

Date

Monday 16 July 2007

Title of session

Workshop 1 - Land Administration for the 21st Century

Name of presenter/chair

Chair: Andrew Trigg, Chief Geographic Information Officer, Land Registry of England and Wales

Presenter: Gavin Adlington -Senior Land Administration Specialist, World Bank

Rapporteurs

Yvette Ragozins, Land Registry (GB) and John Pepper, UK Hydrographic Office

Presentation title: Land Administration - Institutional Arrangements for Countries in Transition.

German influence supports Land Administration in Eastern Europe. \$1.25billion has been spent by the World Bank in the Region since 1997. Confederation of Independent States (CIS) land and building records are usually held by separate organisations.

Historically in Eastern Europe, there was a tendency for Government to resist the buying and selling of land. A single system has been advocated by the World Bank and others under a single agency model especially as automation develops. At present in many States, the Cadastral Agency has a different ethos to the Registration Department (which is only interested in "rights"). Achieving this model is not without its problems. Very often the Cadastral Agency has no access to funds whereas the Registration Agency does from fees payable for registration from land and property owners; also, the different levels of Government react to change in different ways which makes interoperability at the organisational level more difficult to deliver.

Some CIS States have not moved forward on reform as yet whilst others have developed the single agency model. Cadastre and Registration should be used to underpin town planning and local authority processes. Lack of progress has resulted in many properties in the Balkans being erected without any formal permission.

As examples, the Czech Republic, Kajakstan and Moldova are amongst the first to have automated on-line service; Romania and Slovenia are part way through the process. This has reduced the incidence of inducements being paid by the applicant when transactions take place on a person to person basis.

Changes in Law will enable surveys to be undertaken using GPS networks which will increase the speed of data capture at the same time as reducing costs. However, traditionally Registration surveys have been undertaken by surveyors using "old" technologies. There is evidence that this process hinders progress towards an integrated solution. A key point is that of required accuracy and spatial resolution of the information. The only people wanting accurate maps are surveyors themselves so should the Cadastral community be looking at providing information at a resolution required by the customer? Lawyers and the public are not inhibited in their decision making by super accurate information, they seek fitness for purpose. An example of new ways of achieving this is the possible use of Google Earth as a legitimate method for cadastral survey and land identification.

Questions	Answers
<p>Stig Enemark – President, International Federation of Surveyors</p> <p>In response to Gavin Adlington's claim that surveyors are protecting their business and blocking improvements. Surveyors need to serve clients and society, how do you react to this statement?</p>	<p>Surveyors will continue to undertake cadastral surveying but they need to be aware of what the customer needs. If they fail to do so the customer will go elsewhere. If rules and regulations mean you cannot get the job done then change the rules and regulations.</p>
<p>Dozie Ezigbalike – UN Economic Commission for Africa</p> <p>Cadastre is often forgotten when survey is collected. If digital, then some Agencies cannot handle it as they have no access to ICT. What should we do in surveying where there is no access to digital technology? What about paper records and knowledge?</p>	<p>Without physical structure you cannot assign an Identifier to a parcel because of the lack of structure and definition of boundaries in rural areas is very difficult.</p> <p>Kit is not that expensive now so doing this work on paper is just as expensive as digital. Satellite Imagery is a great help.</p>
<p>What is the relationship between Land Registry and Survey Dept in issuing a Title of Land?</p>	<p>Land Registry provides security between governor and the citizen. The survey provides locational context to the Land Registry. It is transparent, fair and consistent.</p>

