Sida Evaluation 96/30

Support to the Land Reform in Latvia

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Department for Central and Eastern Europe

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The Mission

1. The mission was carried out in Latvia during the period May 27-31, 1996 in accordance with the Terms of Reference prepared by Sida's Division for Central and Eastern Europe. See Appendix 1. The consultants were Mr. Ian Brook, SURCON AB and Mr. Christer Ragnar, FINRECO AB. The report is based on interviews, formal and informal discussions, documents, publications and reports. The central theme is the on-going Land Reform programme in Latvia, in particular the impact of the Swedish support that has been provided since 1992 through Contracts LVA0021, LVA0151, LVA0531, LVA0532, LVA0691 and LVA0692. The total Sida (formerly BITS) financing that has been provided to date is SEK 14 216 400.

2. Sida (formerly BITS) has also financed two small scale mapping contracts involving the use of satellite imagery - LVA0551 and LVA0552. The total financing is SEK 7 228 000. These projects are also briefly reviewed in the report.

The Objectives of Support to the State Land Service of Latvia

3 The objective of the support that is being provided is to strengthen the resources and competence of the centres that are responsible for cadastral and, ultimately, land registration activities in Latvia. Land registration is a key administrative tool that the Latvian government requires to efficiently implement its Land Reform programme which has as its goal the re-establishment of a just and equitable distribution of land. The attribute data - registers and their contents- and the spatial data - maps and digital databases- are inter-related and indispensable links in one and the same chain.

4. In this report the term cadastre includes both the land cadastre register which contains the mapping and systematic description and inventory of data on land units, and the land register which contain title information including descriptions and determination of rights to and restrictions on land. In Latvia there are two

separate registers: the Land Cadastre register and the Land Book. The creation and maintenance of the Land Cadastre Register is the responsibility of the State Land Service (SLS) through its central office in Riga and thirty-one regional and urban offices. SLS is responsible to the Ministry of Justice. The Land Book is maintained by thirty-one courts - twenty five county courts and six city courts- under the central Land Book Office (LBO). Whereas SLS is a separate organisation the LBO is part of the structure of the Ministry of Justice. The Cadastre Register is in the process of being fully computerised. The Land Book, on the other hand, except for a number of pilot areas in eastern Latvia, is still a classical "paper and file" system. No final decision appears to have been made regarding computerisation, although its integration into a single Land Information System is envisaged in the PHARE II programme.

Cadastral Registers

5. In general terms a well-organised and smoothly functioning cadastral system will support or provide for :

- the establishment of land units on the ground, including the re-structuring of properties by measures such as consolidation.
- the unique definition of land units that can only be changed by a legal process.
- the unique definition is a key to security of ownership which, in turn, facilitates dealings in land and the use of land as collateral to obtain loans.
- the development of a market in land and, on the longer term, the restructuring of land units to form more viable entities.
- the creation of new land units at reasonable prices.
- guaranteed security of ownership and, thereby, the reduction of litigation.
- the identification of overriding planning interests leading to better overall land management in the Public Sector.
- provide input for land policy decisions and local, regional and national physical planning activities including environmental protection.

A national cadastre is often the basis for parcel-related information systems.

6. The Latvian government policy statement which defines the main goals of the system that is being established to manage land and facilitate the Land Reform is based on these principles.

The Cadastral Maps

7. One of the cornerstones of a cadastral system is the maps on which boundaries and other relevant information can be shown. Maps can be produced by photogrammetric or terrestrial methods or by using a combination of both methods. Nowadays photogrammetric methods are increasingly used to produce both line and image-based maps using aerial photography. In Latvia a decision was taken at an early stage to use orthophoto maps to successively replace the old Soviet-era line and photomaps which were out of date for most cadastral applications. Some information will be extracted from these sheets but the orthophoto maps will replace them as the national cadastral index maps.

8. In line with international trends SLS has chosen digital technology for the production of both orthophoto and line maps. Digital methods have long-term benefits: flexibility in the products that can be created is greatly enhanced; data can be exchanged between systems run by different organisations; and the spatial base is created for the development of information systems.

9. During the pre-war period, plot boundary markers and the boundaries between them were precisely surveyed and given coordinates, where possible, in the national coordinate system. This is known as the fixed boundary method. At an early stage of the present reform it was recognised that the precise survey of boundaries in rural and forest areas would seriously slow down the re-establishment of boundary markers and significantly increase costs. The alternative that was chosen is that of general boundaries. A general boundary need not be precisely defined: for example, it can be along either edge or in the middle of a ditch, without its location being precisely defined; similarly, a boundary can follow a hedge, a line of trees or a road. The boundaries can be delimited relative to physical objects that can be identified in the terrain and on aerial photographs. Suitable scale orthophoto maps, together with simple field equipment and methods, are excellent tools for this purpose and the accuracy is adequate. The use of precise coordinate surveys in rural areas is still an option but will only used if a property which has general boundaries is sold, sub-divided or consolidated.

The Legislative Framework

10. A paper by Millgård (1) gives an overview of cadastral legislation in Latvia and contains a comparison of aspects of the cadastral systems in all three Baltic states. In Latvia, after re-independence, one of the first steps towards re-introducing democratic processes and values was the implementation of a land reform to re-establish private ownership of property. At that time the old Soviet legislative structures remained unreformed and there were no functioning cadastral registration systems. The legislative framework is still being built up, modified and amended.

The main current legislative components are:

- The decision of the Supreme Council of the Latvian Republic titled "On agrarian reform of the Republic of Latvia." June 13, 1990.
- An Act issued by the Supreme Council of the Latvian Republic titled: "On Land Commissions." July 10, 1990.
- An Act issued by the Supreme Council of the Latvian Republic titled: "On Land Reform in Rural Areas of the Republic of Latvia." November 21, 1990.
- An Act issued by the Supreme Council of the Latvian Republic titled: "Land Use and Land Surveying." June 21, 1991.
- An Act issued by the Supreme Council of the Latvian Republic titled: "On Land Reform in Cities of the republic of Latvia." November 20, 1991
- An Act issued by the Supreme Council of the Latvian Republic titled: "On Land Privatisation in Rural Areas." July 9, 1992.
- An Act issued by the Supreme Council of the Latvian Republic titled: "State Land Service." December 15, 1992.
- The "Land Book Act." (December 22, 1937; April 5, 1993.
- The "Regulations of the State Land Service of Latvia." May 13, 1993.
- The "Civil Law." May 25, 1993.
- The "Temporary Regulations of the Land Cadastre Centre of the SLS." Approved April 4, 1994.
- Rule no. 107 concerning "Computerised Information Systems of National Importance." The Council of Ministers, May 24, 1994.
- An Act issued by the Supreme Council of the Latvian Republic titled: "On Privatisation of State and Municipal Living Houses." July 11, 1995.
- An Act issued by the Supreme Council of the Latvian Republic titled: "On Flat Property." October 12, 1995.
- The "Regulations on the State Cadastre of Real Property." Issued by the Council of Ministers. April 30, 1996.

It can be noted that the same laws do not apply to the land reform in urban and rural areas.

11. Legal specialists from Swedesurvey have made significant contributions to the formulation of the law of Regulations on the State Cadastre of Real Property which, prior to April 30, 1996 had been a provisional law issued in 1994. According to Millgård (1), it is intended that the law envisages a cadastre comprising attribute and map data and "the text indicates that a computerised system is pre-supposed." The basic units in the cadastre are land units and it will provide information on land, buildings and forest in order to:

- consolidate the rights of owners and users.
- provide the base for taxation.
- generate information for physical planning, statistics, transactions with real property and national economic planning.

Land Reform Implementing Agencies

12. In 1940, when Latvia was annexed by the Soviet Union, private ownership of land was abolished. Cadastral type mapping principally for land management purposes was still carried out, but production was centralised to Kaunas in Lithuania. The land management and soil maps that were produced were detailed and of good quality. After independence the existing Latvian organisations were not geared to produce the map materials needed for implementing a land reform programme. For this purpose a new organisation, the State Land Service (SLS), was created in January 1993, under the Ministry of Justice, by merging the Zemes Projekt, the State Land Survey Department of the Ministry of Agriculture, the Department of Geodesy of the Ministry of Defence and a number of other enterprises working in the surveying sector including the Inventory Bureau and Latvija Karte.

13. The present SLS is a three-tiered organisation as can be seen from the organisation chart in Appendix 2. The staff of SLS is of the order of 1 700 persons with the majority, 1 500 persons, at the regional and local levels. At the operative regional and local levels, adjudication, boundary surveys, data capture and entry in the Cadastre Register is carried out. In [3], Haldrup comments favourably on the democratic way in which the local land committees work in connection with the presentation of land distribution proposals. In the future, SLS will be supported by private enterprises and chartered private surveyors with the survey work.

14. The strategy of the Land Cadastre Centre, which has the central role in the Land Reform, has been based on:

- the development of a stable and effective legislative framework.
- the development of an efficient and rational organisational structure.

- the development of systems and methodology.
- satisfying the need for an adequate and stable financial base.

It was stated that the plan can be fully implemented within 5-7 years. It was made clear that the organisational structure may be subject to further changes by mergers and the inclusion of other bodies that are working with land-related questions. One major, unresolved issue is the organisational location of the Land Book offices.

15. Swedesurvey support, which has been very well received, has been focused on the first three activities.

16. Swedesurvey has also provided valuable support to the Real Property Valuation Centre.

17. The State budget is very strained and it was stated that less than 50% of SLS's budget requirements are met.

The Development of the Land Reform

18. The current land reform is the fourth in a series that started at the beginning of the 19th century. See Appendix 3. The aim of the present reform is to achieve a land distribution similar to that which prevailed at the end of the Second Reform by restoring ownership rights and legally validating them in registers. In 1940, prior to annexation, there were of the order of 270 000 rural properties of which 230 000 were farms with an average area in excess of one hectare. There were of the order of 50 000 urban estates of which just under 40% were in Riga. The current situation is shown in the pie diagram for 1996 in Appendix 3.

19. The results of the first three reforms are very briefly described below. The First Reform, which is also known as the Peasants' Reform, had its roots in the abolition of serfdom in Russia. Land was distributed to peasants by breaking down the large estates that were mainly owned by German landlords. The Second Reform is associated with the development of a prosperous, property owning Latvian society. During this reform, legislation for the cadastre was developed. The current Land Book Act dates from this period (1937). At the outbreak of World War Two Latvia had a modern cadastre based "on exact survey and assessment of the real estate" [6]. During the period of the third reform all land was nationalised and the concept of private ownership of land was abolished together with all earlier laws related to land.

Entries in the Cadastre Register

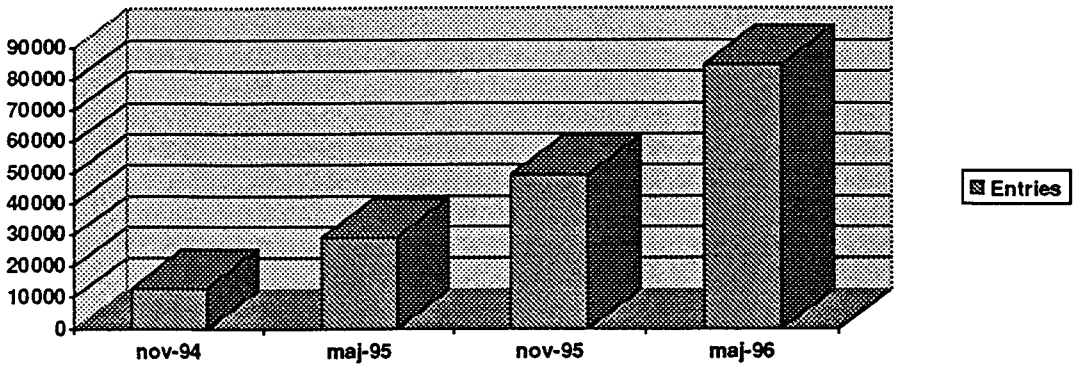
20. The initial phase of the fourth reform involved the establishment of rights to use land as opposed to land ownership. The programme for re-establishing land ownership rights through restitution, replacement, privatisation and compensation

began in 1993. As per May 1, 1996, the following statistics (Appendix 4) are available:

Number of entries registered	84 769
Expected number of total registrations	475 000
Target fulfilment	18 %

21. It should be noted that a number of entries have been registered on the basis of boundary identification on old Soviet maps. These maps, which are generally regarded as good from the point of view of cartographic quality, are in many cases obsolete and the few printed copies that are available are deteriorating due to frequent use. New copies of the maps cannot be produced since the feature separations and printing originals have been taken out of Latvia.

22. The figure below illustrates how the number of entries has increased over the last two years.



Entries in the Land Book

23. Statistics show that 18% of all private land has been registered but the crucial question arises, how many of these entries have been registered in the Land Book?

The following statistics are available for May 1 1996.

Number of entries registered	46 349
Expected number of total registrations	475 000
Target fulfilment	10 %

24. These figures show that only 58% of the entries made in the Cadastre Register have also been entered in the Land Book.

25. Whereas the increase in the number of entries in the Land Book shows a similar pattern to the increase in the number of entries in the Cadastre Register, as illustrated in the figure above, the statistics show that the number of entries in the Land Book constantly lags behind registrations in the Cadastre Register. What is the reason for this situation and why is the gap widening?

26. There is, naturally, no clear-cut answer to this question. We had hoped to be given an opportunity to meet representatives for the Land Book Office to discuss possible reasons. However, in spite of several requests from our side, a meeting could not be arranged during our week in Riga.

27. It can be noted that:

- the level of automatic data capture in the Land Book offices seems to be close to zero which means that all entries are made by making several manual copies of the data in the Cadastre Register.

- there seems to be a tendency amongst land owners to avoid being registered as owners in the Land Book especially when their intention is not to sell or to mortgage their land. This is because a registration automatically triggers a request from the authorities to pay tax on the assessed land value, a request that most people try to avoid as long as possible.

- there is a risk that the privatisation process is fuelled by the wish of the State and the municipalities to be relieved of the responsibility for the costs for maintenance and repair that are connected with ownership. Many prospective owners thus hesitate to take on such a responsibility and the consequence is, in some cases, that they do not even apply for restitution.

28. It should also be noted that the Cadastre Register and the Land Book will be expanded in the future since another centre in the SLS, the Real Property Valuation Centre, has started to build up a building register which will contain all buildings as well as all privatised flats in Latvia. Creation of the flat register was started as recently as one week ago and, so far, only 48 flats out of a total expected number of 400 000 have been registered.

29. Present estimates by SLS are that the Land Reform will be completed within 15 years.

Swedesurvey in Latvia - the Practical and Economic Perspectives

The Practical Perspective

30. In this section the Sida (formerly BITS) financed technical assistance, provided by Swedesurvey during the period 1992-96, is put into a practical and broader economic perspective. Furthermore, an attempt is made to identify some key variables which possibly could be used by Sida as an additional operational tool for monitoring the assistance. A number of general observations are presented which constitute some of the inputs for our recommendations.

31. Swedesurvey and SLS originally identified five fields of co-operation. These were:

- providing advice and assistance concerning the formulation of basic cadastral legislation.
- providing assistance with organisational development and advice on management methods at central and regional levels.
- providing assistance with the development of a Land Information System; advice regarding the development of a central and de-centralised Cadastre Register and possible integration of the Land Book and cadastral maps.
- assistance with the development of cadastral and national mapping programmes including aerial photography and the production of orthophoto maps. Cadastral field survey routines.
- land and property valuation.
- training programmes, study visits and seminars.

32. The plans were very ambitious, in retrospect perhaps over-ambitious, but they must be seen in the light of the fact that Swedesurvey was amongst the first organisations to provide help to the cadastral sector. In 1992 the needs were huge and the base for setting priorities was uncertain.

The present evaluation has shown the following practical levels of achievement.

Legislation

33. Stable and adequate legislation is one of the cornerstones of the Land Reform. The Director of the Land Cadastre Centre highlighted the assistance that has been provided and which, amongst other contributions, had led to the formulation and promulgation of the Regulations on State Cadastre of Real Property. Overall, the assistance provided by the Swedish legal expertise has been

very well received. During last year this support was restricted to carrying out a comparative study of cadastral legislation in the Baltic States.

Organisation and methods

34. The identifiable input is training courses for SLS regional managers and officers responsible for cadastral registration in the regions. It was not possible to quantify the impact of this training as time did not permit visits to offices at the local level, but contacts with and exposure to the Land Survey of Sweden was stated to have been beneficial. The local offices of SLS have a main role in the decentralised land reform process. It was stated that further assistance is required in these fields and also with project monitoring.

Land Information System

35. During the first period of the co-operation a computerised Preliminary (Cadastral) Registration system was developed, with Swedesurvey's assistance, for use in rural areas based on data in land allotment files. Initially, all basic data capture was done in Riga and input of data into the computer database system was also done at the central office. At a later stage of the project, data capture was decentralised to the local offices, but input to the computer system continued to be done in Riga. The second stage of system development, in which Swedesurvey was also closely involved, concerned the development of an improved system called the Cadastre Register. The Preliminary System has been abandoned and its contents are being transferred to the new system. The transfer is expected to be completed within 4-5 months. The Cadastre Register is a decentralised system in which the regional offices use computer systems for data capture. Currently the captured data is sent to Riga on diskettes for input into the central database, but more efficient, reliable and secure transfer methods are being investigated. The system is part of the foundation on which the proposed, "final" Real Property Register will be built presumably within the framework of the planned PHARE II project. It is planned to also include the Land Book in this system to create an LIS.

36. Swedesurvey has provided advice and arranged training concerning operating systems (UNIX), database management systems (ORACLE) and networking. This training is a valuable input to the next development phase. Questions related to data security and networking have also been discussed but there is a need for more in-depth studies.

37. With a view to ensuring continuity in the system development SLS has requested the contractors for the PHARE II project to include a Swedesurvey computer specialist in their development team.

Cadastral and national mapping programmes including aerial photography and the production of orthophoto maps

38. The original request for assistance with cadastral surveying and mapping and national mapping was scaled down to training programmes for regional staff.

39. In 1994, aerial photography was carried out at a scale of 1:30 000 for an area of 12 000 km^2 and at a scale of 1:11 200 for an area of 300 km^2 as part of LVA0691. The contract also included the production of orthophoto maps at scales of 1:10 000 and 1:2 000. See paragraph 43.

40. Contract LVA0691 also included the delivery of two second-hand photogrammetric instruments with software for digital mapping together with other hardware for output. Training of operators has been carried out by Swedesurvey and the equipment is now in use for large scale mapping. This contract also included the purchase and delivery of the block triangulation software, PATM-PC. The software has not yet been delivered. This has been pointed out to Swedesurvey and action is being taken. Training with the new software will be required.

41. In 1995, under Contract LVA0592, an area of 11 220 km^2 was photographed at a scale of 1:30 000 (Zemgale). No orthophoto mapping was included in the contract pending the findings of this evaluation mission. Financing was, however, made available for block triangulation. Signalisation, identification in contact prints and the measurement and computation of ground control points is the responsibility of SLS. Co-ordinates for the ground control points have not yet been delivered to Swedesurvey and, therefore, no block triangulation has been done. See Appendix 5 and Recommendations.

42. It is understood that a request for photography of a further 14 690 km^2 has been submitted to Sida - the area marked "1996" in Appendix 5. There is definitely a basic need for modern aerial photography in Latvia. If the request is approved, approximately 65% of Latvia will have been covered by modern medium scale photography . This includes the Danish financed photography of Dagavpils from 1995. See Appendix 5.

43. The total national map coverage at a scale of 1:10 000 amounts to 1 888 sheets. In the Land Reform programme, particularly in the rural areas, the orthophoto maps are used both as the basis for adjudication and boundary identification as well as for the development of a national series of cadastral index maps. The attainment of a full national coverage is vital for the reform programme. Currently, 445 orthophoto maps at a scale of 1:10 000 have been produced. Cities will be covered by maps at a scale of 1:2 000, and 111 sheets have already been delivered for Riga. All of the materials specified in the original contract have been delivered in both analogue and digital form. In addition, Swedesurvey will deliver re-sampled digital data for Riga and the digital elevation models (DEM) that were created in connection with the orthophoto mapping. DEM's have a wide range of applications other than mapping: intervisibilty checks, radio wave propagation studies etc. The quality of the

Swedesurvey photography and maps has been checked and approved by SLS. The quality of the products that were shown to the Consultants is good.

44. SLS will supply copies of the orthophoto maps to an increasing number of users with, at this stage, emphasis on the analogue (hardcopy) products. In addition to the regional offices of the SLS, actual and potential users include the forestry sector for planning and inventory purposes, environmental and regional development agencies, defence agencies and the private sector. A serious bottleneck is, however, the shortage of local funds for producing copies of the original materials.

45. Swedesurvey has assisted SLS by participating in seminars that have been arranged for users, and potential users, of image-based maps.

Land and property valuation

46. In a situation where there is a lack of domestic capital, as is the case in Latvia, real estate constitutes a major part of the country's wealth. The importance of developing land and property valuation and data collection and analysis methods and routines and the need for training staff cannot be over-emphasised. On the longer term there will be a need for consolidating and restructuring agricultural properties into viable economic units. The question of cadastral and market values will have to be studied. The former are still based on pre-independence methods, Eglitis [5].

47. The assistance provided by Swedesurvey has been very well received and it was stated that continued assistance will be required.

Training programmes, study visits and seminars

48. A comprehensive programme of training courses has been carried out largely as a complement to the programmes named above.

The Economic Perspective

The interlinked development chain

49. The services provided by Swedesurvey have a large technical content and, at first sight, it is not always easy to understand how the different projects contribute to the economic development of the recipient country.

50. In order to explain the logical connections between different activities, the concept of an "interlinked development chain" can be used to illustrate how different projects are linked to each other.

Maps and Spatial Data

51. Maps and spatial data constitute a part of the fundamental infrastructure of a country and play an important role in establishing locational "law and order" within the field of property formation, privatisation, the land market and other land and property-related activities. For this purpose, the maps must be of a good geometric quality, contain sufficient information - suitable scale - and be up-to-date so that they can be used for defining and showing the current boundaries between different owners of land and properties and physical development on the ground.

52. The maps that are produced with Sida assistance in Latvia are made in three main ways:

1) as image-based maps using satellite imagery.

2) as image-based maps using orthophoto techniques based on aerial photography.

3) as line maps using digital photogrammetric methods.

53. Solely from a cost point of view, method 1) is the least expensive, followed by orthophoto and line mapping. However, because of the relatively limited resolution - the size of the smallest interpretable details - of satellite imagery obtainable from the present generation of commercial satellites it is not possible to produce maps with a sufficiently large scale for cadastral purposes and, therefore, this alternative must be ruled out. Of the two remaining alternatives, the orthophoto technique is the preferred one for rural and less densely built-up urban areas. Orthophoto maps are significantly cheaper than line maps to produce - approximately 70% cheaper - and can be produced much more quickly - a 60% reduction in production times. Image maps are generally easier to use as an inexperienced user can quickly relate the contents of the map to the reality on the ground without going via conventional signs.

The Cadastre Register

54. The Cadastre Register contains attribute information about land and properties. A more detailed description has been given above. In order to register information in the register, units of land (parcels, plots etc.) and properties must also be identified by their physical identities and relative and absolute location which include boundaries shown on a cadastral map.

55. The cadastral map is a prerequisite for identifying boundaries and defining properties.

The Land Book

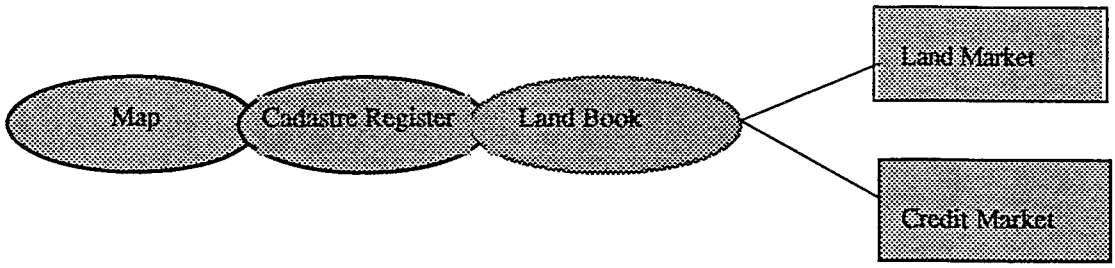
56. The Land Book is a separate register, which contains the description and determination of the rights to and encumbrances on land. In some countries, the land book (land register) is an integrated part of a single system that also contains the cadastre register, whilst in other countries, such as in Latvia, it is a separate register administered by a separate agency under the Ministry of Justice.

Sell Assets and/or Borrow Money

57. Without an entry in the Land Book, it is not possible either to sell a property or to approach a bank in order to apply for a credit for which the property or a plot of land can be used as a security. To a large extent, this is what the Land Reform is about, namely, creating the opportunity to own, dispose of, buy and mortgage personal assets which constitute part of the process of creating an economic development shared by the majority of the population.

The end of the interlinked development chain

58. We have thus arrived at the end of the interlinked development chain and in the figure can see the relationship between seemingly disparate projects. The map is a cornerstone in the Cadastre Register which is a pre-requisite for the Land Book which gives the owner the right to sell or mortgage his or her property.



Other External Contributions to the Land Reform Programme

Other on-going projects

59. The major contributors are listed below with a brief description of their activities.

Denmark, principally through Kampsax Geoplan, has provided significant contributions including:

- equipment and training.
- digital mapping.

- support in the development of the national geodetic networks.
- aerial photography and mapping in the Daugavpils region.
- the development of an experimental database for buildings.

The **Federal Republic of Germany** is engaged in a comprehensive surveying and mapping project, that includes a major training component, in one parish.

The **United States of America**, through the Defence Mapping Agency is engaged in:

- the production of 1:50 000 maps based on NATO standards and using 1:40 000 aerial photography.

- the establishment of a national GPS network comprising 4, 0-order and 40 1st order stations.

Since 1993, the **European Union** through the PHARE I project has been active in the eastern part of Latvia in an effort "to remove inefficiencies and blockages in the execution of land sales and related transactions...". It is thought that this involves computerisation of the Land Book.

The **World Bank,** through its Agricultural Development Project, has provided USD 2,2 million for the purchase of equipment including field survey equipment, computer hardware and peripherals including photogrammetric work stations, digitising equipment, plotters a filmwriter and vehicles.

Planned Projects

60. The project which is of greatest significance for future decisions by Sida concerning the type and scope of possible future support to the Land Reform programme is the up-coming PHARE II project. The project has a budget of ECU 2 600 000. It would appear that the contract for executing it has been awarded to a Danish-British consortium. The project has been designed to cover two main areas of relevance for the on-going Sida support: the development of a real property registration system and the creation and maintenance of cartographic material. In the Terms of Reference it is stated that "[it] is anticipated that this additional support, on top of the existing EU/PHARE and World bank assistance, will be *sufficient to complete the programme of land reform in Latvia*"(our italics).

61. To clarify the situation concerning the contents of PHARE II, with a view to avoiding collisions and overlaps with the Sida supported programmes, a meeting was held with Mr Stokenbergs, Director of the World Bank/EU Project Management Unit (PMU) and Ms Ziemele, a Senior Expert in the PMU. Presumably for formal reasons, the contract was said not to been signed, very little information could be provided.

- form and maintain cartographic material for land reform through the establishment of photogrammetry in Latvia.

- assist in producing orthophoto maps and digital maps for rural areas on a scale of 1:10 000, and for urban areas on a scale of 1:2 000.

These are fields in which Swedesurvey is currently providing support to SLS with the help of funding from, Sida. Two fields of activity which are not mentioned, and in which Swedesurvey is active, are property valuation and organisation and methods. One component of the project which is difficult to clearly identify, and for which no clarifications could be obtained at the meeting with the PMU representatives, is aerial photography. *The Terms of Reference may assume that continued support for photography will be provided by Sweden.*

63. It is vital that these questions are *unambiguously* resolved.

Other Swedish Input to SLS

64. Through decision LVA0551 and LVA0552 BITS provided support, through Satellitbild AB, for basic mapping using satellite imagery. The Consultants visited the National Survey Centre to briefly interview the team that was working with the project and to study map products. In the BITS decision the maps are called "base maps" and the scale is 1:50 000. The amount of detail shown on them is insufficient for many users of 1:50 000 maps including the very important group of defence agencies, and they can, in no way, be looked upon as a replacement for the type of 1:50 000 line maps that were produced during the Soviet period. On the longer term, it is most likely that the digital data, which can be used as spatial input to information systems, will be more widely used than the analogue topographic map products. The printed versions of the maps can serve as overview maps for general applications such as geology, environmental studies and monitoring and overview physical planning. The products have little or no use in the Land Reform programme.

65. The maps have been produced on a co-operative basis: the manipulated (orthophoto) satellite imagery, as films and digital data, has been supplied from Sweden, the interpretation is done in Riga, the final printing films will be produced in Sweden and the printing done in Latvia. Transfer of know-how has been an important part of the project.

66. In reply to our question it was stated that the material had satisfied a stop-gap need in the early years of re-independence, but that the requirement now was material with a higher resolution.

Co-ordination of Inputs

67. Questions related to the co-ordination of technical assistance to Latvia, including the Land Reform programme, which today is of the order of LTL 100 000 000 were discussed with a Senior Officer of the Department of Foreign Assistance and Programme Co-ordination of the Ministry of Finance. There was a very clear perception of the requirements and difficulties of co-ordinating such a large volume of disparate assistance by a relatively young and in-experienced staff. The impression that was given was that all possible efforts are being made to monitor that assistance is correctly and efficiently used.

Future Production Facilities at SLS

68. Swedesurvey, through Sida (BITS), provided SLS with two second-hand, upgraded photogrammetric instruments which are used for both training and production purposes. The instrument pool is currently being upgraded through the installation of modern photogrammetric equipment which has been purchased with the help of World Bank funding. Sida has also provided funding for the purchase of a block triangulation adjustment programme which can be integrated into this system. According to the terms of reference one of the objects of the PHARE II project will be "by training staff and purchasing modern photogrammetric equipment" to make it possible for "the processing of photos and orthophoto map production [to] be undertaken by Latvians in the Photogrammetric Department". Swedesurvey tendered, unsuccessfully, for this project and their interpretation of the terms of reference was that the project would make "Latvia autonomous for its photogrammetric works and for the production of orthophoto and digital cadastral index maps".

69. *When the production line has been installed and become operative there should be no further need for Sida support for the* ***production*** *of maps*. Present estimates are that this will be operative by mid or late 1997 depending on the implementation of the training programmes. There will be a considerable need for staff training, but at this stage it is uncertain whether or not training will be the responsibility of the company that delivers the equipment.

The Land and Property Market

70. An important question in the context of the Land Reform is: "Does there exist a market for properties in Latvia today?" This study confirms that there is an embryonic market for land, single family houses and privatised flats even if it has not been possible to obtain any corroborative, nation-wide statistics.

71. In order to practically investigate the market, a local property agent in Riga was visited. The agent was able to offer 30-50 single family houses in the Riga region as well as flats in the city of Riga.

72. A single family house of normal standard, outside Riga, can be bought for USD 50-80 000, a traditional and richly decorated summer house in Jurmala, with a living area of 280 m^2 on a plot of land of 1 168 m^2, for USD 30 000 and a 5-room flat with an area of 115 m^2, at Kr. Valdemara, for USD 25 000.

73. It was stated that there are at least 10 property agents active in Latvia, many of them with offices in several cities.

74. In Appendix 7 it is possible to further study the land market in a leaflet where 28 plots of land are offered for sale.

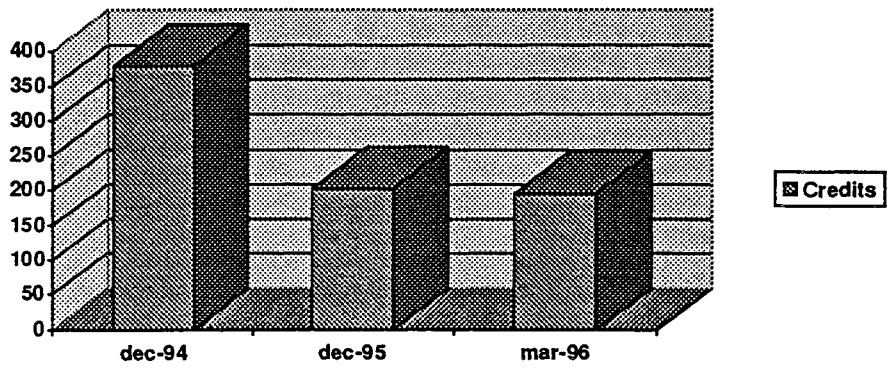
75. Even if it is encouraging to see that the interlinked development chain produces end-results, it is fair to say that, so far, this market is limited to a restricted number of participants, and the fact that most prices are quoted in USD sends a clear signal that, at this stage, it is not a market that is open for everyone. There are even voices of concern that claim that the privatisation process could come to a standstill due to the low paying capacity of the population which makes it virtually impossible for the majority of people to afford market rents.

76. Due to a number of economic factors, the market for agricultural properties appears to be stagnant. Many of the properties that have been restituted are too small to be economically viable and although it is certainly inopportune to initiate a major land consolidation programme such a reform will be necessary in the future.

The Credit Market

77. The inter-linked development chain also provides one part of the fundamental infrastructure for an efficient credit market. The follow-up question is thus, "Does an efficient credit market exist in Latvia?" As is the case with the land market described above, it can be stated that the first steps towards the development of a market have been taken, even if progress has been plagued by serious set-backs.

78. Due to the banking crisis of latter years the number of banks has decreased from 55 to 38 which, however, is still a very large number. The aggregate volume of loans from the entire banking sector to different types of borrowers has decreased substantially, as is shown in the figure below.



79. At the end of December, 1995, the volume of outstanding credits amounted to LVL 204 000 000.

In order to put this figure into perspective the following comparison can be made between the situation in Latvia and Sweden.

	Latvia in millions of LVL	Sweden in millions of LVL
Total volume of credits	205	171 500
GNP	1 322	123 750
Credits as % of GNP	15 %	138%

80. The conclusion that can be drawn is that the credit market has not yet taken off, partly because of the limited number of registrations in the Land Book, partly because of the general economic situation which makes it impossible both for many private individuals and a number of corporations to repay their debts and to pay interest. It should be mentioned in this context that the real purchasing power for a public sector employee has decreased by almost 11% during 1995. Finally, it could be interpreted that the legal framework which governs lending and the rights for mortgage holders still has some deficiencies which prevent the banks from granting new loans. However, there are also positive macro-economic data. Inflation has decreased from 26,3% in 1994 to 23,1% in 1995 and to 20,2% in March 1996. The lending rate for long term loans has also decreased from 26% in December 1994 to 24% in December 1995.

81. The GNP for 1996 is expected to rise again by 1%, according to an external international analyst, as compared to a decrease of 1,6% during 1995.

82. There is also a fairly large volume of new loans which will be disbursed this year, particularly under the credit lines which the World Bank has offered to Latvia. Most of the loans will go to the service sector (fuel stations, shops, restaurants) and to the food processing industry (milk products, ice cream, yoghurt). The timber industry, as well as other part of the agricultural sector, are presently in a depressed condition due to world market conditions.

83. It should be noted, as a sign of partial target fulfilment, that all loans disbursed by three local banks under the World Bank credit lines are secured by mortgages.

General Observations

84. The general impression, from a practical and economic point of view, is that the technical assistance provided by Swedesurvey and financed through Sida (formerly BITS):

- is relevant.
- has made an impact on the development in Latvia.
- is fairly cost-effective.
- has been well-received.
- is sustainable,
- will have long-term positive effects on the Land Reform.
- has been flexible.

83. Without any order of ranking we wish to highlight the following observations:

- Due to the difficult budget situation in Latvia - the deficit increased from 2% to 3,8% of GNP in 1995- the budgets for all ministries and agencies have been reduced. For SLS, the cost cutting indicates that 53% of the running costs will have to be financed outside the state budget.

- It was not possible to obtain definitive information concerning the scope of Phase II of the PHARE project. For this reason it is necessary to send a warning signal with regard to future financing operations in order to avoid overlap of activities.

- A better co-ordination between the Cadastre Register and the Land Book would be welcomed to avoid duplication of work, to improve the efficiency of the system and reduce delays in issuing title.

- Possibly due to uncertainty regarding the scope of the Phase II project, the Latvian recipients had not defined, in writing, any concrete new proposals where assistance from Swedesurvey/Sida would be needed. The single exception was the Real Property Valuation Centre which has presented a detailed, written request for further support.

- Lars Jeurling of the World Bank, stated that there is an interest in a study which could highlight the legal framework governing lending to private individuals and corporate entities.

- There are signs that indicate that the inputs from the Swedish contributors of technical assistance, in isolated cases, tends to be steered by the budget allocated to the project rather than by the actual needs of the recipient.

- We see an increased demand for "hot line" services, whereby an increasing part of the assistance requested could be supplied on demand only, and without physical visits, through the use of modern communication methods.

- If a programme does not use the full amount of the funding allocated by Sida, a re-allocation should to be granted only after discussions with Sida.

- Up to now, production of the maps, has taken place in Sweden, but it is our opinion that it should be possible, within the framework of the new PHARE II project, to carry out all cadastrally-related map production in Latvia beginning in late 1997. With training the block triangulation of the Zemgale block could be done at SLS.

- Regarding mapping and aerial photography, it appeared that "signals" given by Sida, rightly or wrongly, have been interpreted to mean that this type of support will continue.

- The Land Reform programme will take several more years to complete. Many of the components such as computer system development, transfer of technology and training, the development and modification of legislation and mapping are long-term activities that often require relatively long lead and follow-up times. Our discussions have shown that a 2-3 years programme, with clearly defined check-points, would be a more viable model than the existing BITS-type of one year project model. To compensate for the security of guaranteed longer term co-operation, and the associated improved planning and implementation possibilities - "we will be at your side next year as well in response to new challenges" - we believe that the recipients would be prepared to substitute a lower budget in money terms.

- Latvia is still at a developing stage with a fairly unstable legal infrastructure. This means that any technical assistance programme needs to be closely monitored by Sida at least once a year in order to decide on the exact content of the programme for the following year. Flexibility is a key word.

Recommendations

It is recommended that:

1. Documentation that *unambiguously* shows the full scope of the PHARE II project should be acquired as soon as possible. Swedesurvey's engagement involves creating the infra-structure and conditions for carrying out the Land Reform, not its final and complete implementation.

2. Funds should be provided to carry out the orthophoto mapping of the Zemgale block for which the aerial photography was taken in 1995. The possibility of carrying out the aerial triangulation of the block in Latvia should be investigated.

3. The request for the aerial photography of the area marked "1996" on the sketch map in Appendix 5 should be given positive consideration. This is necessary input for the first stage of the PHARE II project.

4. Assistance should continues to be provided to the Real Property Valuation Centre.

5. Taking into consideration the scope of the PHARE II project, assistance should, if requested, be provided to maintain the existing Cadastre Register and for developing data security systems and networks for data exchange.

6. Assistance should be provided to speed up the modernisation of the SLS management and organisation functions and develop routines for effective project monitoring.

7. The credit and land markets should be the subject of a special study.

8. The huge needs for training and transfer of technology particularly at regional and local level, should be investigated.

9. The possible need for additional legislation in the fields of property formation and consolidation should be evaluated.

10. A framework policy agreement should be formulated and agreed upon by Sida and the Ministry of Justice. The agreement should extend over a period of 2-3 years with the aim of achieving a sustainable transfer of technology and services in connection with the provision of assistance to the Land Reform programme. It should define the type and scope of the support - combining continuity with a reasonable degree of flexibility - without defining costs for more than one year at a time.

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Persons met during the mission

State Land Service of Latvia

Land Cadastre Centre of Latvia

Mintauts Eglitis, Director
Normunds Abols, Deputy Director
Valdis Vanags, Data Processing Specialist
Sandra Zviedre, Mapping Specialist
Velta Parsova, Expert Land questions
Zigrida Bluma, Interpreter

Real Estate Valuation Centre

Aldis Rausis, Director
Staff involved in zoning

National Survey Centre

Arnis Krisjanis, Chief State Cartographer
Staff engaged in the satellite mapping project

Ministry of Finance

Department of Foreign Assistance and Programme Co-ordination

Gunta Ceplevica, Senior Officer

Ministry of Agriculture

World Bank/European Union Project Management Unit

Aigars Stokenbergs, Director
Baiba Ziemele, Senior Expert

Latvijas Hipoteku UN

Gunars Kiziks, Banker
Rita Britala, Banker

The World Bank

Lars Jeurling, Regional Representative for the Baltic countries

Ministry of Finance, the Technical Unit

Roger Handberg, Senior Banking Adviser
eter Munch Eriksen, Operations Manager

"Anno" Ipasuma, Parvaldes Un Investiciju Firma

Aivars Salmgriezis, Legal Adviser
Skaidrite Miskuna, Property Broker

Swedesurvey AB

Sven-Arne Matsson, Project Manager
Lennart Frej, Project Co-ordinator
Robert Brook, Project Manager
Lennart Bäckström, Marketing Director
Åke Finnström, Area Manager

METRIA

Håkan Ågren, Photogrammetric Specialist
Mats Dahlberg, LMKartor, Kiruna

Land Survey of Sweden

Daninge Danielson, Adviser

Swedish Municipalities

Lars Kronlund, surveyor and teacher in surveying at Tartu University

Private Consultants

Olle Millgård, Senior Adviser, Cadastral Expert

APPENDIX 1

TERMS OF REFERENCE

Evaluation of BITS/Sida's Support to the Land Reform related activities in Latvia and Lithuania

Background

Sweden has provided support to activities related to the land reform in Latvia and Lithuania since 1992 through SwedeSurvey AB. So far within this field, SEK 14 216 000 have been allocated to projects in Latvia and SEK 18 274 000 to projects in Lithuania. The projects have mainly concerned the development of a Land Information System and orthophoto mapping. A complete list of projects is found below. In view of the relatively extensive support in this field, Sida has decided to undertake a review and evaluation of the achievements to date and to review the needs for and relevance of possible further support. To undertake this evaluation, Sida intends to recruit an independent consultant team (the Consultants). These Terms of Reference will guide the work to be done by the Consultants.

Purpose

The purpose of the evaluation exercise is to evaluate the relevance, impacts, cost-effectiveness, sustainability and effects of the Swedish support so far provided by SwedeSurvey in activities related to the Land Reform process in Latvia and Lithuania, and to review the needs for and relevance of possible further support.

Scope of work

The scope of work will include, but will not necessarily be limited to, the following:

1. Carry out a brief general evaluation of the current situation regarding the progress made towards the development of a national cadastre system, including the impact of contributions from other international donors. The following points should be included:

    - a brief description of general organisational issues including the relationship between central, regional and local levels regarding the introduction of common methods, systems and legislation and the exchange of information, including cadastral organisation and cadastral legal system (förrättningsväsende och fastighetsrättsligt system);

- present status of land reform and assessment of government policies and action plans to accelerate the process;

- current inputs in the cadastral field from other donors;
- the impact of the introduction of large scale orthophoto mapping and large scale digital mapping methods;

- general assessment of needs of technical assistance.

3. Make an evaluation of the performance and results attained of the Sida (earlier BITS) supported projects in the field of (i) land information systems and (ii) aerial photography, mapping and transfer of technology, in particular of the transfer of know-how with regard to system and institutional development. The evaluation should include an appraisal of the production potential and plans including the current and planned future situation regarding the acquisition of hardware and software and projected training needs. It should also include an analysis regarding cost effectiveness of the map-production programme (input reasonable in relation to expected output) and assessment of financing/funding possibilities of existing map-production programme.

   The Consultants should appraise the interplay between mapping and cadastral organisations.

4. Make an assessment of the need for future support in relation to other external support (World Bank, EU Phare) and make recommendations to Sida on the policy for future support.

5. Discuss lessons learned from the activities.

Method of work and reporting

To collect the required material, the Consultants will review relevant policy and project related documentation at Sida and make a visit to SwedeSurvey. They will then visit Riga and Vilnius for approximately 10 days for fact finding. They will visit relevant institutions, including the counterparts, the State Land Service in Latvia and the National Land Service in Lithuania.The visits should be made before 10 June, 1996.

After the visits to the two capital cities, the Consultants will submit first draft reports to each of the Baltic counterparts concerned and to SwedeSurvey for their review. After having received the counterparts' and SwedeSurvey's comments, draft final reports for each country will be submitted within five working days to Sida. Final reports including findings and conclusive assessment, are estimated to be presented to Sida no later than 28 June, 1996.

All reports should be written in English. The reports should be outlined in accordance with Sida Evaluation Report - A Standardized Format (Annex A, Evaluation Manual for Sida) with a comprehensive Newsletter Summary in accordance with the enclosed guidelines (Annex B). Furthermore, the Sida Evaluation Data Worksheet (Annex C) should be filled in and returned to Sida. The final reports should be presented in two copies as well as in diskette versions.

Undertakings

The Consultants will be responsible for practical arrangements in conjunction with the missions to Latvia and Lithuania and other visits. Sida will make available or cause to make available all written material (reports, project preparation documents, project completion reports, etc.) deemed to be of relevance to the evaluation exercise by the Consultants and Sida.

Consultants

For the task, the following team, consisting of two persons, will be required:
- One senior cadastral expert
- One senior economist

List of projects to be evaluated

(c)=completed project
(o)=ongoing project

Latvia:

LVA0531	SEK 1 100 000	Decision 1992-01-20 (c)
LVA0151	SEK 134 000	Decision 1991-09-30 (c)
LVA0531	SEK 2 202 000	Decision 1993-02-04 (o)
LVA0532	SEK 3 776 000	Decision 1995-03-31 (o)

Assistance with cadastre registration, land evaluation, computerized land information system and modernization of laws.

LVA0691	SEK 5 314 000	Decision 1994-05-24 (o)
LVA0692	SEK 1 690 400	Decision 1995-07-18 (o)

Aereal photography (LVA0691) and orthophoto mapping (LVA0691 and 0692)

Lithuania:

LTU0161	SEK 1 050 000	Decision 1992-01-20 (c)
LTU0162	SEK 2 996 000	Decision 1993-01-21 (c)
LTU0163	SEK 2 816 000	Decision 1994-02-25 (c)
LTU0164	SEK 3 163 000	Decision 1995-02-24 (o)

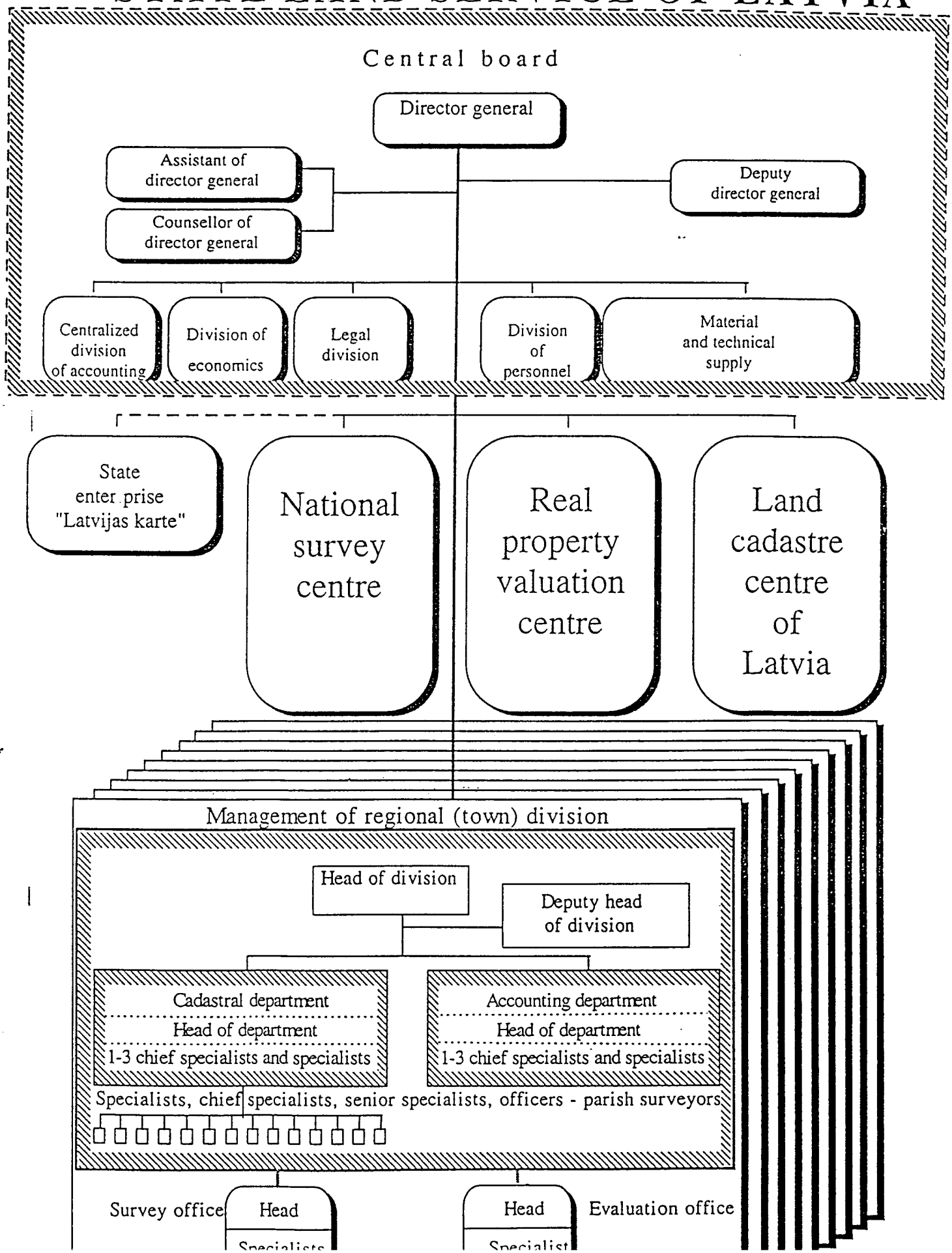
Assistance to the land reform through development of a land information system, training and advisory services.

LTU0711	SEK 6 849 000	Decision 1995-03-28 (o)
LTU0712	SEK 1 400 000	Decision 1996-04-09 (o)

Aerial photography (LTU0711 and 0712) and orthophoto mapping (LTU0711).

APPENDIX 2

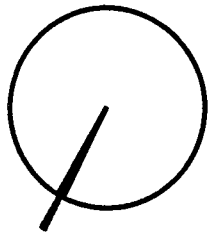
STATE LAND SERVICE OF LATVIA

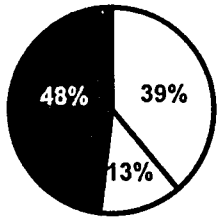


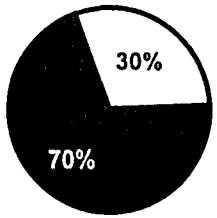
APPENDIX 3

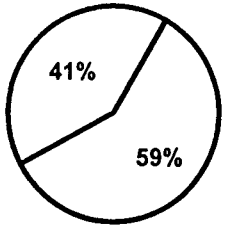
LAND in LATVIA

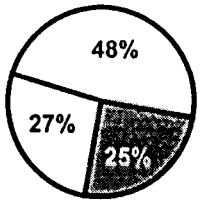
1804-1860	1861-1913	1920-1939	1940-1988	1989-1992	1993	1996
1 st Land Reform		2 nd Land Reform	3 rd Land Reform	4 th Land Reform		
				Stage 1	Stage 2	
Main land properties are owned by landlords and peasants		Land is property	Land is only for use	Land is transferred for use	Private lands property rights guaranteed, process to be completed in 10 - 15 years	
Peasants receive rights to purchase land		Private property society	Collective management, all land nacionalized, no land is privately owned			

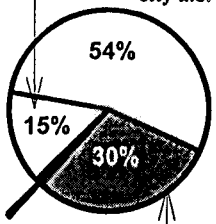


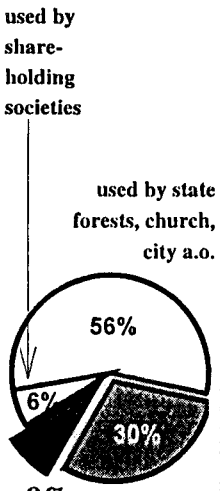












APPENDIX 4

Status of Land Reform in Latvia
April 1, 1996

No	Regions & cities	Claims						Approvals			Registered into Land books	Registered into cadastre
		Claimed for restitution of the ownerships		Claimed for buying the land		Claimed for getting the compensation		Approved in self government for restitution	Approved in self government for buyings	Subtotals of approvals		
		count	ha	count	ha	count	ha	count	count	count	count	count
1	2	3	4	5	6	7	8	9	10	11	12	13
1	Aizkraukle	5131	81219	4855	33365	2087	35494	2021	2064	4085	1691	4027
2	Alūksne	6415	106706	2047	12711	2705	39128	1354	554	1908	1353	2708
3	Balvi	10989	118318	2473	13370	6668	77278	1263	353	1616	1155	1960
4	Bauska	6329	96951	4419	22836	1875	27079	1464	1202	2666	1410	2249
5	Cēsis	8780	194224	4892	44812	2568	55886	2386	1768	4154	2053	2953
6	Daugavpils	14373	131583	5783	19577	8334	75533	1504	640	2144	816	2280
7	Dobele	4871	89552	2706	13045	1387	24830	1292	948	2240	893	1550
8	Gulbene	5152	88565	3578	23800	1327	24872	1324	758	2082	1282	1916
9	Jēkabpils	8086	118721	5847	21126	3843	53719	1574	914	2488	1301	2054
10	Jelgava	3861	73026	3109	12834	1090	15486	1242	1878	3120	1474	2229
11	Krāslava	12498	99081	3396	15420	8821	70314	2785	2043	4828	1028	2032
12	Kuldīga	5594	93408	3497	16661	2163	30476	1439	1129	2568	1179	1668
13	Liepāja	9920	183035	3210	20849	4537	67405	1510	1082	2592	972	5500
14	Limbaži	7344	139425	7603	23341	2502	46783	1638	2636	4274	1594	3228
15	Ludza	12892	119694	4728	26358	9854	85613	1168	910	2078	1237	1603
16	Madona	9154	165479	4547	31011	2878	39198	1230	1249	2479	2108	2507
17	Ogre	5172	92425	8529	19308	1168	20988	2166	2662	4828	2742	5582
18	Preiļi	11714	128516	3857	18853	5685	61971	1539	920	2459	1330	2106
19	Rēzekne	15243	121271	2491	14356	8767	75807	1313	618	1931	1203	1645
20	Rīga	10107	116564	20280	20453	1643	16322	3468	9441	12909	4592	10239
21	Saldus	4838	100520	3438	19832	3209	39797	1314	719	2033	1006	2000
22	Talsi	8007	114462	5107	23455	2587	35246	2982	2478	5460	2752	4468
23	Tukums	6459	112727	5369	20712	2045	34496	2338	1959	4297	1792	3223
24	Valka	5372	98892	2524	17617	1768	34177	1124	519	1643	1185	2224
25	Valmiera	5043	128743	2073	22450	1608	33855	2412	1223	3635	1543	2125
26	Ventspils	3307	54907	1111	12941	1368	16147	681	531	1212	791	2458
TOTAL IN REGIONS		206651	2968014	121469	541093	92487	1137900	44531	41198	85729	40482	76534
27	Daugavpils	1486	x	x	x	306	x	874		874	463	970
28	Jelgava	1500	4788	2826	226	103	51	654	32	686	203	296
29	Jūrmala	6488	x	x	x	x	x	1519	292	1811	1045	1811
30	Liepāja	2564	231	2869	201	854	128	720	666	1386	520	846
31	Rēzekne	860	x	3065	x	154	x	257	63	320	194	322
32	Rīga	17280	x	9390	x	576	x	12169	254	12423	3296	3582
33	Ventspils	1612	1552	2410	2380	252	153	317	20	337	146	408
TOTAL IN CITIES		31790	6571	20560	2807	2245	332	16510	1327	17837	5867	8235
TOTAL IN LATVIA		238441	2974585	142029	543900	94732	1138232	61041	42525	103566	46349	84769

Note: Registered into cadastre - Mai 1,1996

APPENDIX 5

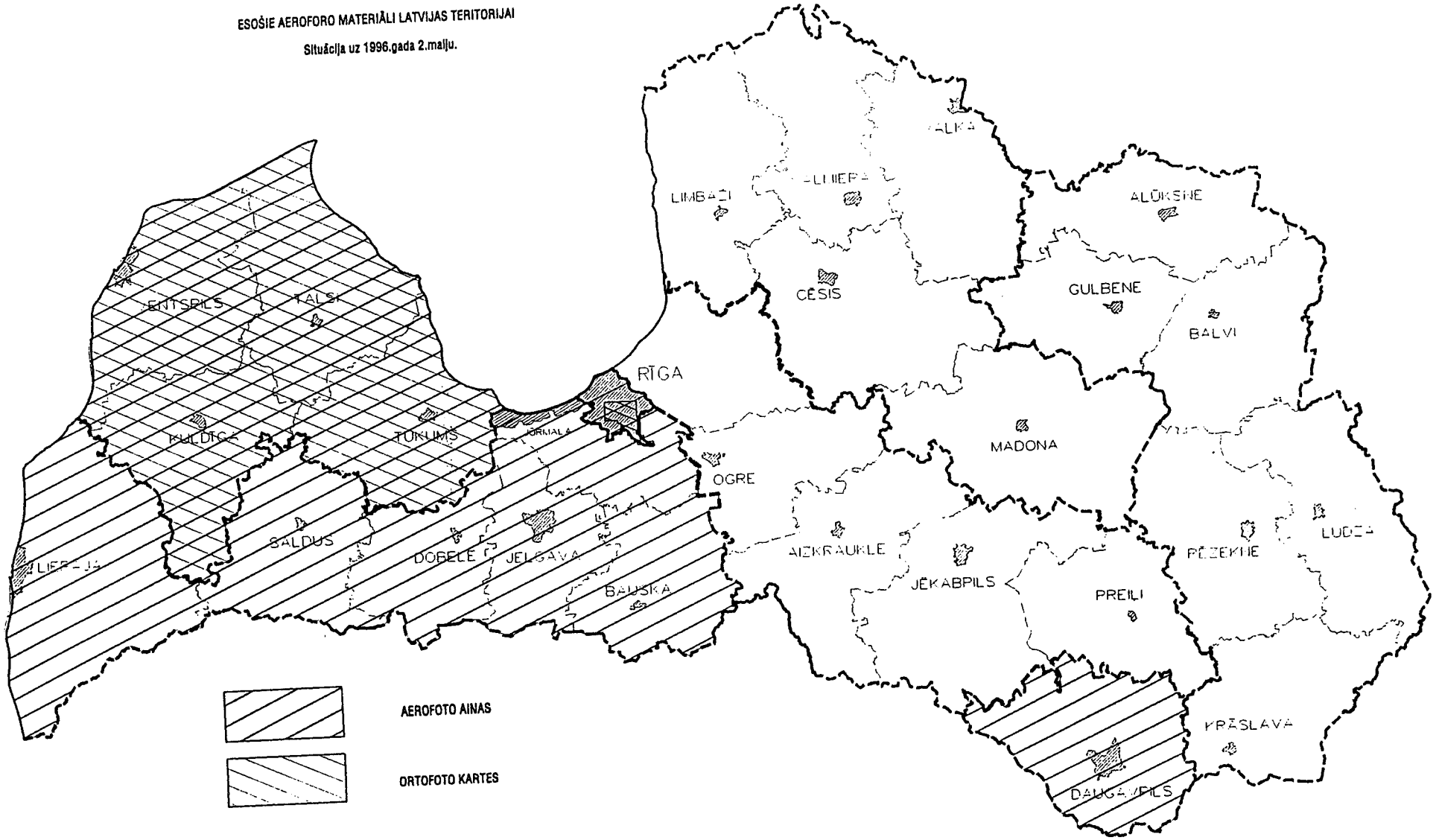
AEROFOTOGRAFĒŠANAS TERITORIJAS LATVIJĀ

1994.-1998.

APPENDIX 6

ESOŠIE AEROFORO MATERIĀLI LATVIJAS TERITORIJAI

Situācija uz 1996.gada 2.maiju.

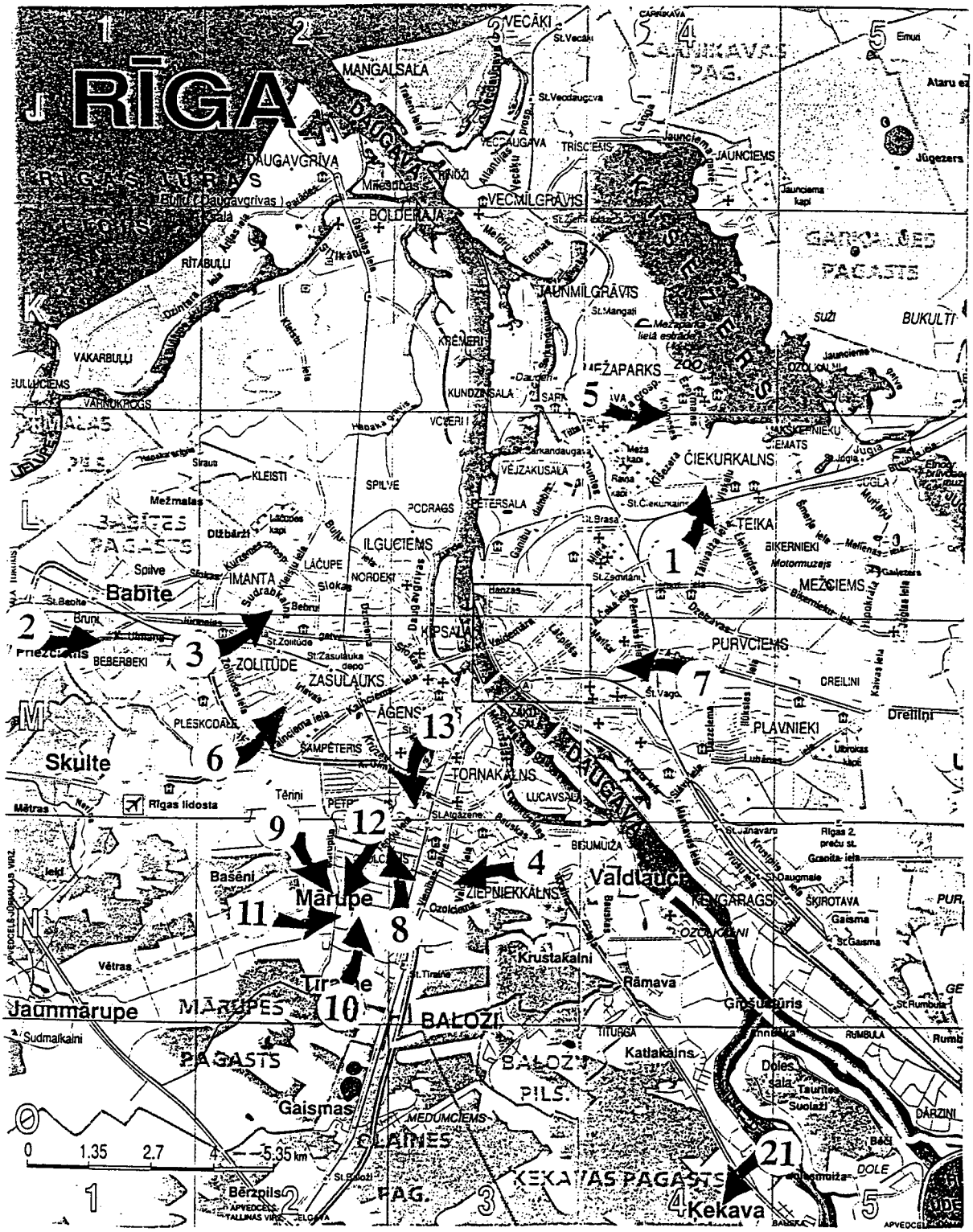


APPENDIX 7

ĪPAŠUMA, PĀRVALDES UN INVESTĪCIJU FIRMAS

"ANNO"

PIEDĀVĀTIE ZEMES GABALI RĪGĀ



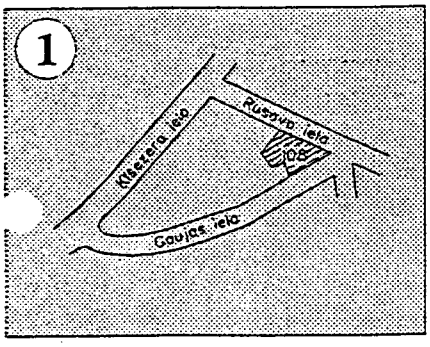
ADRESE: Rīgā, Vesetas ielā 11, LV - 1013, tālrunis: 378785, tālr./fakss: 379704, pasta nod. 052 sb. nr. 4739

ĪPAŠUMA, PĀRVALDES UN INVESTĪCIJU FIRMAS

"ANNO"

PIEDĀVĀTIE ZEMES GABALI

RĪGAS PILSĒTĀ

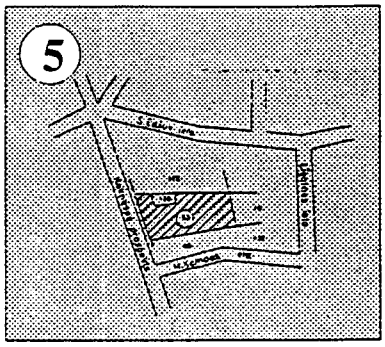


Zemes gabals apbūvei Gaujas ielā

Reģistrēts Zemes grāmatā. Iespējams dalīt divās daļās.

Zeme: 3177 m²

Cena: 15 USD/m²

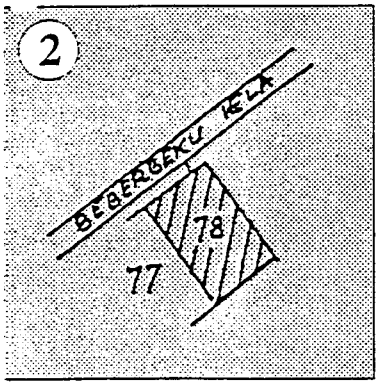


Zeme mežaparkā Kokneses prospektā

Reģistrēts Zemes grāmatā. Izmantojama apbūvei, ir visas komunikācijas.

Zeme: 11 000 m²

Cena 20 USD/m²

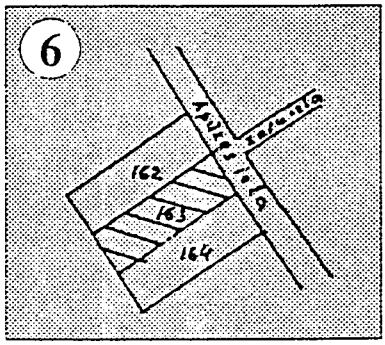


Zeme gabals apbūvei Imantā

Reģistrēts Zemes grāmatā.
Iespējams dalīt divās daļās.

Zeme: 4500 m²

Cena 3,20 Ls/m²

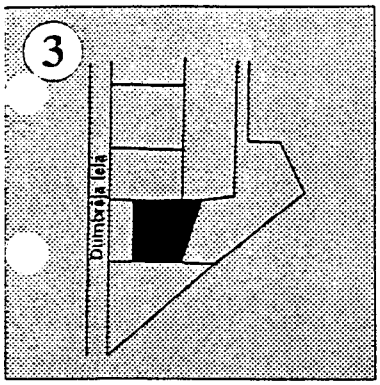


Zeme Apūzes ielā, Zolitūdē

Reģistrēta Zemes grāmatā.

Zeme: 3751 m²

Cena 50 000 USD

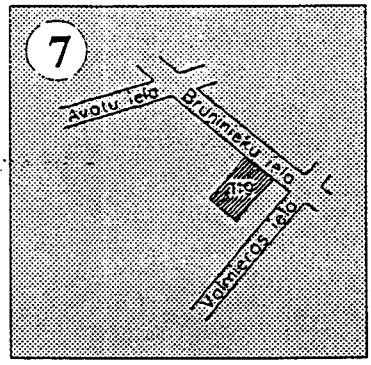


Zemes gabals apbūvei Anniņmuižas parkā

Reģistrēts Zemes grāmatā.
Iespējams dalīt divās daļās.

Zeme: 3600 m²

Cena: 7 USD/m²



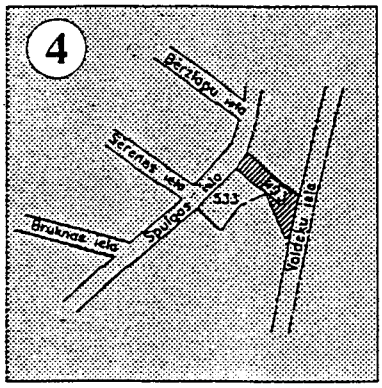
Zeme Bruņinieku un Valmieras ielas stūsī

Reģistrēta Zemes grāmatā. Tiek iznomāta uz 99. gadiem.

Zeme: 1034 m²

Cena 7 USD/m²

gadā ar izpirkuma tiesībām

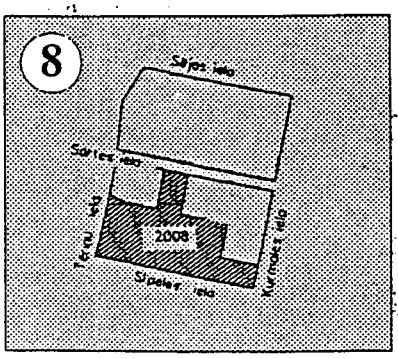


Zemes gabals Ziepniekkalnā

Reģistrēts Zemes grāmatā.
Iespējams palielināt gabalu līdz 6363 m²

Zeme: 3181 m²

Cena: 3,25 Ls/m²



Zeme Pārdaugavā Sīpeles un Tēriņu ielas rajonā

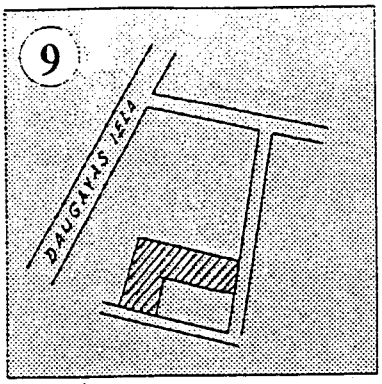
Reģistrēta Zemes grāmatā.
Iespējams dalīt.

Zeme: 5232 m²

Cena: 3 Ls/m²

ADRESE: Rīgā, Vesetas ielā 11, LV - 1013, tālrunis: 378785, tālr./fakss: 379704, peidž. 052 ab. nr. 4739

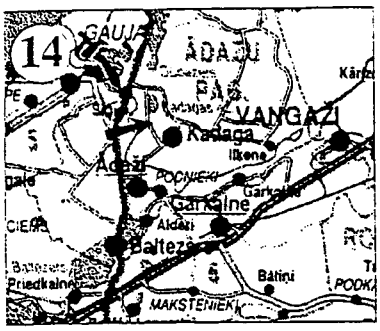
RĪGAS RAJONĀ



Zeme Mārupes pagastā

Reģistrēts Zemes grāmatā.
Iespējams dalīt.

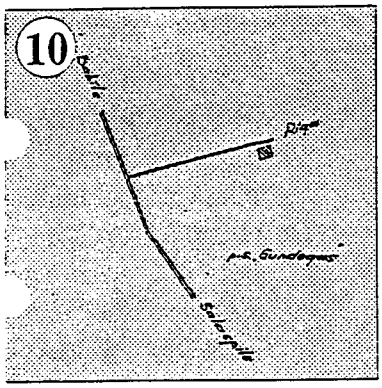
Zeme: 7200 m²
Cena 5 USD/m²



Zeme Ādažu pag. pie Kadagas ezera apbūvei

Lietošanā, iespējams dalīt.

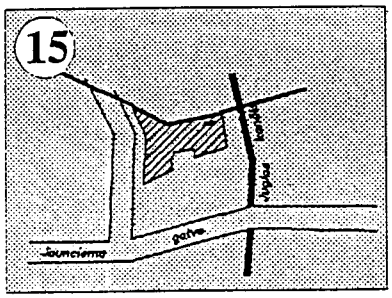
Zeme: 5,6 ha
Cena: 2 Ls/m²



Zeme Mārupes pagastā

Reģistrēts Zemes grāmatā.
Iespējams dalīt.

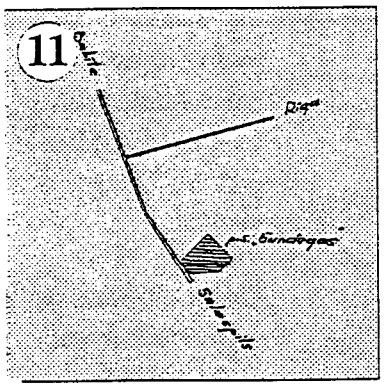
Zeme: 2000 m²
Cena 5 USD/m²



Zeme Gaujas kanāla malā

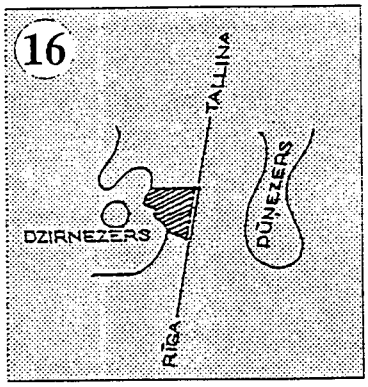
Reģistrēta Zemes grāmatā.
Iespējams dalīt.

Zeme: 62903 m²
Cena: 8 USD/m²



Zeme Mārupes pagastā

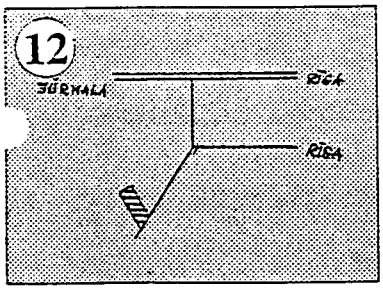
Reģistrēts Zemes grāmatā.
Iespējams dalīt vai arī nomāt.
Zeme: 13,7 ha
Cena: Ls 0.40-1.00/m²



Carnikavas pagastā starp Tallinas šoseju un Dzirnezeru

Reģistrēts Zemes grāmatā.
Individuālai vai atpūtas bāzes būvei.

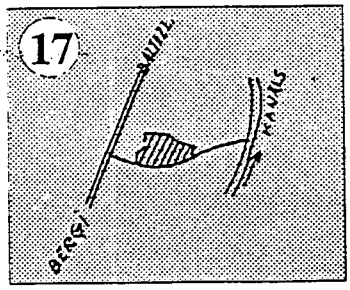
Zeme: 6,3 ha
Cena: 3 USD/m²



Zeme Mārupes pagastā

Iespējams dalīt.

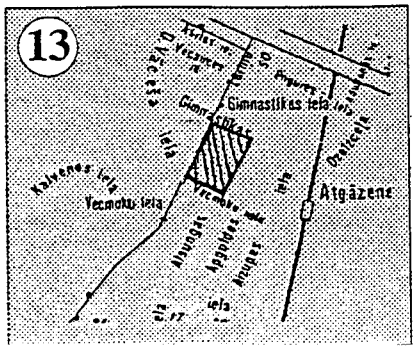
Zeme: 2,5 ha
Cena: 3 USD/m²



Zeme Garkalnes pag. Baltezera kanāla malā

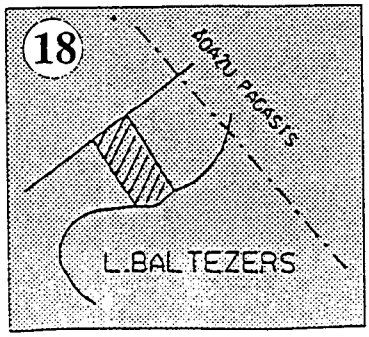
Uz gruntsgabala atrodas vienstāva māja vidējā tehniskā stāvoklī.
Ir saskaņots projekts jaunas ēkas būvei.

Zeme: 4000 m²
Kopējā cena: 50000 USD



Zeme apbūvei Mārupē

Reģistrēta Zemes grāmatā.
Zeme:
7000m²+4000m²
Cena: 6 - 9 USD/m²

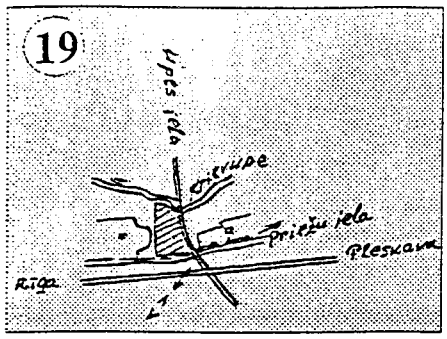


Zemes gabals Lielā Baltezera krastā

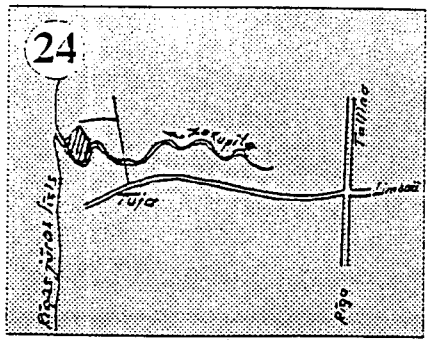
Individuālai apbūvei vai atpūtas bāzei.

Zeme: 2,2 ha+1,4 ha
Cena: 7 USD/m²

RĪGAS RAJONĀ / JŪRMALĀ, LATVIJĀ

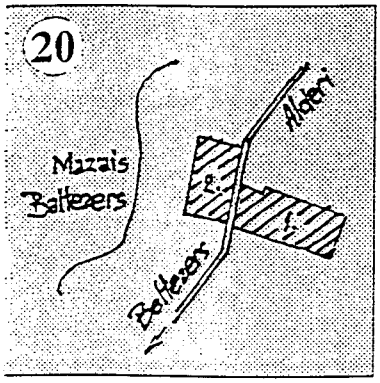


Zeme Garkalnes pagastā Rīgas
Pleskavas šosejas malā
Zemes grāmata tiek kārtota.
Zeme: 8000 m²
Cena 3 USD/m²



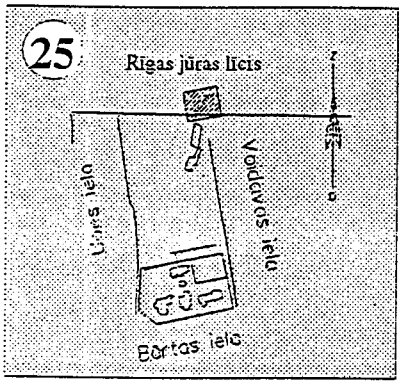
Zeme Liepupes pagastā, Tūjā

Tiek reģistrēta Zemes grāmatā.
Zeme: 4000 m²
+ 1000 m²
Cena 5 USD/m²



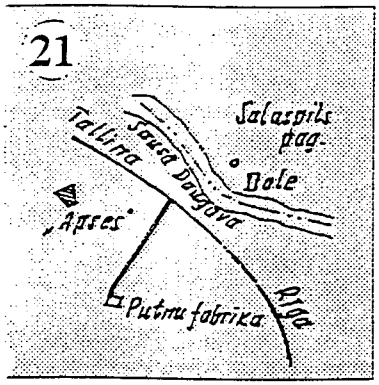
Zeme M. Baltezera krastā
Reģistrēta Zemes grāmatā.
Var izmantot individuālai būvei vai atpūtas bāzei.

Zeme: 7000 m²
Cena 8 USD/m²



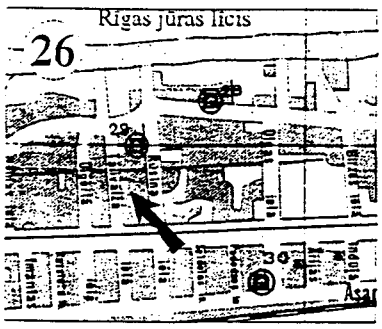
Zeme Pumpuros 100 m līdz jūrai
Reģistrēta Zemes grāmatā. Individuālai apbūvei.

Zeme: 1044 m²
Cena 21 USD/m²



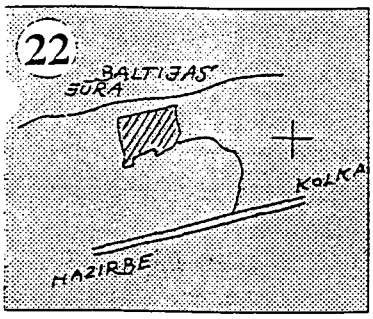
Zeme Ķekavas pagatsā
Reģistrēts Zemes grāmatā.
Ir iespējams īrēt uz 99. gadiem.

Zeme: 8000 m²
Cena: 6 USD/m²



Asaros 6 apbūves gabali ar visām komunikācijām
Reģistrēta Zemes grāmatā.

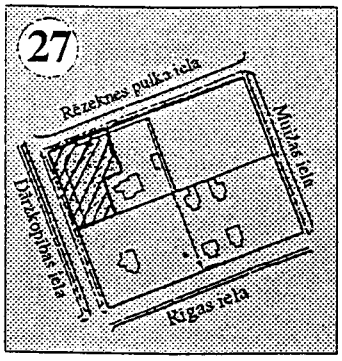
Zeme: 11 600 m²
Aptuvenā cena 21 USD/m²



Zeme Kolkā

Reģistrēts Zemes grāmatā.

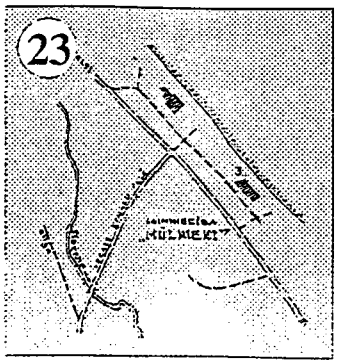
Zeme: 14,6 ha
Kopējā cena: 5000 Ls



Zeme Bulduros

Reģistrēta Zemes grāmatā.
Individuālai apbūvei.

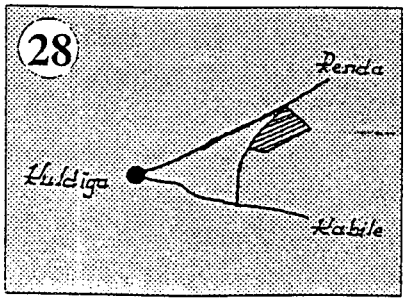
Zeme: 1850 m²
Cena: 15 USD/m²



Zeme Bigauņciemā

Reģistrēts Zemes grāmatā.
Ir saskaņots projekts ēkas būvei.

Zeme: 3700 m²
Cena: 5 Ls/m²



Zeme Rīgas - Kuldīgas šosejas malā

Reģistrēta Zemes grāmatā. Zemi var dalīt.

Zeme: 4,6 ha
Cena: 1 Ls/m²

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Department for Democracy and Social Development

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The report is also available in Portuguese
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96/16 Swedish Support to Botswana Railways. Brian Green, Peter Law
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Department for Research Cooperation, SAREC

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Department for Central and Eastern Europe

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Department for Natural Resources and the Environment

96/26 Soil and Water Conservation Research Project at Kari, Muguga - Kenya. Kamugisha, JR, Semu, E
Department for Natural Resources and the Environment

96/27 Sida Support to the Education Sector in Ethiopia 1992-1995. Jan Valdelin, Michael Wort, Ingrid Christensson, Gudrun Cederblad
Department for Democracy and Social Development

96/28 Strategic Business Alliances in Costa Rica. Mats Helander
Department for Infrastructure and Economic Cooperation

96/29 Support to the Land Reform in Lithuania. Ian Brook, Christer Ragnar
Department for Central and Eastern Europe

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