized State land.	
<i>Encumbrance</i>	A right that adversely affects the land. Many are registerable in formal real estate registration systems; such as restrictive covenants, easements, mortgages and registered leases.	
<i>Eviction</i>	Eviction is the removal of someone from their occupation of land or property. The term is very commonly used in connection with the eviction of squatters, but may also be used in the context of unlawful eviction.	
<i>Exemption (tax)</i>	Release from the obligation to pay tax. Property tax exemption is typically based on criteria such as the particular use of the property (such as use as a place of primary residence, public use, agricultural production, etc), ownership (with exemptions for particular types of owners such as investors, government etc.), or other factors (such as the status of improvements on the land, location or size of the holding etc.).	
<i>Expropriation</i>	Expropriation is the act of taking away individuals' land by the state due to public interest but prior to respect of procedures provided for by law and prior to payment of fair compensation.	
<i>First instance (Basic tribunal)</i>	This is the first judicial instance (court) which serves as the place of a first hearing of a dispute in the judicial system. Decisions served in such courts can be appealed and raised to a higher level of the judicial court system.	The first-instance proceedings are conducted by government bodies also - administrative procedure.
<i>Forests</i>	The different forest classifications vary with respect to designate uses, management authority levels and with various effective bi-laws. Management regulations typically outline user rights, production rights, extraction rights, hunting and gathering rights etc. In a more general sense, forest classifications can extend to a wide range of natural	

	resource management areas including wetlands, grasslands, desserts, and cleared areas.	
<i>Freehold</i>	Freehold, equivalent to the legal term fee simple absolute, is full ownership of land in English law providing the owner with the largest 'bundle of rights' of ownership.	
<i>Governance</i>	We define governance as the traditions and institutions by which authority in a country is exercised. This includes (i) the process by which governments are selected, monitored and replaced; (ii) the capacity of the government to effectively formulate and implement sound policies; and (iii) the respect of citizens and the state for the institutions that govern economic and social interactions among them (Kaufmann et al., 2002 ²)	
<i>Governance (land)</i>	Concerns the process by which decisions are made regarding access to and use of land, the manner in which those decisions are implemented and the way that conflicting interests in land are reconciled. Key elements of the definition include decision making, implementation and conflict resolution, with dual emphasis on process and outcomes. (GLTN, 2008 ³)	
<i>Group</i>	A group is a collection of households residing in a locality and operating under some common organization or set of rules and norms, with or without formal recognition of the state. In rural areas these groups include indigenous, nomadic and pastoral communities. In the urban context these groups include organized informal settlements, collectively organized migrants who cluster in a particular locality and clusters of traditional communities.	
<i>Informal settlements</i>	Occupation of an area by a group of individuals (households) that is not legally registered in the name of the occupiers. There is great variety in the form of informal settlements ranging from well established, well-built communities that simply lack formal recognition to very heterogeneous groupings of houses that are poorly planned and lack access to infrastructure such as roads, utilities etc.	
<i>Indigenous</i>	The term 'indigenous' refers to communities that are native to the locality and frequently have specific cultural identities and practices that differ from the mainstream society, including practices related to land. Indigenous communities are often marginalized and vulnerable. The status of "indigenous communities" may be defined by law.	
<i>Land administration</i>	The processes of determining, recording and disseminating information about tenure, value and use of land when implementing land management policies.	
<i>Land dispute conflict</i>	A land dispute is a disagreement over land and occurs where specific individual or collective interests relating to land are in conflict. Land disputes can operate at any scale from the international, between groups and to those between individual neighbors.	
<i>Land management</i>	The activities associated with the management of land.	
<i>Land tenure system</i>	Land tenure refers to the legal regime in which rights in land are exclusively assigned to an individual or entity, who is said to "hold" the land. A land tenure system refers to the regulation for the allocation and security of rights in land, transactions of property, the management and adjudication of disputes regarding rights and property boundaries.	
<i>Land use plan</i>	A plan that identifies areas for a designated use for the purpose of land management. Used for classification, resource management planning, identification of areas for future development uses, including road widening.	
<i>Lease</i>	A lease is a contractual agreement between a landlord and a tenant for the tenancy of land.	

<i>Legal framework</i>	Judicial, statutory and administrative systems such as court decisions, laws, regulations, bylaws, directions and instructions that regulate society and set enforcement processes.	
<i>Mortgage</i>	A transfer in the interest of land for the security of a debt.	
<i>Municipal land</i>	Land or property where the municipal government or local authority has custodianship.	
<i>Notary</i>	Legal attester of documents.	
<i>Operating costs (of the registry)</i>	For the purposes of the LGAF, total operating costs include all non-capital investment costs (i.e. salaries and wages, materials, transportation, etc.) associated with registry operation. Registry operating costs do not include long-term capital investment or associated depreciation expense.	
<i>Parcel (of land)</i>	A parcel is a defined area of land with a unique record of ownership, use, or other characteristics	
<i>Potential (property) tax</i>	Tax that could be collected based on existing tax policies.	
<i>Public approval</i>	Approval of a decision or instrument such as a land use plan through some participatory process that involves public display and consultation.	
<i>Public good</i>	An asset, facility, resource or infrastructure provided for the benefit of the public.	
<i>Public information</i>	Public access to information is a feature of public policy by which each society defines what information, particularly about private citizens and corporate entities, should be available to the public.	
<i>Public land</i>	Public land is the land in the custodianship of the State, municipality, or local authority, as opposed to private land.	
<i>Publicly accessible</i>	Referring to information that can be obtained by the public without any special requirements or certifications placed on the person/body making the enquiry.	
<i>Registry</i>	The term 'registry' or 'register' is used to denote the organization where the information on registered land rights is held. Information on registered land is typically textual and spatial, with the former typically maintained in a registry and the later in a cadastre office. In some countries there is a combined organization that has both sets of data and in some countries this office is called the cadastral office (in the Balkans, for example). In others there are separate registry and cadastre offices. For the purpose of the LGAF, unless clearly specified otherwise, we use the term 'registry' to cover both the registry and the cadastre (if one exists).	Croatia has the Real Property Cadastre and Land Book. The Real Property Cadastre registers land / real properties and Land Book registers rights on them.
<i>Registered</i>	In applying the LGAF, the term 'registered' means that the rights are recorded unambiguously in the land administration system and there are generally few disputes over the recorded information. The term 'registered' does not necessarily mean that the final certificate or title has been issued.	
<i>Regularization / formalization</i>	Regularization of tenure is where informal or illegal occupation of land is legalized by statute, giving occupiers the legal right to ownership, occupation or use of the land.	
<i>Resolution formal</i>	Resolving a dispute through an administrative or judicial process where the outcome is legally binding.	
<i>Resolution informal</i>	Resolving a dispute through a process where the outcome is not legally binding.	
<i>Restrictions</i>	These are limitations on one's rights.	
<i>Secondary rights</i>	Rights that are beyond the primary rights to transfer property through sale, gift, exchange or inheritance or encumber property through mortgage, lien or other charge. Secondary rights are typically	

	associated with use rights that may or may not be eligible for registration.	
<i>Sporadic registration</i>	The process of registering rights over land on a case-by-case basis.	
<i>State land</i>	Property in the custodianship of the Central/National Government.	
<i>Systematic registration</i>	The registration of rights over contiguous parcels on an area-by-area basis, involving adjudication, surveying, and registration.	
<i>Transaction cost</i>	Costs associated with an agreement over property rights and the costs of enforcing those rights. For example, purchase of land may require not only payment of the negotiation asking price but also legal land transfer fees to establish who is the rightful owner, survey and valuation costs, arrangement of credit and drafting the legal transfer document. Taxes and duties are not considered part of a transaction cost.	
<i>Transfer tax</i>	Taxes associated with the transfer of properties payable to the State. The most common is in the form of a stamp duty or capital gains tax.	Revenue from the tax is divided between the state and local governments.
<i>Typology of tenure situations</i>	A country-specific typology of land tenure is established during the implementation of the LGAF. It distinguishes Public ownership/use – incl. State land Private ownership/use and Indigenous and non-indigenous community tenure.	
<i>Tenure Upgrading</i>	A mechanism for increasing tenure security by formalizing interests in property in an incremental process. All or some rights may be registered with varying degrees of restrictions placed on the property.	
<i>Urban group rights</i>	Refers to identifiable groups in an urban setting. Those which people can be easily classified as members or non-members for the purpose of benefitting from specific rights to an area.	
<i>Usufruct, use rights</i>	Usufruct is the legal right to use and derive profit or benefit from property that belongs to another person or entity.	
<i>Valuation roll</i>	A list of taxable properties and associated property values used in assessing property tax within a jurisdiction (typically a local government authority).	

PROPOSAL:		
<i>Common good</i>	Land that according to its characteristics cannot be individually owned by any natural or non-natural person, but are of the use of all, are exempt from the ability to be the object of proprietary rights (ownership etc.). State is taking care about this areas, is managing them and is responsible for them mainly through concessions.	In Croatia, common good and public good in public use are considered public land.

Annex C: Analysis of LGAF indicators and dimensions

Panel 1: Land Rights Recognition

Indicator 1: Recognition of a continuum of rights: The law recognizes a range of rights held by individuals as well as groups (including secondary rights as well as rights held by vulnerable people like orphans, widows, elders, children and women).

LGI 1, Dimension 1	Assessment	Remarks
Rural land tenure rights are legally recognized.	<p>A: Existing legal framework recognizes and protects rights held by more than 90% of the rural population</p> <p>B: Existing legal framework recognizes and protects rights held by 70% - 90% of the rural population</p> <p>C: Existing legal framework recognizes and protects rights held by 50% -70% of the rural population</p> <p>D: Existing legal framework recognizes and protects rights held by less than 50% of the rural population</p>	<p>Relevant</p> <p>Rural land tenure rights are recognized and regulated by Constitution of the Republic of Croatia and Ownership and Other Proprietary Rights Act.</p>
Data Sources	<p>Ministry Of Justice</p> <p>Department of Land Registry Law</p> <p>State Geodetic Administration, Sector for Cadastral System</p> <p>Constitution of the Republic of Croatia</p> <p>Ownership and Other Proprietary Rights Act</p>	<p>Estimation of percentage of rural population with their rural land tenure rights legally recognized will be made on base of land typology and official data on land/property registration.</p>

LGI 1, Dimension 2	Assessment	Remarks
Customary tenure rights are legally recognized and protected in practice.	<p>A: There is legal recognition and effective protection of all customary rights</p> <p>B: There is legal recognition of all customary rights but these are only partly protected in practice</p> <p>C: There is partly recognition and effective protection of customary rights</p> <p>D: Customary rights are not legally recognized and not protected in practice</p>	<p>Relevant</p>

LGI 1, Dimension 3	Assessment	Remarks
Indigenous rights to land and forest are legally recognized and protected in practice.	<p>A: Recognition and effective protection of all indigenous rights</p> <p>B: Recognition of indigenous rights but only partly protected</p> <p>C: Partly Recognition of indigenous rights, which are protected</p> <p>D: Indigenous rights are not recognized and not protected</p>	Relevant

LGI 1, Dimension 4	Assessment	Remarks
Urban land tenure rights are legally recognized and protected in practice.	<p>A: Existing legal framework recognizes rights held by more than 90% of the urban population</p> <p>B: Existing legal framework recognizes rights held by 70% - 90% of the urban population</p> <p>C: Existing legal framework recognizes rights held by 50% -70% of the urban population</p> <p>D: Existing legal framework recognizes rights held by less than 50% of the urban population</p>	Relevant
Data Sources	<p>Ministry Of Justice</p> <p>Department of Land Registry Law</p> <p>State Geodetic Administration, Sector for Cadastral System</p> <p>Constitution of the Republic of Croatia</p> <p>Ownership and Other Proprietary Rights Act</p>	Estimation of percentage of urban population with their urban land tenure rights legally recognized will be made on base of land typology and official data on land/property registration.

Indicator 2: Respect for and enforcement of rights.

LGI 2, Dimension 1	Assessment	Remarks
Accessible opportunities for tenure individualization exist.	<p>A: The law provides opportunities for those holding land under customary, group, or collective tenure to fully or partially individualize land rights if they so desire. Procedures for doing so are affordable, clearly specified, safeguarded, and are observed in practice.</p> <p>B: The law provides opportunities for those holding land under customary, group, or collective tenures to fully or partially individualize land rights if they so desire. Procedures to do so are affordable and include basic safeguards against abuse.</p> <p>C: The law provides opportunities for those holding land under customary, group, or collective tenures to fully or partially individualize land rights if they so desire. Procedures are not affordable or clear, leading to discretion in their application.</p> <p>D: Although there is demand, the law provides no opportunities for those holding land under customary, group, or collective tenures to fully or partially individualize land rights.</p>	<p>Relevant</p> <p>Most of the of interest in land is individualized</p>

LGI 2, Dimension 2	Assessment	Remarks
Individual land in rural areas is recorded and mapped.	<p>A: More than 90% of individual land in rural areas is formally recorded and mapped.</p> <p>B: Between 70% and 90% of individual land in rural areas is formally recorded and mapped.</p> <p>C: Between 50% and 70% of individual land in rural areas is formally recorded and mapped.</p> <p>D: Less than 50% of individual land in rural areas is formally recorded and mapped.</p>	Relevant
Data Sources	State Geodetic Administration, Sector for Cadastral System	Estimation of percentage of individual land in rural areas recorded and mapped will be made from official data on registered individual land in rural areas divided by total of registered land parcels in rural areas.

LGI 2, Dimension 3	Assessment	Remarks
Individual land in urban areas is recorded and mapped.	<p>A: More than 90% of individual land in urban areas is formally recorded and mapped.</p> <p>B: Between 70% and 90% of individual land in urban areas is formally recorded and mapped.</p> <p>C: Between 50% and 70% of individual land in urban areas are formally recorded and mapped.</p> <p>D: Less than 50% of individual land in urban areas is formally recorded and mapped.</p>	Relevant
Data Sources	State Geodetic Administration, Sector for Cadastral System	Estimation of percentage of individual land in urban areas recorded and mapped will be made from official data on registered individual land in urban areas divided by total of registered land parcels in urban areas.

LGI 2, Dimension 4	Assessment	Remarks
The number of illegal land sales is low.	<p>A: Few, if any, illegal transactions occur in practice and mechanisms to unambiguously identify illegal sales exist and are applied routinely.</p> <p>B: The number of illegal land transactions is low and some are unambiguously identified on a routine basis.</p> <p>C: The number of illegal land transactions is high and some are unambiguously identified on a routine basis.</p> <p>D: The number of illegal land transactions is high and none are unambiguously identified on a routine basis.</p>	Relevant

LGI 2, Dimension 5	Assessment	Remarks
The number of illegal lease transactions is low.	<p>A: Existing legal restrictions on land leases if any, are clearly identified, widely accepted and fully complied with.</p> <p>B: Existing legal restrictions on land leases, if any, are clearly identified, justified and accepted by all parts of society, but not fully understood by land users, so that compliance is partial.</p> <p>C: Existing legal restrictions on land leases are clearly identified but not fully justified or accepted by land users, so that compliance is partial.</p> <p>D: Existing legal restrictions on land leases are routinely neglected.</p>	Relevant

LGI 2, Dimension 6	Assessment	Remarks
Women's property rights are recorded.	<p>A: More than 45% of land recorded to physical persons is recorded in the name of women either individually or jointly.</p> <p>B: Between 35% and 45% of land recorded to physical persons is recorded in the name of women either individually or jointly.</p> <p>C: Between 15% and 35% of land recorded to physical persons is recorded in the name of women either individually or jointly.</p> <p>D: Less than 15% of land recorded to physical persons is recorded in the name of women either individually or jointly.</p>	Relevant
Data Sources	State Geodetic Administration, Sector for Cadastral System	% land registered to women, gender is not explicitly entered in the registers

LGI 2, Dimension 7	Assessment	Remarks
Women's property rights to land are equal to those by men both in law and in practice.	<p>A: Women's property rights are equal to those by men both across and within generations both in law and in practice.</p> <p>B: Equality of women's property rights to those by men is established by law and followed in practice most of the time.</p> <p>C: Equality of women's property rights to those by men is established by law, but there are considerable limitations to exercising such rights in practice.</p> <p>D: Equality of women's property rights to those by men is not established by law.</p>	Relevant

Panel 2: Rights to Forest and Common Lands & Rural Land Use Regulations

Indicator 3: Rights to forest and common lands.

LGI 1 (3), Dimension 1	Assessment	Remarks
Forests and common lands are clearly identified in law and responsibility for use is clearly assigned.	<p>A: Forests and common lands are clearly identified and responsibility for land use is unambiguous assigned.</p> <p>B: Forests and common lands are clearly identified, responsibility for land use is clearly identified but implementation is ambiguous.</p> <p>C: Forests and common lands are not clearly identified; but responsibility for land use is clearly assigned.</p> <p>D: Forests and common lands are not clearly identified and responsibility for land use is not defined.</p>	Relevant

LGI 1 (3), Dimension 2	Assessment	Remarks
Rural group rights are formally recognized and can be enforced.	<p>A: The tenure of most groups in rural areas is formally recognized and clear regulations regarding groups' internal organization and legal representation exist and can be enforced.</p> <p>B: The tenure of most groups in rural areas is not formally recognized but groups can gain legal representation under other laws (e.g. corporate law).</p> <p>C: The tenure of most groups in rural areas is formally recognized but ways for them to gain legal representation are not regulated.</p> <p>D: The tenure of most groups in rural areas is not formally recognized.</p>	Relevant

LGI 1 (3), Dimension 3	Assessment	Remarks
Users' rights to key natural resources on land (incl. fisheries) are legally recognized and protected in practice.	<p>A: Users' rights to key natural resources are legally recognized and consistently and effectively protected in practice throughout.</p> <p>B: Users' rights to key natural resources are legally recognized but only some are effectively protected in practice or enforcement is difficult and takes a long time.</p> <p>C: Users' rights to key natural resources are not legally recognized but enjoy de facto protection in virtually all cases.</p> <p>D: Users' rights to key natural resources are not legally recognized and often not protected in practice.</p>	Relevant

LGI 1 (3), Dimension 4	Assessment	Remarks
Multiple rights over common land and natural resources on these lands can legally coexist.	<p>A: Co-existence of multiple rights is possible by law, respected in practice, and any disputes that may arise are swiftly resolved.</p> <p>B: Co-existence is possible by law, and respected in practice but mechanisms to resolve disputes are often inadequate.</p> <p>C: Co-existence is possible by law but rarely respected in practice.</p> <p>D: Co-existence is not possible by law.</p>	Relevant

LGI 1 (3), Dimension 5	Assessment	Remarks
Multiple rights over the same plot of land and its resources (e.g. trees) can legally coexist.	<p>A: Co-existence of multiple rights is legally possible, respected in practice, and any disputes that may arise are swiftly resolved.</p> <p>B: Co-existence is legally possible and respected in practice but mechanisms to resolve disputes are often inadequate.</p> <p>C: Co-existence is legally possible but rarely respected in practice.</p> <p>D: Co-existence is not legally possible.</p>	Relevant

LGI 1 (3), Dimension 6	Assessment	Remarks
Multiple rights over land and mining/ other sub-soil resources located on the same plot can legally coexist.	<p>A: Co-existence of land and mining rights is possible by law, respected in practice, and any disputes that may arise are swiftly resolved.</p> <p>B: Co-existence of land and mining rights is possible by law, and respected in practice but mechanisms to resolve disputes are often inadequate.</p> <p>C: Co-existence is possible by law but rarely respected in practice.</p> <p>D: Co-existence is not possible by law; mining rights override land rights.</p>	Relevant

LGI 1 (3), Dimension 7	Assessment	Remarks
Accessible opportunities exist for mapping and recording of group rights.	<p>A: The law provides opportunities for those holding land under customary, group, or collective tenure as a group to record and map these rights if they so desire. Procedures for doing so are affordable, clearly specified, safeguarded, and are observed in practice.</p> <p>B: The law provides opportunities for those holding group land under customary, group, or collective tenures to record and map these rights if they so desire. Procedures to do so are affordable and include basic safeguards against abuse.</p> <p>C: The law provides opportunities for those holding group land under customary, group, or collective tenures to record and map land rights if they so desire. Procedures are not affordable or clear, leading to discretion in their application.</p> <p>D: Although there is demand, the law provides no opportunities for those holding group land under customary, group, or collective tenures to record and map land rights.</p>	Relevant

LGI 1 (3), Dimension 8	Assessment	Remarks
Boundary demarcation of communal land.	<p>A: More than 70% of the area under communal and/or indigenous land has boundaries demarcated and surveyed and associated claims recorded.</p> <p>B: 40-70% of the area under communal and/or indigenous land has boundaries demarcated and surveyed and associated claims recorded.</p> <p>C: 10-40% of the area under communal and/or indigenous land has boundaries demarcated and surveyed and associated claims recorded.</p> <p>D: Less than 10% of the area under communal and/or indigenous land has boundaries demarcated and surveyed and associated claims recorded.</p>	Relevant
Data Sources	State Geodetic Administration, Sector for Cadastral System	Estimation of percentage of the area under communal and/or indigenous land has boundaries demarcated and surveyed and associated claims recorded will be made from official data on number and area of registered and mapped communal land (mostly pastures) divided by total number and area of communal land.

Indicator 4: Effectiveness and equity of rural land use regulations.

LGI 2 (4), Dimension 1		Assessment		Remarks	
Restrictions regarding rural land use are justified and enforced.		<p>A: Regulations regarding restrictions on rural land use effectively serve public purpose and are enforced.</p> <p>B: Regulations regarding restrictions on rural land use effectively serve public purpose but enforcement is weak.</p> <p>C: Regulations often do not effectively serve public purpose and enforcement is difficult.</p> <p>D: Regulations rarely effectively serve public purpose, but can be enforced.</p>		Relevant	
Data Sources		<p>Agricultural Land Act</p> <p>Ownership and Other Proprietary Rights Act</p>		Matrix: list restrictions applicable to rural land	
Public Interest	Basis for restriction on land use by law?	Institution responsible	Type of Actions and their Effectiveness	Remarks	
Biodiversity					
Soil					
Water					
Cultural and Religious aspects (such as protection of sacred groves)					
Others (specify)					

LGI 2 (4), Dimension 2	Assessment	Remarks
Restrictions on rural land transferability effectively serve public policy objectives.	<p>A: There are a series of regulations that for the most part serve public purpose and that are enforced.</p> <p>B: There are a series of regulations that are for the most part serve public purpose but that are not enforced.</p> <p>C: There are a series of regulations that are generally not serving a public purpose but are not enforced.</p> <p>D: There are a series of regulations that are generally not serving public purpose and are enforced.</p>	Relevant

LGI 2 (4), Dimension 3	Assessment	Remarks
Rural land use plans are elaborated/changed via public process and resulting burdens are shared.	<p>A: Public input is required and sought in preparing and amending rural land use plans (incl. rezoning) and relevant decisions are arrived at in a transparent and public process.</p> <p>B: Public input is required and sought in preparing and amending rural land use plans (incl. rezoning) but decisions are arrived at in a non-transparent process.</p> <p>C: Public input is required and sought in preparing and amending land use plans but comments are not reflected in the finalization of land use plans.</p> <p>D: Public input is not required and/or sought in preparing and amending land use plans.</p>	Relevant

LGI 2 (4), Dimension 4	Assessment	Remarks
Rural lands, the use of which is changed, are swiftly transferred to the destined use.	<p>A: More than 70% of the land that has had a change in land use assignment in the past 3 years has changed to the destined use (e.g. forest, pastures, wetlands, national parks etc.).</p> <p>B: Between 50% and 70% of the land that has had a change in land use assignment in the past 3 years has changed to the destined use (e.g. forest, pastures, wetlands, national parks etc.).</p> <p>C: Between 30% and 50% of the land that has had a change in land use assignment in the past 3 years has changed to the destined use (e.g. forest, pastures, wetlands, national parks etc.).</p> <p>D: Less than 30% of the land that has had a change in land use assignment in the past 3 years has changed to the destined use (e.g. forest, pastures, wetlands, national parks etc.).</p>	Relevant

LGI 2 (4), Dimension 5	Assessment	Remarks
Rezoning of rural land use follows a public process that safeguards existing rights.	<p>A: Processes for rezoning are public and clear with effective mechanisms in place to safeguard existing rights and compensation in case of loss in areas where land use is to be restricted.</p> <p>B: Processes for rezoning are public and clear but mechanisms to safeguard existing rights are not fully effective.</p> <p>C: Processes for rezoning are not public but care is taken to safeguard existing rights in virtually all cases.</p> <p>D: Rezoning processes are not public process and rights are ignored or not properly or promptly compensated in the majority of cases.</p>	Relevant

LGI 2 (4), Dimension 6	Assessment		Remarks
For protected rural land use (forest, pastures, wetlands, national parks etc.) plans correspond to actual use.	<p>A: The share of land set aside for specific use that is used for a non-specified purpose in contravention of existing regulations is less than 10%.</p> <p>B: The share of land set aside for specific use that is used for a non-specified purpose in contravention of existing regulations is between 10% and 30%.</p> <p>C: The share of land set aside for specific use that is used for a non-specified purpose in contravention of existing regulations is between 30% and 50%.</p> <p>D: The share of land set aside for specific use that is used for a non-specified purpose in contravention of existing regulations is greater than 50%.</p>		Relevant
Land use class	Planned use	Actual use	Observations
Forest (types)			
wetlands			
parks			
Etc.			

Panel 3: Urban Land Use, Planning, and Development

Indicator 5: Restrictions on rights: land rights are not conditional on adherence to unrealistic standards.

LGI 1 (5), Dimension 1	Assessment		Remarks	
Restrictions on urban land ownership/transfer effectively serve public policy objectives.	<p>A: There are a series of regulations that are for the most part serve public purpose and that are enforced.</p> <p>B: There is a series of regulations that are for the most part serve public purpose but enforcement is deficient.</p> <p>C: There are a series of regulations that are generally not serving public purpose but are not enforced.</p> <p>D: There are a series of regulations that are generally not serving public purpose and are enforced.</p>		Relevant	
Data Sources	<p>Ownership and Other Proprietary Rights Act</p> <p>Agricultural Land Act</p> <p>Aliens Act</p>		Matrix: list of restrictions	
Restrictions on land ownership (for each one of the restrictions listed below, tick appropriate column and provide comment where relevant)	Non-existent	Exists, but not enforced	Exist & enforced	Brief description of restriction and comments
Restrictions on:				
Land transactions				
Land ownership				
Owner type				
Use				
Size of holding				
Price				
Rent				
Other (please specify: -----)				

LGI 1 (5), Dimension 2	Assessment			Remarks	
Restrictions on urban land use (disaster risk) effectively serve public policy objectives.	<p>A: There are a series of regulations that are for the most part serve public purpose and that are enforced.</p> <p>B: There are a series of regulations that are for the most part serve public purpose but that are not enforced.</p> <p>C: There are a series of regulations that are generally not serving public purpose but are not enforced.</p> <p>D: There are a series of regulations that are generally not serving public purpose and are enforced.</p>			Relevant	
Restrictions on urban land use	Source	Non-existent	Exists, but not enforced	Exist & enforced	Comments
No building in risk prone areas (please specify)					
No building in protected areas (please specify)					
Others...					

Indicator 6: Transparency of land use restrictions: changes in land use and management regulations are made in a transparent fashion and provide significant benefits for society in general rather than just for specific groups.

LGI 2 (6), Dimension 1		Assessment		Remarks
Process of urban expansion/infrastructure development process is transparent and respects existing rights.		A: Information on planned urban expansion and infrastructure development is publicly available with sufficient anticipation and a process is in place to deal with land rights by those affected that corresponds to internationally recognized standards.		Relevant
		B: Information on planned urban expansion and infrastructure development is publicly available with sufficient anticipation and a systematic process to deal with land rights by those affected in a way that is not fully in line with international standards.		
		C: Information on planned urban expansion and infrastructure development is publicly available with sufficient anticipation but the way in which land rights by those affected are dealt with is largely ad hoc.		
		D: Information on planned urban expansion and infrastructure development is not publicly available.		
Steps in procedure	Organizations involved	Roles	Public information	Practice
1.				
2.				

LGI 2 (6), Dimension 2	Assessment	Remarks
Changes in urban land use plans are based on a clear public process and input by all stakeholders.	<p>A: Public input is sought in preparing and amending land use plans and these responses are explicitly referenced in the report prepared by the official body responsible for preparing the new plans. This report is publicly accessible.</p> <p>B: Public input is sought in preparing and amending land use plans and the public responses are used by the official body responsible for finalizing the new plans, but the process for doing this is unclear or the report is not publicly accessible.</p> <p>C: Public input is sought in preparing and amending land use plans but the public comments are largely ignored in the finalization of the land use plans.</p> <p>D: Public input is not sought in preparing and amending land use plans.</p>	Relevant

LGI 2 (6), Dimension 3	Assessment	Remarks
Changes in assigned urban land use are swiftly followed by actual land use change.	<p>A: More than 70% of the land that has had a change in land use assignment in the past 3 years has changed to the destined use.</p> <p>B: Between 50% and 70% of the land that has had a change in land use assignment in the past 3 years has changed to the destined use.</p> <p>C: Between 30% and 50% of the land that has had a change in land use assignment in the past 3 years has changed to the destined use.</p> <p>D: Less than 30% of the land that has had a change in land use assignment in the past 3 years has changed to the destined use.</p>	Relevant
Data Sources	<p>Ministry of Construction and Physical Planning</p> <p>Independent analyses</p>	Estimation of percentage of land that has had a change in land use assignment in the past 3 years and followed by actual land use change will be made by Ministry of Construction and Physical Planning Reports and Independent analyses.

Indicator 7: Efficiency in the urban land use planning process: land use plans are current, implemented, do not drive people into informality, and cope with urban growth.

LGI 3 (7), Dimension 1	Assessment	Remarks
Policy to ensure delivery of low-cost housing and services exists and is progressively implemented.	<p>A: A policy for low cost housing and services and effective instruments to implement it exists so that there is a clear trajectory to provide adequate shelter for all.</p> <p>B: A policy for low cost housing and services exists but implementation is not always effective. As a result, the number of those with inadequate shelter declines but still remains high.</p> <p>C: There is a policy for low cost housing and services but implementation has major gaps so that the number of those with inadequate shelter actually increases.</p> <p>D: There is no policy for low-cost housing and services and no provisions that would require private developers to cater to the lower end of the housing market.</p>	Relevant

LGI 3 (7), Dimension 2	Assessment	Remarks
<p>Land use planning effectively guides urban spatial expansion in the largest city.</p>	<p>A: In the largest city, urban spatial expansion is guided effectively by a hierarchy of regional/detailed land use plans that are updated regularly, with land use intensity being matched with carrying capacity of infrastructure.</p> <p>B: In the largest city, while a hierarchy of regional/detailed land use plans is specified by law, in practice urban spatial expansion is guided by the provision of infrastructure without full implementation of the land use plans</p> <p>C: In the largest city, while a hierarchy of regional/detailed land use plans is specified by law, in practice urban spatial expansion occurs in an ad hoc manner with infrastructure provided some time after urbanization.</p> <p>D: In the largest city, a hierarchy of regional/detailed land use plans may or may not be specified by law and in practice urban spatial expansion occurs in an ad hoc manner with little if any infrastructure provided in most newly</p>	<p>Relevant</p>

LGI 3 (7), Dimension 3	Assessment	Remarks
<p>Land use planning effectively guides urban development in the four next largest cities.</p>	<p>A: In the four major cities urban development is guided effectively by a hierarchy of regional/detailed land use plans that are regularly updated, with land use intensity being matched with carrying capacity of infrastructure.</p> <p>B: In the four major cities, while a hierarchy of regional/detailed land use plans is specified by law, in practice urban development is guided by the provision of infrastructure which implements only a part of the land use plans.</p> <p>C: In the four major cities in the country, while a hierarchy of regional/detailed land use plans is specified by law, in practice urban development occurs in an ad hoc manner with infrastructure provided some time after urbanization.</p> <p>D: In the four major cities in the country a hierarchy of regional/detailed land use plans may or may not be specified by law and in practice urban development occurs in an ad hoc manner with little if any infrastructure provided.</p>	<p>Relevant</p>

LGI 3 (7), Dimension 4	Assessment	Remarks
<p>Planning processes are able to cope with urban growth.</p>	<p>A: In the largest city, the urban planning process/authority is able to cope with the increasing demand for serviced units/land as evidenced by the fact that almost all new dwellings are formal.</p> <p>B: In the largest city, the urban planning process/authority is able to cope to some extent with the increasing demand for serviced units/land as evidenced by the fact that most new dwellings are formal.</p> <p>C: In the largest city, the urban planning process/authority is struggling to cope with the increasing demand for serviced units/land as evidenced by the fact that most new dwellings are informal.</p> <p>D: In the largest city, the urban planning process/authority cannot cope with the increasing demand for serviced units/land as evidenced by the fact that almost all new dwellings are informal.</p>	<p>Relevant</p>

Indicator 8: Speed and predictability of enforcement of restricted land uses: development permits are granted promptly and based on reasonable requirements.

LGI 4 (8), Dimension 1			Assessment			Remarks	
Provisions for residential building permits are appropriate, affordable and complied with.			<p>A: Requirements to obtain a building permit are technically justified, affordable, and complied with.</p> <p>B: Requirements to obtain a building permit are technically justified and affordable but only partly complied with.</p> <p>C: Requirements to obtain a building permit are technically justified but not affordable for (and not complied by) the majority of those affected.</p> <p>D: Requirements to obtain a building permit are over-engineered technically and not affordable.</p>			Relevant	
Data Sources			Physical Planning Act Building Act			Matrix: analysis of different steps of procedure	
Step	Government agency or private agent (surveyor, notary, architects)	Justification 1 = Clearly justified; 2 = Somewhat justified; 3 = Not justified	Efficiency 1 = efficient 2 = mediocre 3 = inefficient	transparency of process 1 = transparent; 2 = Some discretion in implementation; 3 = Significant discretion	Estimate of time (days) per step (on average)	Comments Provide comments on the appropriateness of the agency, justification	
Step 1...							
Step2...							

LGI 4 (8), Dimension 2			Assessment			Remarks	
A building permit for a residential dwelling can be obtained quickly and at a low cost.			<p>A: All applications for building permits receive a decision within 3 months.</p> <p>B: All applications for building permits receive a decision within 6 months.</p> <p>C: All applications for building permits receive a decision within 12 months.</p> <p>D: All applications for building permits receive a decision after a period exceeding 12 months.</p>			Relevant	

Indicator 9: Tenure regularization schemes in urban areas.

LGI 5 (9), Dimension 1			Assessment		Remarks	
Formalization of urban residential housing is feasible and affordable.			<p>A: The requirements for formalizing housing in urban areas are clear, straight-forward, affordable and implemented consistently in a transparent manner.</p> <p>B: The requirements for formalizing housing in urban areas are clear, straight-forward, and affordable but are not implemented consistently in a transparent manner.</p> <p>C: The requirements for formalizing housing in urban areas are neither clear, straight-forward, or affordable but many applicants from informal areas are managing to satisfy the requirements.</p> <p>D: The requirements for formalizing housing in urban areas are such that formalization is deemed very difficult.</p>		Relevant	
Steps	Agency/ operator private sector	Clarity requirements	Applicability	Affordability	Consistency of application	Ability applicant to satisfy requirements

LGI 5 (9), Dimension 2			Assessment		Remarks	
In cities with informal tenure, a viable strategy exists for tenure security, infrastructure, and housing.			<p>A: Existing regulations do not provide incentives for new informal occupations and a strategy exists to regularize land rights and provide services to existing informal occupants.</p> <p>B: A strategy exists to regularize land rights and provide services to existing informal occupants but existing regulations provide incentives for new informal occupations.</p> <p>C: Strategies to deal with urban informality exist but focus only on either land or services but not both.</p> <p>D: There is neither process nor strategy to implement it.</p>		Relevant	

LGI 5 (9), Dimension 3	Assessment	Remarks
A condominium regime allows effective management and recording of urban property.	<p>A: Common property under condominiums is recognized and the law has clear provisions for management and publicity of relevant records that are followed in practice.</p> <p>B: Common property under condominiums is recognized and the law has clear provisions for management and publicity of relevant records but these are not always followed in practice.</p> <p>C: Common property under condominiums is recognized but the law lacks clear (or regulations) for management and publicity of relevant records.</p> <p>D: Common property under condominiums is not recognized.</p>	Relevant

Panel 4: Public Land Management

Indicator 10: Identification of public land and clear management: public land ownership is clearly defined, effectively serves the public purpose, is inventoried, under clear management responsibilities, and relevant information is publicly accessible.

LGI 1 (10), Dimension 1		Assessment		Remarks	
Criteria for public land ownership are clearly defined and assigned to the right level of government.		<p>A: Public land ownership is justified by provision of public goods and effectively and transparently managed at the appropriate level of government.</p> <p>B: Public land ownership is justified by provision of public goods at the most appropriate level of government but management may be discretionary.</p> <p>C: Public land ownership is justified by provision of public goods but management responsibility is often at the wrong level of government.</p> <p>D: Public land ownership is not serving the public interest by the cost effective provision of public goods.</p>		Relevant	
Type of public land	Public good generated/ public interest	Management responsibility	Assessment of management capacity/ resources	Assessment of public good dimensions	

LGI 1 (10), Dimension 2	Assessment	Remarks
There is a complete recording of public land.	<p>A: More than 90% of public land is clearly identified on the ground and on maps.</p> <p>B: Between 60% and 90% of public land is clearly identified on the ground and on maps.</p> <p>C: Between 30% and 60% of public land is clearly identified on the ground and on maps.</p> <p>D: Less than 30% of public land is not clearly identified on the ground or on maps.</p>	Relevant
Data Sources	<p>State Property Management Administration</p> <p>State Geodetic Administration, Sector for Cadastral System</p> <p>Ministry Of Justice, Department of Land Registry Law</p>	<p>Estimation of percentage of public land which is clearly identified on the ground and on maps will be made on official data from State Geodetic Administration, Sector for Cadastral System and from Ministry Of Justice, Department of Land Registry Law.</p> <p>Most of public land is clearly or partly clearly identified on the ground, mapped and registered, except maritime domain (it is crucial to get the data on land parcels registered in maritime domain in order to estimate the assessment).</p>

LGI 1 (10), Dimension 4	Assessment	Remarks
The management responsibility for different types of public land is unambiguously assigned.	<p>A: The management responsibility for different types of public land is unambiguously assigned to serve objectives of equity and efficiency and this is implemented by properly equipped institutions.</p> <p>B: The management responsibility for different types of public land is unambiguously assigned but this is not always consistent with objectives of equity and efficiency or institutions are not always properly equipped so that sometimes these are not achieved.</p> <p>C: There is ambiguity in the assignment of management responsibility or capability for different types of public land and/or major gaps in the extent to which equity and efficiency are often not attained in practice.</p> <p>D: Ambiguity in management responsibility/ability for key public land makes it near impossible to manage these equitably and efficiently.</p>	Relevant

LGI 1 (10), Dimension 5	Assessment	Remarks
Responsible public institutions have sufficient resources for their land management responsibilities.	<p>A: There are adequate financial and human resources available to ensure responsible management of public lands (integrated cadastral maps and filled positions).</p> <p>B: There are some constraints in the financial and/or human resource capacity but the system makes most effective use of available resources in managing public lands adequately.</p> <p>C: There are significant constraints in the financial and/or human resource capacity but the system makes effective use of limited available resources, with limited impact on managing public lands.</p> <p>D: There are either significantly inadequate resources or marked inefficient organizational capacity leading to little or no management of public lands.</p>	Relevant

LGI 1 (10), Dimension 6		Assessment		Remarks
All essential information on public land allocations to private interests is publicly accessible.		<p>A: Key information for public land allocations (the locality and area of the land allocation, the parties involved and the financial terms of the allocation) is recorded and publicly accessible.</p> <p>B: Key information for public land allocations (the locality and area of the land allocations, the parties involved and the financial terms of the allocation) is only partially recorded but is publicly accessible; or the key information is recorded but only partially accessible.</p> <p>C: Key information for public land allocations (the locality and area of the land allocations, the parties involved and the financial terms of the allocation) is recorded or partially recorded but is not publicly accessible.</p> <p>D: There is no recorded information on public land allocations.</p>		Relevant
Recent Public land allocations	Locality is publicly known	Area is publicly known	Parties known	Financial transaction are known
1.				
2.				

Indicator 11: Justification and time-efficiency of acquisition processes: the state acquires land for public interest only and this is done efficiently.

LGI 2 (11), Dimension 1	Assessment	Remarks
There is minimal transfer of acquired land to private interests.	<p>A: Less than 10% of land acquired in the past 3 years is used for private purposes.</p> <p>B: Between 10% and 30% of land acquired in the past 3 years is used for private purposes.</p> <p>C: Between 30% and 50% of land acquired in the past 3 years is used for private purposes.</p> <p>D: More than 50% of land acquired in the past 3 years is used for private purposes.</p>	Relevant
Data Sources	<p>Ministry Of Justice</p> <p>County state administration offices: Reports on the expropriated land</p>	Estimation of percentage of land acquired in the past 3 years is used for private purposes will be made from official data from Ministry Of Justice and County state administration offices: Reports on the expropriated land.

LGI 2 (11), Dimension 2	Assessment	Remarks
Acquired land is transferred to destined use in a timely manner.	<p>A: More than 70% of the land that has been acquired in the past 3 years has been transferred to its destined use.</p> <p>B: Between 50% and 70% of the land that has been acquired in the past 3 years has been transferred to its destined use.</p> <p>C: Between 30% and 50% of the land that has been acquired in the past 3 years has been transferred to its destined use.</p> <p>D: Less than 30% of the land that has been acquired in the past 3 years has been transferred to its destined use.</p>	Relevant
Data Sources	<p>Ministry Of Justice</p> <p>County state administration offices: Reports on the expropriated land</p>	Estimation of percentage of land that has been acquired in the past 3 years which has been transferred to its destined use will be made from official data from Ministry Of Justice and County state administration offices: Reports on the expropriated land.

LGI 2 (11), Dimension 3	Assessment	Remarks
The threat of land acquisition does not lead to pre-emptive action by private parties.	A: None at all. B: Some. C: A lot. D: A lot and regressive.	Relevant This dimension is missing in Annotated framework

Indicator 12: Transparency and fairness of acquisition procedures: acquisition procedures are clear and transparent and fair compensation is paid expeditiously.

LGI 3 (12), Dimension 1		Assessment		Remarks		
Compensation is provided for the acquisition of all rights regardless of their recording status.		<p>A: Fair compensation, in kind or in cash, that allows maintenance of previous social and economic status, is paid to all those with rights in acquired land (ownership, use, access rights etc.) regardless of the recording status.</p> <p>B: Compensation, in kind or in cash, is paid, however the level of compensation where rights are not recorded does not allow for maintenance of social and economic status.</p> <p>C: Compensation, in kind or in cash, is paid for some unrecorded rights (such as possession, occupation etc.), however those with other unrecorded rights (which may include grazing, access, gathering forest products etc.) are usually not paid.</p> <p>D: No compensation is paid to those with unrecorded rights of use, occupancy or otherwise.</p>		Relevant		
Data Sources		County state administration offices: Reports on partially expropriated land		Matrix: idem LGI 14 i) but for all rights		
Status	Agency in charge	Fairness of compensation	Compensated rights	Timeliness of compensation	Implementation	Comments
Unregistered urban property						
Unregistered rural property						
Common lands						
Reserved lands						
mining						
Etc.						

Codes:		<p>1 = Compensation enabling comparable assets and maintenance of social and economic status;</p> <p>2 = Compensation enabling comparable assets but not maintenance of social and economic status;</p> <p>3 = little or no compensation paid</p>	<p>1 = All secondary rights recognized;</p> <p>2 = Some secondary rights recognized;</p> <p>3 = No secondary rights recognized.</p>	<p>1 = Most receive compensation within 1 year;</p> <p>2 = About half receive compensation within 1 year;</p> <p>3 = Most do not receive compensation within 1 year.</p>	<p>1 = Consistently implemented;</p> <p>2 = Implemented with some discretion;</p> <p>3 = implemented in highly discretionary manner</p>	
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LGI 3 (12), Dimension 2		Assessment		Remarks
Land use change resulting in selective loss of rights there is compensated for.		<p>A: Where people lose rights as a result of land use change outside the acquisition process, compensation in cash or in kind is paid so that these people have comparable assets and can continue to maintain prior social and economic status.</p> <p>B: Where people lose rights as a result of land use change outside the acquisition process, compensation in cash or in kind is paid so that these people have comparable assets but cannot continue to maintain prior social and economic status.</p> <p>C: Where people lose rights as a result of land use change outside the acquisition process, compensation in cash or in kind is paid such that these people do not have comparable assets and cannot continue to maintain prior social and economic status.</p> <p>D: Where people lose rights as a result of land use change outside the acquisition process, compensation is not paid.</p>		Relevant
Data Sources		<p>Ownership and Other Proprietary Rights Act</p> <p>Physical Planning and Building Act</p> <p>Act on expropriation and determining compensation</p> <p>Strategic Investment Act</p>		Matrix: types of land use changes
Process	Level of compensation	Compensated rights	Implementation	Comments

Rural-urban conversion				
Establish reserved land				
Other (please specify:-----)				
Codes:	<p>1 = Compensation paid in cash or in kind on the same or similar basis as compulsory acquisition;</p> <p>2= compensation paid in cash or in kind but at significantly lower level than compulsory acquisition;</p> <p>3= little or no Compensation paid.</p>	<p>1 = All secondary rights recognized;</p> <p>2 = Some secondary rights recognized;</p> <p>3 = No secondary rights recognized.</p>	<p>1 = Consistently implemented;</p> <p>2 = Implemented with some discretion;</p> <p>3 = Implemented in highly discretionary manner.</p>	

LGI 3 (12), Dimension 3	Assessment	Remarks
Acquired owners are compensated promptly.	<p>A: More than 90% of acquired land owners receive compensation within one year.</p> <p>B: Between 70% and 90% of acquired land owners receive compensation within one year.</p> <p>C: Between 50% and 70% of acquired land owners receive compensation within one year.</p> <p>D: Less than 50% of acquired land owners receive compensation within one year.</p>	Relevant
Data Sources	County state administration offices: Reports on the expropriated land	Estimation of percentage of owners receive compensation within one year will be made on base of County state administration offices: Reports on the expropriated land.

LGI 3 (12), Dimension 4	Assessment	Remarks
There are independent and accessible avenues for appeal against acquisition.	<p>A: Independent avenues to lodge a complaint against acquisition exist and are easily accessible.</p> <p>B: Independent avenues to lodge a complaint against acquisition exist but there are access restrictions (i.e. only accessible by mid-income and wealthy).</p> <p>C: Avenues to lodge a complaint against acquisition exist but are somewhat independent and these may or may not be accessible to those affected.</p> <p>D: Avenues to lodge a complaint against acquisition are not independent.</p>	Relevant

LGI 3 (12), Dimension 5	Assessment	Remarks
Timely decisions are made regarding complaints about acquisition.	<p>A: A first instance decision has been reached for more than 80% of the complaints about acquisition lodged during the last 3 years.</p> <p>B: A first instance decision has been reached for between 50% and 80% of the complaints about acquisition lodged during the last 3 years.</p> <p>C: A first instance decision has been reached for between 30% and 50% of the complaints about acquisition lodged during the last 3 years.</p> <p>D: A first instance decision has been reached for less than 30% of the complaints about acquisition lodged during the last 3 years.</p>	Relevant
Data Sources	<p>Act on expropriation and determining compensation</p> <p>Administrative Courts Reports</p>	Estimation of percentage of complaints about acquisition lodged during the last 3 years will be made on base of Administrative Courts Reports.

LGI 3 (12), Dimension 5	Assessment	Remarks
Timely decisions are made regarding complaints about acquisition.	<p>A: A first instance decision has been reached for more than 80% of the complaints about acquisition lodged during the last 3 years.</p> <p>B: A first instance decision has been reached for between 50% and 80% of the complaints about acquisition lodged during the last 3 years.</p> <p>C: A first instance decision has been reached for between 30% and 50% of the complaints about acquisition lodged during the last 3 years.</p> <p>D: A first instance decision has been reached for less than 30% of the complaints about acquisition lodged during the last 3 years.</p>	Relevant

Panel 5: Transfer of large tracts of land to investors

Indicator 13: Transfer of public land to private use follows a clear, transparent, and competitive process and payments are collected and audited (with the exception of transfers to improve equity such as land distribution and land for social housing).

LGI 1 (13), Dimension 1		Assessment		Remarks	
Public land transactions are conducted in an open transparent manner.		<p>A: The share of public land disposed of in the past 3 years through sale or lease through public auction or open tender process is greater than 90% (Except for equity transfers).</p> <p>B: The share of public land disposed of in the past 3 years through sale or lease through public auction or open tender process is between 70% and 90%. (Except for equity transfers).</p> <p>C: The share of public land disposed of in the past 3 years through sale or lease through public auction or open tender process is between 50% and 70%.</p> <p>D: The share of public land disposed of in the past 3 years through sale or lease through public auction or open tender process is less than 50%. (Except for equity transfers).</p>		Relevant	
Data Sources		Agency for Agricultural Land State Property Management Administration		% of public land disposed through open tender + Matrix detailing type of land	
Destined use of allocated land	Area leased out/sold in last 3 years (ha)	Transparent process	Consideration compared to market values	Percentage of allocated lands that were sold	
Residential					
Agriculture					
Forestry					
Manufacturing					
Commerce/building					
Tourism					
Mining					
Parks					

Others...				
Codes:		1 = All open tender or auction; 2 = Most by open tender or auction; 3 = Most other than open tender or auction.	1 = At market prices for similar land; 2 = A greater than 50% market prices; 3 = Less than 50% market prices.	

LGI 1 (13), Dimension 2	Assessment	Remarks
Payments for public leases are collected.	<p>A: More than 90% of the total agreed payments are collected from private parties on the lease of public lands.</p> <p>B: Between 70% and 90% of total the agreed payments are collected from private parties on the lease of public lands.</p> <p>C: Between 50% and 70% of the total agreed payments are collected from private parties on the lease of public lands.</p> <p>D: Less than 50% of the total agreed payments are collected from private parties on the lease of public lands.</p>	Relevant
Data Sources	Agency for Agricultural Land State Property Management Administration	Estimation of percentage of total agreed payments which are collected from private parties on the lease of public lands will be made from official data given by Agency for Agricultural Land and State Property Management Administration.

LGI 1 (13), Dimension 3	Assessment	Remarks
Public land is transacted at market prices unless guided by equity objectives.	<p>A: All types of public land are generally divested at market prices in a transparent process irrespective of the investor's status (e.g. domestic or foreign).</p> <p>B: Public land is generally divested at market prices in a transparent process, but this only applies to a particular type of investor (e.g. domestic only or foreign only).</p> <p>C: Only some types of public land are generally divested at market prices in a transparent process irrespective of the investor's status (e.g. domestic or foreign).</p> <p>D: Public land is rarely or never divested at market prices in a transparent process.</p>	Relevant

LGI 1 (13), Dimension 4	Assessment	Remarks
The public captures benefits arising from changes in permitted land use.	<p>A: Mechanisms to allow the public to capture significant share of the gains from changing land use are regularly used and applied transparently, based on clear regulation.</p> <p>B: Mechanisms to allow the public to capture significant share of the gains from changing land use are not always used, although generally applied transparently.</p> <p>C: Mechanisms to allow the public to capture significant share of the gains from changing land use are rarely used and applied in a discretionary manner.</p> <p>D: Mechanisms to allow the public to capture significant share of the gains from changing land use are not used.</p>	Relevant

LGI 1 (13), Dimension 5	Assessment	Remarks
Policy to improve equity in asset access and use by the poor exists, is implemented effectively and monitored.	<p>A: Policy is in place to improve access to and productive use of assets by poor and marginalized groups, is applied in practice and effective</p> <p>B: Policy is in place to improve access to and productive use of assets by poor and marginalized groups, is applied in practice, but is not effective</p> <p>C: Policy is in place to improve access to and productive use of assets by poor and marginalized groups but is not enforced</p> <p>D: No policy in place to improve access to and productive use of assets by poor and marginalized groups.</p>	Relevant

Indicator 14: Recognition of a continuum of rights: The law recognizes a range of rights held by individuals as well as groups (including secondary rights as well as rights held by vulnerable people like orphan, widow, elders, children and women.

LGI 2 (14), Dimension 1	Assessment	Remarks
Land to be made available to investors is identified transparently and publicly, in agreement with right holders.	<p>A: A policy to clearly identify land that can be made available to investors exists and has been arrived at based on comprehensive assessment of land potential, community consultation that is free and informed and reached an agreement, and is applied in more than 90% of identified cases.</p> <p>B: A policy to identify land that can be made available to investors exists, based on ad hoc assessment of land potential but with community consultation and agreement, and is applied in more than 90% of identified cases.</p> <p>C: A policy to identify land that can be made available to investors exists, based on ad hoc assessment of land potential and limited consultation with communities and is applied in more than 90% of identified cases.</p> <p>D: There is no policy in place to identify land to be made available to investors so that any transfers are based on ad-hoc investor demands.</p>	Relevant

LGI 2 (14), Dimension 2	Assessment	Remarks
Investments are selected based on economic, socio-cultural and environmental impacts in an open process.	<p>A: Process is in place that properly considers both national and local benefits and is adhered to. Benefit sharing mechanism are in place</p> <p>B: Process is in place that considers only national benefits, but that is adhered to. No local benefit sharing in place</p> <p>C: Process is in place but many investments go ahead that are either not according to the policy or despite unfavorable outcomes.</p> <p>D: No process in place.</p>	Relevant

LGI 2 (14), Dimension 3	Assessment	Remarks
Public institutions transferring land to investors are clearly identified and regularly audited.	<p>A: Institutions to make decisions are clearly identified and have the necessary capacity (incl. resources for field verification) and strong incentives in ensuring socially beneficial outcomes in a way that minimizes transaction costs.</p> <p>B: Institutions to make decisions are clearly identified and have the necessary capacity (incl. resources for field verification) and strong incentives in ensuring socially beneficial outcomes but processes may be complex and difficult for investors.</p> <p>C: Institutions to make decisions are clearly identified but lack either capacity or incentives in ensuring socially beneficial outcomes or their decisions are not always implemented.</p> <p>D: Institutions are not clearly identified</p>	Relevant

LGI 2 (14), Dimension 4	Assessment	Remarks
Public bodies transferring land to investors share information and coordinate to minimize and resolve overlaps (including sub-soil).	<p>A: A policy is in place for effective inter-ministerial and coordination to ensure that decisions on land use and land rights are well coordinated across sectors, and is applied effectively.</p> <p>B: There is effective coordination to solve competing land use, although no policy is in place for effective inter-ministerial and coordination to ensure that decisions on land use and land rights are well coordinated across sectors.</p> <p>C: No policy is in place but some decisions on land use and land rights are coordinated across sectors.</p> <p>D: No policy is in place and decisions on land use and land rights are not coordinated across sectors.</p>	Relevant

LGI 2 (14), Dimension 5	Assessment	Remarks
Compliance with contractual obligations is regularly monitored and remedial action taken if needed.	<p>A: There is regular monitoring of compliance and results are publicly available and any gaps identified trigger effective remedial action.</p> <p>B: There is regular monitoring of compliance, results are publicly available but remedial action is taken only in some cases.</p> <p>C: Monitoring of compliance is limited or only part of the results accessible to the public</p> <p>D: No monitoring or no publicity of results.</p>	Relevant

LGI 2 (14), Dimension 6	Assessment	Remarks
Safeguards effectively reduce the risk of negative effects from large scale land-related investments.	<p>A: Substantive application and disclosure of safeguards (EIA, SIA etc.) are in line with global best practice, and mostly applied.</p> <p>B: Substantive application of safeguards (EIA, SIA, etc.) is in line with global best practice but only part of the information is disclosed.</p> <p>C: Safeguards (EIA, SIA, etc.) are partly in line with global best practice</p> <p>D: Safeguards do not exist or are applied only in an ad-hoc manner.</p>	Relevant

LGI 2 (14), Dimension 7	Assessment	Remarks
The scope for resettlement is clearly circumscribed and procedures exist to deal with it in line with best practice.	<p>A: Substantive application of resettlement and rehabilitation policy that is in line with global best practice.</p> <p>B: Applied resettlement policy is partly in line with global best practice, and in most cases applied</p> <p>C: Resettlement policy exists, but is only in part of the cases applied.</p> <p>D: Resettlement policy does not exist; if resettlement takes place than it is in an ad-hoc manner.</p>	Relevant

Indicator 15: Policy implementation is effective, consistent and transparent and involves local stakeholders.

LGI 3 (15), Dimension 1	Assessment	Remarks
Investors provide sufficient information to allow rigorous evaluation of proposed investments.	<p>A: Investors' business plans (application materials) require sufficient evidence of technical viability, community consultation, and availability of resources to effectively identify project risk and viability and effectively monitor progress.</p> <p>B: Investors' business plans (application materials) require some evidence of technical viability, community consultation, and availability of resources but this is only sufficient to identify project risk ex ante.</p> <p>C: Investors' business plans (application materials) require some evidence of technical viability, community consultation, and availability of resources but this is insufficient to effectively identify project risk ex ante.</p> <p>D: Investors' business plans (application materials) is insufficient to assess technical viability, community consultation, and availability of resources.</p>	Relevant

LGI 3 (15), Dimension 3	Assessment	Remarks
Right holders and investors negotiate freely and directly with full access to relevant information.	<p>A: Those holding rights to land with potential for investment have incentives and opportunities to obtain truthful information on the extent of their rights (and the most effective ways to utilize them), and the true potential of their resources.</p> <p>B: Those holding rights to land with potential for investment have clearly defined rights and incentives to properly negotiate but opportunities to obtain relevant information and assistance at reasonable cost are limited.</p> <p>C: Those holding rights to land with potential for investment have incentives to properly negotiate but their rights are unclear or opportunities to obtain relevant information or assistance do not exist.</p> <p>D: Current users have limited or no rights.</p>	Relevant

LGI 3 (15), Dimension 4	Assessment	Remarks
Contractual provisions regarding benefit sharing are publicly disclosed.	<p>A: Benefit sharing modalities are routinely included in relevant contractual arrangements, and disclosed publicly. Existing right holders are recognized.</p> <p>B: Modalities for benefit sharing are routinely included in relevant contractual arrangements, but there is limited public disclosure.</p> <p>C: Modalities for benefit sharing included in a significant share of relevant contractual arrangements and affected parties are aware of these and of ways to enforce them even though there is limited public disclosure.</p> <p>D: The majority of contractual arrangements do not include information on benefit sharing</p>	Relevant

Indicator 16: Contracts involving public land are public with agreements monitored and enforced.

LGI 4 (16), Dimension 1	Assessment	Remarks
Information on spatial extent and duration of approved concessions is publicly available.	<p>A: Comprehensive and consolidated information on spatial extent, duration, and parties involved in concessions/leases is available publicly.</p> <p>B: Spatial and temporal information is available to relevant government institutions and made available routinely to interested private parties upon request.</p> <p>C: Spatial information and temporal information is available to relevant government institutions but not accessible on a routine basis by private parties.</p> <p>D: Comprehensive and consolidated information on spatial extent and duration of concessions/leases is not readily available to government or different departments rely on different sources of information.</p>	Relevant

LGI 4 (16), Dimension 2	Assessment	Remarks
Compliance with safeguards on concessions is monitored and enforced effectively and consistently.	<p>A: Third-party monitoring of investors' (and the state's) compliance with safeguards is routine and mechanisms to quickly and effectively reach adherence in case of problems exist.</p> <p>B: Third-party monitoring of investors' (and the state's) compliance with safeguards is practice in some cases but mechanisms to quickly and effectively reach adherence in case of problems exist.</p> <p>C: There is little third-party monitoring of investors' compliance with safeguards and mechanisms to quickly and effectively ensure adherence are difficult to access for affected communities.</p> <p>D: There is little third-party monitoring of investors' compliance with safeguards and mechanisms to quickly and effectively ensure adherence are virtually non-existent.</p>	Relevant

LGI 4 (16), Dimension 3	Assessment	Remarks
Avenues to deal with non-compliance exist and obtain timely and fair decisions.	<p>A: Third-party monitoring of investors' (and the state's) compliance with contractual provisions is routine and mechanisms to quickly and effectively reach arbitration in case of problems exist.</p> <p>B: Third-party monitoring of investors' (and the state's) compliance with contractual provisions is practices in some cases but mechanisms to quickly and effectively reach arbitration in case of problems exist.</p> <p>C: There is little third-party monitoring of investors' compliance with contractual provisions and mechanisms to quickly and effectively reach arbitration are difficult to access for affected communities but work for investors.</p> <p>D: There is little third-party monitoring of investors' compliance with contractual provisions and mechanisms to quickly and effectively reach arbitration are virtually non-existent.</p>	Relevant

Panel 6: Public Provision of Land Information: Registry and Cadastre

Indicator 17: Mechanisms for recognition of rights.

LGI 1 (17), Dimension 1		Assessment		Remarks	
Land possession by the poor can be formalized in line with local norms in an efficient and transparent process.		<p>A: There is a clear, practical process for the formal recognition of possession and this process is implemented effectively, consistently and transparently.</p> <p>B: There is a clear, practical process for the formal recognition of possession but this process is not implemented effectively, consistently or transparently.</p> <p>C: The process for the formal recognition of possession is not clear and is not implemented effectively, consistently or transparently.</p> <p>D: There is no process for formal recognition of possession.</p>		Relevant	
Data Sources		<p>Ownership and Other Proprietary Rights Act</p> <p>Physical Planning Act</p> <p>Building Act</p> <p>Law on State Survey and the Real Property Cadastre</p>		Matrix: types of formalization process	
Formalization	Formalization process		Implementation	Growth in informality	Comments
1. Informal urban settlement on private land					
2. Informal urban occupation on public land					
3. Informal occupation of forest land or protected areas (national parks, wildlife reserves, etc.)					
4. Other (please specify:)					

LGI 1 (17), Dimension 2	Assessment	Remarks
Non-documentary evidence is effectively used to help establish rights.	<p>A: Non-documentary forms of evidence allow full recognition of claims to property when other forms of evidence are not available.</p> <p>B: Non-documentary forms of evidence are used to obtain recognition of a claim to property along with other documents (e.g. tax receipts or informal purchase notes) when other forms of evidence are not available. They have about the same strength as provided documents.</p> <p>C: Non-documentary forms of evidence are used to obtain recognition of a claim to property along with other documents (e.g. tax receipts or informal purchase notes) when other forms of evidence are not available. They have less strength than the provided documents.</p> <p>D: Non-documentary forms of evidence are almost never used to obtain recognition of claims to property.</p>	Relevant

LGI 1 (17), Dimension 3	Assessment	Remarks
Long-term unchallenged possession is formally recognized.	<p>A: Legislation exists to formally recognize long-term, unchallenged possession and this applies to both public and private land although different rules may apply.</p> <p>B: Legislation exists to formally recognize long-term, unchallenged possession but applies only to one specific type of land (e.g. either public land or private land).</p> <p>C: Legislation exists to formally recognize long-term, unchallenged possession but due to the way this legislation is implemented, formal recognition is granted to very few or no applicants for recognition on either public or private land.</p> <p>D: Legislation to formally recognize long-term, unchallenged possession does not exist.</p>	Relevant

LGI 1 (17), Dimension 4	Assessment	Remarks
First-time recording of rights on demand includes proper safeguards and access is not restricted by high fees	<p>A: On-demand recording of rights includes proper safeguards to prevent abuse and costs do not exceed 0.5% of the property value.</p> <p>B: On-demand recording of rights includes proper safeguards to prevent abuse and costs do not exceed 2% of the property value.</p> <p>C: On-demand recording of rights includes proper safeguards to prevent abuse and costs do not exceed 5% of the property value.</p> <p>D: On-demand recording of rights does not include proper safeguards to prevent abuse or costs exceed 5% of the property value.</p>	Relevant
Data Sources	<p>Croatian Bureau of Statistics yearly report on buildings and flats</p> <p>Croatian Chamber of Chartered Geodetic Engineers price list of surveying services</p>	<p>Estimation of costs of On-demand recording of rights and property value ratio will be made on the base of Croatian Bureau of Statistics yearly report on buildings and flats and Croatian Chamber of Chartered Geodetic Engineers price list of surveying services.</p>

Indicator 18: Completeness of the land registry.

LGI 2 (18), Dimension 1	Assessment	Remarks
Total cost of recording a property transfer is low.	<p>A: The total cost for recording a property transfer is less than 1% of the property value (time and effort costs, informal and official fees etc.).</p> <p>B: The total cost for recording a property transfer is between 1% and less than 2% of the property value.</p> <p>C: The total cost for recording a property transfer is between 2% and less than 5% of the property value.</p> <p>D: The total cost for recording a property transfer is equal to or greater than 5% of the property value.</p>	Relevant
Data Sources	<p>Court Fees Act</p> <p>Regulations on determining the costs of state survey data use</p>	Matrix: breakdown of all transfer costs (registry fees and other costs)
List the procedures or documentation required for registering a property transfer for property valued at []	Transfer Related Costs [cost or % of value]	
1.		
2.		

LGI 2 (18), Dimension 2	Assessment	Remarks
Information held in records is linked to maps that reflect current reality.	<p>A: More than 90% of records for privately held land recorded in the registry are readily identifiable in maps (spatial records).</p> <p>B: Between 70% and 90% of records for privately held land recorded in the registry are readily identifiable in maps (spatial records).</p> <p>C: Between 50% and 70% of records for privately held land recorded in the registry are readily identifiable in maps (spatial records).</p> <p>D: Less than 50% of records for privately held land recorded in the registry are readily identifiable in maps (spatial records).</p>	Relevant
Data Sources	<p>State Geodetic Administration, Sector for Cadastral System</p> <p>Ministry Of Justice, Department of Land Registry Law</p>	Estimation of percentage of records for privately held land recorded in the registry are readily identifiable in maps and that reflect current reality will be made on Reports given by State Geodetic Administration, Sector for Cadastral System and Ministry Of Justice, Department of Land Registry Law.

LGI 2 (18), Dimension 3	Assessment	Remarks
All relevant private encumbrances are recorded.	<p>A: Relevant private encumbrances are recorded consistently and in a reliable fashion and can be verified at low cost by any interested party.</p> <p>B: Relevant private encumbrances are recorded consistently and in a reliable fashion but the cost of accessing them is high.</p> <p>C: Relevant private encumbrances are recorded but this is not done in a consistent and reliable manner.</p> <p>D: Relevant private encumbrances are not recorded.</p>	Relevant

LGI 2 (18), Dimension 4	Assessment	Remarks
All relevant public restrictions or charges are recorded.	<p>A: Relevant public restrictions or charges are recorded consistently and in a reliable fashion and can be verified at a low cost by any interested party.</p> <p>B: Relevant public restrictions or charges are recorded consistently and in a reliable fashion but the cost of accessing them is high.</p> <p>C: Relevant public restrictions or charges are recorded but this is not done in a consistent and reliable manner.</p> <p>D: Relevant public restrictions or charges are not recorded.</p>	Relevant

LGI 2 (18), Dimension 5	Assessment	Remarks
There is a timely response to requests for accessing registry records.	<p>A: Copies or extracts of documents recording rights in property can generally be obtained within 1 day of request.</p> <p>B: Copies or extracts of documents recording rights in property can generally be obtained within 1 week of request.</p> <p>C: It generally takes more than 1 week after request to produce a copy or extract of documents recording rights in property.</p> <p>D: It is not unusual that an extract or copy of a record cannot be produced in response to a request as the original record cannot be located.</p>	Relevant

LGI 2 (18), Dimension 6	Assessment	Remarks
The registry is searchable.	<p>A: The records in the registry can be searched by both right holder name and parcel.</p> <p>B: The records in the registry can only be searched by right holder name.</p> <p>C: The records in the registry can only be searched by parcel.</p> <p>D: The records in the registry cannot be searched by either right holder name or parcel.</p>	Relevant

LGI 2 (18), Dimension 7	Assessment	Remarks
Land information records are easily accessed.	<p>A: Copies or extracts of documents recording rights in property can be obtained by anyone who pays the necessary formal fee, if any.</p> <p>B: Copies or extracts of documents recording rights in property can only be obtained by intermediaries and those who can demonstrate an interest in the property upon payment of the necessary formal fee, if any.</p> <p>C: Copies or extracts of documents recording rights in property can only be obtained by intermediaries upon payment of the necessary formal fee, if any.</p> <p>D: Records on land rights are not publicly accessible or can only be obtained by paying an informal fee.</p>	Relevant

Indicator 19: Reliability: Registry information is updated and sufficient to make meaningful inferences on ownership.

LGI 3 (19), Dimension 1	Assessment	Remarks
Information in public registries is synchronized to ensure integrity of rights and reduce transaction cost.	<p>A: Links are in place for all types of public land information registries; mandatory checks are performed to ensure legitimacy of any transactions that materially affects certain parties' land rights before they can be finalized.</p> <p>B: Links are in place for all types of public land information registries but checks on the legitimacy of transactions that affects certain parties' land rights are only performed ex post.</p> <p>C: Links are in place for some types of land information and checks are insufficient to eliminate a significant number of potentially fraudulent transactions.</p> <p>D: Few or none of the relevant links exist.</p>	Relevant

LGI 3 (19), Dimension 2	Assessment	Remarks
Registry information is up-to-date and reflects ground reality	<p>A: More than 90% of the ownership information in the registry/cadaster is up-to-date and reflects ground reality.</p> <p>B: Between 70% and 90% of the ownership information in registry/cadaster is up-to-date and reflects ground reality.</p> <p>C: Between 50% and 70% of the ownership information in registry/cadaster is up-to-date and reflects ground reality.</p> <p>D: Less than 50% of the ownership information in the registry/cadaster is up-to-date and reflects ground reality.</p>	Relevant
Data Sources	<p>Ministry Of Justice, Department of Land Registry Law</p> <p>State Geodetic Administration, Sector for Cadastral System</p>	Estimation of percentage of the ownership information in the registry/cadaster which are up-to-date and reflects ground reality will be made on Reports given by State Geodetic Administration, Sector for Cadastral System and Ministry Of Justice, Department of Land Registry Law.

Indicator 20: Cost-effectiveness and sustainability: land administration services are provided in cost-effective ways that are sustainable in the long term.

LGI 4 (20), Dimension 1	Assessment	Remarks
The registry is financially sustainable through fee collection to finance its operations.	<p>A: The total fees collected by the registry exceed the total registry operating costs. (Total operating costs include all non-capital investment costs (i.e. salaries and wages, materials, transportation, etc.) associated with registry operating costs.)</p> <p>B: The total fees collected by the registry are greater than 90% of the total registry operating costs.</p> <p>C: The total fees collected by the registry are between 50% and 90% of the total registry operating costs.</p> <p>D: The total fees collected by the registry are less than 50% of the total registry operating costs.</p>	Relevant
Data Sources	Report on the annual revenues and expenditures / Annual Budgets of Ministry Of Justice, Department of Land Registry Law and State Geodetic Administration	Estimation of total fees collected by the registry exceed and the total registry operating costs ratio will be made on Report on the annual revenues and expenditures/Annual Budgets of Ministry Of Justice, Department of Land Registry Law and State Geodetic Administration.

LGI 4 (20), Dimension 2	Assessment	Remarks
Investment in land admin. is sufficient to cope with demand for high quality services.	<p>A: Investment in human and physical is sufficient to achieve or maintain high service standards and to proactively respond to future needs and new developments in the sector.</p> <p>B: Investment in human and physical is sufficient to maintain high service standards but does not allow for proactively responding to future needs and new developments in the sector.</p> <p>C: Human and physical capital investment is sufficient to maintain medium service standards but does not allow to proactively adapt to new developments.</p> <p>D: There is little or no investment in capital in the system to record rights in land.</p>	Relevant
Data Sources	Annual Budgets of Ministry Of Justice, Department of Land Registry Law and State Geodetic Administration	List capital expenditure and other expenditures, list capital investment needed for sustainability: from Annual Budgets of Ministry Of Justice, Department of Land Registry Law and State Geodetic Administration

Indicator 21: Fees are determined transparently to cover the cost of service provision.

LGI 5 (21), Dimension 1	Assessment	Remarks
Fees have a clear rationale, their schedule is public, and all payments are accounted for.	<p>A: A clear rationale and schedule of fees for different services is publicly accessible and receipts are issued for all transactions.</p> <p>B: A clear rationale and schedule of fees for different services is not publicly accessible, but receipts are issued for all transactions.</p> <p>C: A clear rationale and schedule of fees for different services is publicly accessible, but receipts are not issued for all transactions.</p> <p>D: A clear rationale and schedule of fees for different services is not publicly accessible and receipts are not issued for all transactions.</p>	Relevant

LGI 5 (21), Dimension 2	Assessment	Remarks
Informal payments are discouraged.	<p>A: Effective mechanisms to detect and deal with illegal staff behavior exist in all registry offices and all cases are promptly dealt with.</p> <p>B: Mechanisms to detect and deal with illegal staff behavior exist in all registry offices but cases are not systematically or promptly dealt with.</p> <p>C: Mechanisms to detect and deal with illegal staff behavior exist in some registry offices.</p> <p>D: Mechanisms to detect and deal with illegal staff behavior are largely non-existent.</p>	Relevant

LGI 5 (21), Dimension 3	Assessment	Remarks
Service standards are published and regularly monitored.	<p>A: There are published service standards (including dealing with deal with illegal staff behavior), the registry actively monitors its performance against these standards and results are public.</p> <p>B: There are published service standards, but the registry does not actively monitor its performance against these standards.</p> <p>C: Service standards have been established, but have not been published and there is little attempt to monitor performance against the standards.</p> <p>D: There are no service standards set and no attempt to monitor customer service or illegal behaviors by staff.</p>	Relevant

Panel 7: Land Valuation and Taxation

Indicator 22: Transparency of valuations: valuations are based on clear principles, applied uniformly, updated regularly, and publicly accessible.

LGI 1 (22), Dimension 1	Assessment	Remarks
There is a clear process of property valuation.	<p>A: The assessment of land/property values for tax or compensation purposes reflects market prices with minimal differences between recorded values and market prices across different uses and types of users and valuation rolls are regularly updated.</p> <p>B: The assessment of land/property for tax or compensation purposes reflects market prices, but there are significant differences between recorded values and market prices across different uses and types of users; valuation rolls are updated regularly</p> <p>C: The assessment of land/property for tax or compensation purposes has some relationship to market prices, but there are significant gaps between recorded values and market prices across different uses or types of users and valuation rolls are not updated.</p> <p>D: The assessment of land/property for tax or compensation purposes is not clearly based on market prices.</p>	Relevant

LGI 1 (22), Dimension 2	Assessment	Remarks
Valuation rolls are publicly accessible.	<p>A: There is a policy that valuation rolls be publicly accessible and this policy is effective for all properties that are considered for taxation.</p> <p>B: There is a policy that valuation rolls be publicly accessible and this policy is effective for most of the properties that are considered for taxation.</p> <p>C: There is a policy that valuation rolls be publicly accessible and this policy is effective for a minority of properties that are considered for taxation.</p> <p>D: There is no policy that valuation rolls be publicly accessible.</p>	Relevant

Indicator 23: Collection efficiency: land and property taxes are collected and the yield from doing so exceeds collection cost.

LGI 2 (23), Dimension 1	Assessment	Remarks
Exemptions from property taxes payment are justified and transparent.	<p>A: There are limited exemptions to the payment of land/property taxes, and the exemptions that exist are clearly based on equity or efficiency grounds and applied in a transparent and consistent manner.</p> <p>B: There are limited exemptions to the payment of land/property taxes, and the exemptions that exist are clearly based on equity or efficiency grounds but are not applied in a transparent and consistent manner.</p> <p>C: The exemptions to the payment of land/property taxes are not always clearly based on equity or efficiency grounds and are not always applied in a transparent and consistent manner.</p> <p>D: It is not clear what rationale is applied in granting an exemption to the payment of land/property taxes and there is considerable discretion in the granting of such exemptions.</p>	Relevant

LGI 2 (23), Dimension 2	Assessment	Remarks
All property holders liable to pay property tax are listed on the tax roll.	<p>A: More than 80% of property holders liable for land/property tax are listed on the tax roll.</p> <p>B: Between 70% and 80% of property holder liable for land/property tax are listed on the tax roll.</p> <p>C: Between 50% and 70% of property holder liable for land/property tax are listed on the tax roll.</p> <p>D: Less than 50% of property holders liable for land/property tax are listed on the tax roll.</p>	Relevant
Data Sources	Ministry of Finance: Tax Administration	Estimation of percentage of property holders liable for land/property tax listed on the tax roll will be made on base of official data from Ministry of Finance: Tax Administration.

LGI 2 (23), Dimension 3	Assessment	Remarks
Assessed property taxes are collected.	<p>A: More than 80% of assessed land/property taxes are collected.</p> <p>B: Between 70% and 80% of assessed land/ property taxes are collected.</p> <p>C: Between 50% and 70% of assessed land/property taxes are collected.</p> <p>D: Less than 50% of assessed land/property taxes are collected.</p>	Relevant

LGI 2 (23), Dimension 4	Assessment	Remarks
Receipts from property tax exceed the cost of collection.	<p>A: The amount of property taxes collected exceeds the cost of staff in charge of collection by a factor of more than 5.</p> <p>B: The amount of property taxes collected is between 3 and 5 times cost of staff in charge of collection.</p> <p>C: The amount of property taxes collected is between 1 and 3 times cost of staff in charge of collection.</p> <p>D: The amount of property taxes collected is less than the cost of staff in charge of collection.</p>	Relevant

Panel 8: Dispute Resolution

Indicator 24: Assignment of responsibility: responsibility for conflict management at different levels is clearly assigned, in line with actual practice, relevant bodies are competent in applicable legal matters, and decisions can be appealed against.

LGI 1 (24), Dimension 1	Assessment	Remarks
There is clear assignment of responsibility for conflict resolution.	<p>A: There are no parallel avenues for conflict resolution or, if parallel avenues exist, responsibilities are clearly assigned and widely known and explicit rules for shifting from one to the other are in place to minimize the scope for forum shopping.</p> <p>B: There are parallel avenues for dispute resolution but cases cannot be pursued in parallel through different channels and evidence and rulings may be shared between institutions so as to minimize the scope for forum shopping.</p> <p>C: There are parallel avenues for dispute resolution and cases can be pursued in parallel through different channels but sharing of evidence and rulings may occur on an ad-hoc basis.</p> <p>D: There are parallel avenues for dispute resolution and cases can be pursued in parallel through different channels and there is no sharing of information.</p>	Relevant

LGI 1 (24), Dimension 2	Assessment	Remarks
Conflict resolution mechanisms are accessible to the public.	<p>A: Institutions for providing a first instance of conflict resolution are accessible at the local level in the majority of communities.</p> <p>B: Institutions for providing a first instance of conflict resolution are accessible at the local level in less than half of communities but where these are not available informal institutions perform this function in a way that is locally recognized.</p> <p>C: Institutions for providing a first instance of conflict resolution are accessible at the local level in less than half of communities, and where these are not available informal institutions do not exist or cannot perform this function in a way that is locally recognized.</p> <p>D: Less than a quarter of communities have institutions formally empowered to resolve conflicts and a variety of informal institutions may be available in the rest.</p>	Relevant

LGI 1 (24), Dimension 3	Assessment	Remarks
Mutually accepted agreements reached through informal dispute resolution systems are encouraged.	<p>A: There is a local, informal dispute resolution system that resolves a significant number of conflicts in an effective and equitable manner and which is recognized in the formal judicial or administrative dispute resolution system.</p> <p>B: There is a local, informal dispute resolution system that resolves a significant number of conflicts in an effective and equitable manner but which is not recognized in the formal judicial or administrative dispute resolution system.</p> <p>C: There is a local, informal dispute resolution system that makes decisions that are not always equitable but this system is recognized in the formal judicial or administrative dispute resolution system.</p> <p>D: There is no effective informal or local dispute resolution system in place that can resolve a significant number of land related disputes effectively.</p>	Relevant

LGI 1 (24), Dimension 4	Assessment	Remarks
There is an accessible, affordable and timely process for appealing disputed rulings.	<p>A: A process exists to appeal rulings on land cases at reasonable cost with disputes resolved in a timely manner.</p> <p>B: A process exists to appeal rulings on land cases at high cost with disputes resolved in a timely manner.</p> <p>C: A process exists to appeal rulings on land cases at high cost and the process takes a long time/ the costs are low but the process takes a long time.</p> <p>D: A process does not exist to appeal rulings on land cases.</p>	Relevant

Indicator 25: The share of land affected by pending conflicts is low and decreasing.

LGI 2 (25), Dimension 1		Assessment	Remarks
Land disputes constitute a small proportion of cases in the formal legal system.		<p>A: Land disputes in the formal court system are less than 10% of the total court cases.</p> <p>B: Land disputes in the formal court system are between 10% and 30% of the total court cases.</p> <p>C: Land disputes in the formal court system are between 30% and 50% of the total court cases.</p> <p>D: Land disputes in the formal court system are more than 50% of the total court cases.</p>	Relevant
Data Sources		Ministry Of Justice, Department of Land Registry Law: Annual Court Statistics Report	% of existing land disputes + Matrix types of disputes and time to resolve
Type of Dispute	Number of conflicts (in sample or dataset)	Average Time to Resolve (months)	Average Cost to Resolve
Total cases in sample/dataset			
Total Land Disputes			
Inheritance/family dispute			
Property transaction/contract			
Challenge to ownership			
Expropriation			
Boundary dispute			
Dispute over use			
Trespass			
Right of access/passage			
Mortgage/loan			
Other (Please specify)			

LGI 2 (25), Dimension 2	Assessment	Remarks
Conflicts in the formal system are resolved in a timely manner.	<p>A: A decision in a land-related conflict is reached in the first instance court within 6 months for more than 90% of cases.</p> <p>B: A decision in a land-related conflict is reached in the first instance court within 1 year for 90% of cases.</p> <p>C: A decision in a land-related conflict is reached in the first instance court within 18 months for 90% of cases.</p> <p>D: A decision in a land-related conflict is reached in the first instance court within 2 year or more for 90% of cases.</p>	Relevant
Data Sources	Ministry Of Justice, Department of Land Registry Law: Annual Court Statistics Reports	Estimation of percentage of land-related conflict is reached in the first instance court within 6 months will be made from Annual Court Statistics Reports of Ministry Of Justice, Department of Land Registry Law.

LGI 2 (25), Dimension 3	Assessment	Remarks
There are few long-standing (> 5 years) land conflicts.	<p>A: The share of long-standing land conflicts is less than 5% of the total pending land dispute court cases.</p> <p>B: The share of long-standing land conflicts is between 5% and 10% of the total pending land dispute court cases.</p> <p>C: The share of long-standing land conflicts is between 10% and 20% of the total pending land dispute court cases.</p> <p>D: The share of long-standing land conflicts is greater than 20% of the total pending land dispute court cases.</p>	Relevant
Data Sources	Ministry Of Justice, Department of Land Registry Law: Annual Court Statistics Reports	Estimation of percentage of long-standing land conflicts will be made from Annual Court Statistics Reports of Ministry Of Justice, Department of Land Registry Law.

Panel 9: Institutional Arrangements & Policies

Indicator 26: Clarity of mandates and practice: institutional mandates concerning the regulation and management of the land sector are clearly defined, duplication of responsibilities is avoided and information is shared as needed.

LGI 1 (26), Dimension 1	Assessment	Remarks
Land policy formulation, implementation and arbitration are separated to avoid conflict of interest.	<p>A: In situations that can entail conflicts of interest or are sensitive to abuse (e.g. transfers of land rights) there is a clear separation in the roles of policy formulation, implementation and arbitration.</p> <p>B: In situations that can entail conflicts of interest or are sensitive to abuse (e.g. transfers of land rights) there is some separation in the roles of policy formulation, implementation and arbitration.</p> <p>C: In situations that can entail conflicts of interest or are sensitive to abuse (e.g. transfers of land rights) there is some separation in the roles of policy formulation, but not between implementation and arbitration.</p> <p>D: In situations that can entail conflicts of interest or are sensitive to abuse (e.g. transfers of land rights) there is no clear separation in the roles of policy formulation, implementation and arbitration.</p>	<p>Relevant</p> <p>“but not between” is missing in Annotated framework.</p>
Data Sources	Act on the Structure and Scope of Ministries and State Administration Organizations	Matrix: list of authorities, type of land they manage, mandate, overlaps

LGI 1 (26), Dimension 2	Assessment	Remarks
Responsibilities of the ministries and agencies dealing with land do not overlap (horizontal overlap).	<p>A: The mandated responsibilities exercised by the authorities dealing with land governance are non-overlapping with those of other land sector agencies.</p> <p>B: The mandated responsibilities of the various authorities dealing with land governance issues are defined with a limited amount of overlap with those of other land sector agencies but there are few problems.</p> <p>C: The mandated responsibilities of the various authorities dealing with land governance issues are defined but institutional overlap with those of other land sector agencies and inconsistency is a problem.</p> <p>D: The mandated responsibilities of the various authorities dealing with land governance are defined poorly, if at all, and institutional overlap and inconsistency is a serious problem.</p>	<p>Relevant</p> <p>Annotated framework in B, C and D states land administration instead of land governance</p>
Data Sources	Act on the Structure and Scope of Ministries and State Administration Organizations	Idem LGI 5, i)

LGI 1 (26), Dimension 3	Assessment	Remarks
Administrative (vertical) overlap is avoided.	<p>A: Assignment of land-related responsibilities between the different levels of administration and government is clear and non-overlapping.</p> <p>B: Division of land-related responsibilities between the different levels of administration and government is clear with minor overlaps.</p> <p>C: Division of land-related responsibilities between the different levels of administration and government is characterized by large overlaps.</p> <p>D: Division of land-related responsibilities between the different levels of administration and government is unclear.</p>	<p>Relevant</p>

LGI 1 (26), Dimension 4	Assessment	Remarks
Land right and use information is shared by public bodies; key parts are regularly reported on and publicly accessible.	<p>A: Information related to rights in land is available to other institutions that need this information at reasonable cost and is readily accessible, largely due to the fact that land information is maintained in a uniform way.</p> <p>B: Information related to rights in land is available to interested institutions and although this information is available at reasonable cost, it is not readily accessible as the information is not maintained in a uniform way.</p> <p>C: Information related to rights in land is available to interested institutions but this information is not readily accessible or not available at a reasonable cost.</p> <p>D: Information related to rights in land is not available to interested institutions as a matter of policy or practice.</p>	Relevant

LGI 1 (26), Dimension 5	Assessment	Remarks
Overlaps of rights (based on tenure typology) are minimal and do not cause friction or dispute.	<p>A: The issues identified in the tenure Legal framework and procedures for land-related matters (incl. renewable and subsoil resources) are fully consistent and a unified mechanism for complaint and grievance redress is available in case of overlap.</p> <p>B: The Legal framework and procedures for land-related matters (incl. renewable and subsoil resources) are fully consistent but there may be differences in the way complaints and grievance redress are handled.</p> <p>C: The Legal framework and procedures for land-related matters (incl. renewable and subsoil resources) deal with land-related matters very differently but have functioning mechanisms for redressing overlap in place.</p> <p>D: The Legal framework and procedures for land-related matters (incl. renewable and subsoil resources) deal with land-related matters very differently and effective mechanisms for addressing overlap are not in place.</p>	Relevant

LGI 1 (26), Dimension 6	Assessment	Remarks
<p>Ambiguity in institutional mandates (based on institutional map) does not cause problems.</p>	<p>A: The processes applied by public institutions dealing with land are fully integrated and consistent.</p> <p>B: With minor exceptions, the processes applied by public institutions dealing with land are fully integrated and consistent.</p> <p>C: Different public institutions deal with land-related matters very differently but functioning mechanisms for coordination are in place and regularly used.</p> <p>D: Different public institutions deal with land-related matters very differently and effective mechanisms for coordination are not in place.</p>	<p>Relevant</p>

Indicator 27: Equity and non-discrimination in the decision-making process: policies are formulated in a broad public process, address equity, and implementation is meaningfully monitored.

LGI 2 (27), Dimension 1	Assessment	Remarks
Land policies and regulations are developed in a participatory manner involving all relevant stakeholders.	<p>A: A comprehensive land policy exists or can be inferred by the existing legislation, and those affected by decisions were consulted beforehand and their feedback on the resulting policy is incorporated.</p> <p>B: A comprehensive land policy exists or can be inferred by the existing legislation, and sections of the community affected by these decisions are informed, but feedback is usually not sought or not used in making decisions</p> <p>C: Policy exists or can be inferred by the existing legislation but it is incomplete (some key aspects are missing or only covers part of the country such as only urban or only rural areas) and decisions that affect some sections of the community are made without prior consultation.</p> <p>D: No clear land policy exists or can be inferred by the existing legislation and land policy decisions are generally taken without consultation of those affected.</p>	Relevant

LGI 2 (27), Dimension 2		Assessment		Remarks
Land policies address equity and poverty reduction goals; progress towards these is publicly monitored.		<p>A: Land policies incorporate clearly formulated equity and poverty objectives that are regularly and meaningfully monitored, and their impact on equity and poverty issues is compared to that of other policy instruments.</p> <p>B: Land policies incorporate clearly formulated equity and poverty objectives that are regularly and meaningfully monitored but their impact on equity and poverty issues is not compared to that of other policy instruments.</p> <p>C: Land policies incorporate some equity and poverty objectives but these are not regularly and meaningfully monitored.</p> <p>D: Equity and/or poverty issues are not considered by land policies.</p>		Relevant
Data Sources		<p>Strategy for Sustainable Development of the Republic of Croatia (NSDS)</p> <p>Anti-discrimination Act</p> <p>Social Welfare Act</p>		Matrix: list of vulnerable social groups and analysis of policy consideration, monitoring
Rights of ...	Considered in policy	Meaningfully monitored	Impact compared to other policy instruments	Comments
Indigenous				
Migrants				
Landless				
Women				
Other (please specify)				
Codes:	1 = Well considered; 2 = Considered but could be improved; 3 = Not considered; N/A = Not applicable.	1 = Well monitored; 2 = Monitored but could be improved; 3 = Not monitored; N/A = Not applicable	1 = Impact compared; 2 = Impact not compared; N/A = Not applicable.	

LGI 2 (27), Dimension 3	Assessment	Remarks
Land policies address ecological and environmental goals; progress towards these is publicly monitored.	<p>A: Land policies incorporate clearly formulated ecology and environmental sustainability objectives that are regularly and meaningfully monitored, and their impact is compared to that of other policy instruments.</p> <p>B: Land policies incorporate clearly formulated ecology and environmental sustainability objectives that are regularly and meaningfully monitored but their impact is not compared to that of other policy instruments.</p> <p>C: Land policies incorporate some ecology and environmental sustainability objectives but these are not regularly and meaningfully monitored.</p> <p>D: Ecology and environmental sustainability issues are not considered by land policies.</p>	Relevant

LGI 2 (27), Dimension 4	Assessment	Remarks
The implementation of land policy is costed, matched with benefits and adequately resourced.	<p>A: Implementation of land policy is costed, expected benefits identified and compared to cost, and there are a sufficient budget, resources and institutional capacity for implementation.</p> <p>B: The implementation of land policy is costed, though not necessarily based on a comparison of expected benefits and costs. There is an adequate budget, resources and institutional capacity.</p> <p>C: The implementation of land policy is not fully costed and/or to implement the policy there are serious inadequacies in at least one area of budget, resources or institutional capacity.</p> <p>D: The implementation of land policy is not costed and there is inadequate budget, resources and capacity to implement the land policy.</p>	Relevant

LGI 2 (27), Dimension 5	Assessment	Remarks
There is regular and public reporting indicating progress in policy implementation.	<p>A: Formal land institutions report on land policy implementation in a regular, meaningful, and comprehensive way with reports being publicly accessible.</p> <p>B: Formal land institutions report on land policy implementation in a regular and meaningful way but reports are not made public.</p> <p>C: Formal land institutions report on land policy implementation but in a way that does not allow meaningful tracking of progress across different areas or in a sporadic way.</p> <p>D: Formal land institutions report on policy implementation only in exceptional circumstances or not at all.</p>	Relevant

LGI 2 (27), Dimension 6	Assessment	Remarks
Land policies help to improve land use by low-income groups and those who experienced injustice.	<p>A: Policy is in place to improve access to and productive use of assets by poor and marginalized groups, and is applied in practice and is effective</p> <p>B: Policy is in place to improve access to and productive use of assets by poor and marginalized groups, is applied in practice, but is not effective</p> <p>C: Policy is in place to improve access to and productive use of assets by poor and marginalized groups but is not enforced</p> <p>D: No policy in place to improve access to and productive use of assets by poor and marginalized groups.</p>	Relevant

LGI 2 (27), Dimension 7	Assessment	Remarks
Land policies proactively and effectively reduce future disaster risk.	<p>A: Policy is in place to prevent settlement in high risks areas which is enforced, and translates anticipated future risks into land use planning that is enforced.</p> <p>B: Policy is in place to prevent settlement in high risks areas which is enforced, and translates anticipated future risks into land use planning but which is not enforced.</p> <p>C: Policy is in place to prevent settlement in high risks areas but which is not enforced.</p> <p>D: No policy is in place to prevent settlement in high risks areas or anticipated future risks.</p>	Relevant

Annex D: Work Plan

LGAF IMPLEMENTATION IN THE REPUBLIC OF CROATIA – WORKPLAN¹

N°	Activity	Months/weeks																											
		February 2015		March 2015				April 2015				May 2015					June 2015				July 2015				August 2015				
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
Part 1: Inception Phase																													
1	Review LGAF documentation																												
2	Translate LGAF documentation to croatian																												
3	Planning the human and financial resources. Identifying the expert investigators and potential panel participants.																												
4	Coordination with government representatives (SGA)																												
5	Introductory workshop and experts meeting, WB representatives and local experts briefing on TOR and deliverables	17 Feb																											
6	Reviewing the LGAF in the context of the Croatian situation																												
7	Review of LGAF definitions																												
8	Review of LGAF indicators and dimensions																												
9	Development a pilot module on Coastal Zone Management																												
10	Developing the Croatia-specific tenure typology and the Institutional Map of relevant agencies																												
11	Gather quantitative data on selected dimensions																												
12	Update workplan																												
	Deliverable 1: Resource plan and Review of LGAF indicators March 31, 2015																												
	Deliverable 2: A complete typology of land tenure situations and institutional map March 31, 2015																												
	Inception report delivery (D1 & D2), March 31, 2015																												
13	Discussion on deliverable 1&2 with the World Bank, Review and Approval							7 April																					

¹ Contract was signed February 26, 2015

N°	Activity	Months/weeks																											
		February 2015		March 2015				April 2015				May 2015					June 2015				July 2015					August 2015			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
	Part 2: Completion of expert investigators reports and background notes for the panels																												
14	Contract expert investigators																												
15	Technical discussions with expert investigators																												
16	Prepare assesment sheets																												
17	Assess dimensions																												
18	Prepare expert investigators reports																												
19	Workshop for government representaives at WB office in Croatia																												
20	Review of expert investigator reports																												
21	Prepare Background notes for panels																												
	Deliverable 3: Background notes and report from expert investigations May 8, 2015																												
22	Discussion on deliverable 3 with the World Bank, review and approval																												
	Part 3: From the convening of panels until the completion of the final report																												
23	Panels composition - final																												
24	Discussion on panels composition with the World Bank																												
25	Distribute Background notes to panel experts																												
	Panel discussions:																												
26	Panel 1 - Land Rights Recognition																												
27	Panel 2 - Rights to Forest and Common Lands & Rural Land Use Regulations																												
28	Panel 3 - Urban Land Use, Planning, and Development																												

N°	Activity	Months/weeks																											
		February 2015		March 2015				April 2015				May 2015				June 2015				July 2015				August 2015					
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
29	Panel 4 - Public Land Management																												
30	Panel 5 - Transfer of Large Tracts of Land to Investors																												
31	Panel 6 - Public Provision of Land Information: Registry and Cadastre																												
32	Panel 7 - Land Valuation and Taxation																												
33	Panel 8 - Dispute Resolution																												
34	Panel 9 - Institutional Arrangements and Policies																												
35	Panel 10 - Coastal zone Management																												
36	Compilation of the panel reports, scorecard and Aide Memoire																												
37	Comments from panel members																												
	Deliverable 4: Panel reports and scorecard June 19, 2015																												
38	Discussion with the World Bank, review and approval																												
39	Collate all panel results and analyse																												
40	Compilation of Draft report																												
	Deliverable 5: Draft report on land governance July 24, 2015																												
41	English translation (D5) - World Bank																												
42	Discussion on Draft report with the World Bank, review and approval																												
43	Implementation of suggestions from the World Bank and reviewers, compilation of Final report																												
	Deliverable 6: Final report August 28, 2015																												