

The Importance of Cadastral Organisations for Cadastral Development

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Land administration

- Efforts of governments to manage land resources
- Upheld property rights and allow for dynamic changes of rights (transactions) for development
- Provide for development and sustainable land use
- Estimate land values as an essential information for business, credits and land use development
- For this easy access to reliable and updated information on land rights, use and values are needed.

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Land registration

- To provide information about land rights
- To provide information about legal transactions of land
- Develop from local needs, meetings, courts, etc first oral then written due to sporadic needs.
- Registration of written documents in order to safeguard them for future, deeds registration
- Need of assistance in order to provide legally recognised deeds, notaries
- Deeds registration in countries once belonging to the Roman Empire, Southern Europe, Northern Africa and spread to colonies

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Title registration

- Court procedure resulted in a decision that a transaction was legally correct, a title.
- Special title registration books started to be established in Northern Europe during the 19th century
- In order to define the area included in a title, connection was established to cadastral or topographic maps, later developed into a legal cadastre. Unique designation of parcels from the cadastre introduced in the title registration books
- Common in Northern Europe and as Torrens system in several former British colonies.

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Cadastre

- Established by governments in order to provide information for promotion of land development and taxation
- Systematic approach based on mapping and valuation of village by village
- Maps produced in orthogonal projection for areas like villages including a systematic numbering of parcels within the village
- Include information about size, use and values of land parcels and about owners
- Today a cadastral object can be e.g. a parcel, several parcels, underground units, apartments, buildings, rooms
- Cadastre exists in Europe, America, Asia for taxation purposes and in Northern Europe as legal cadastres

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Customary rights

- Customary rights strongly connected to use land for a specific purpose
- The rights of an individual is subordinated the rights of a group or a family.
- Rights to dispose of land without the consent of the group are limited.
- Females have no or limited rights.

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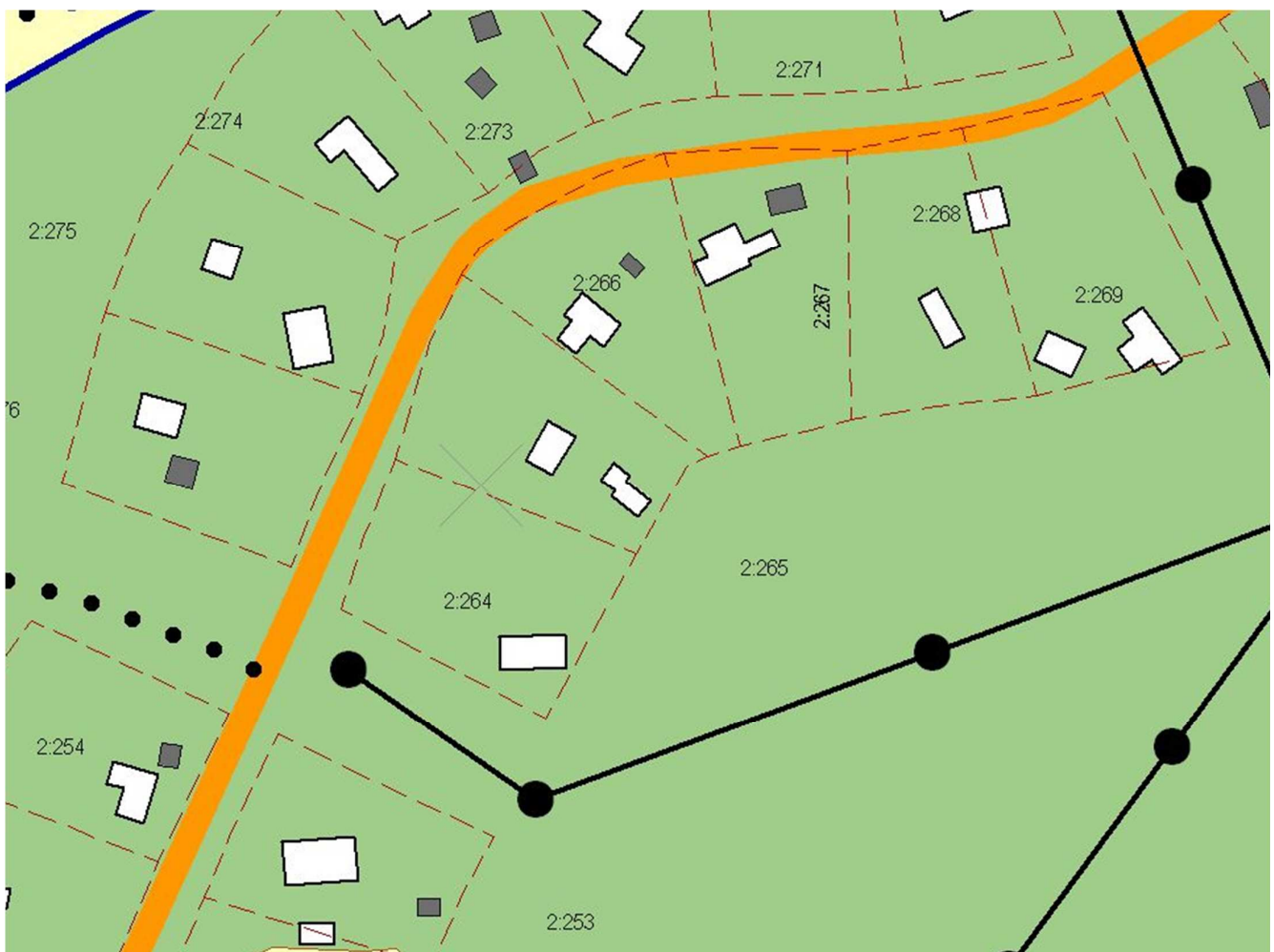
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Integration of land registration and cadastral information

- Technical development demands and allows access to homogenous data for bigger areas, a country or globally
- Need to transfer locally produced maps to national or global geodetic reference system (ITRF)
- Problems occur with presentation of the boundary on the ground, in legal documents and in maps



Demands on cadastral systems (FAO Voluntarily guidelines)

- Human dignity
- Non-discrimination
- Equity and justice
- Gender equality
- Holistic and sustainable approach
- Consultation and participation
- Rule of law
- Transparency
- Accountability
- Continuous development

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Land administration organisations

- Are in many cases not delivering the expected services, especially to poor people
- Need to improve the performance of the organisations through organisational development

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Organisational development, important issues

- Organisational structure
- Management capacity
- Appropriate financing
- Responsibilities and follow-up
- Knowledge improvements
- Professional staff
- Change of attitudes
- Continuous improvements
- Appropriate technology
- Communication inside and outside
- Dissemination to all concerned

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Georgia

- NAPR, developed from non-functioning agency to leading WB index Doing Business for land registration
- Committed leadership and dedicated staff
- Reduction of number of staff and increase of salaries
- New organisational structure
- Improved service approach to customers, public halls,
- Integration and development of procedures
- Financial sustainability
- Functional IT support (mainly in-house development and maintenance)

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Botswana

- Comprehensive reform of the land administration system integrating tribal, freehold and public land
- Including development of strategies and procedures for adjudication, daily handling, IT support, archiving and organisation
- Training of staff and establishment of certificate, diploma and degree courses for staff and students at the University of Botswana

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Zambia

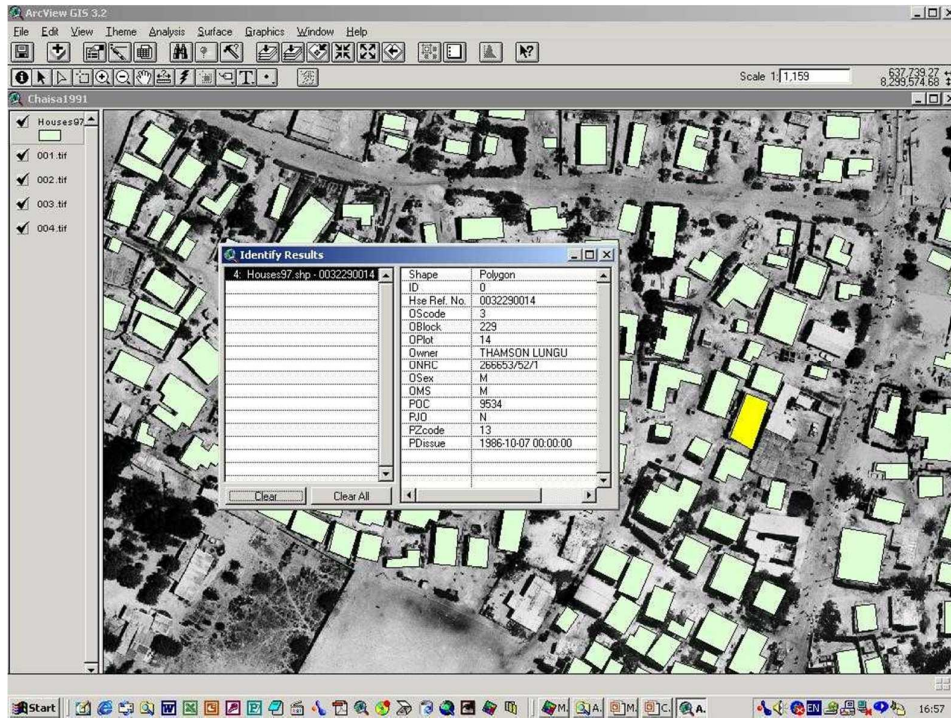
- Ward development planning by inhabitants in the ward and resulting in priorities for development
- Agreement with City Council on implementation
- Issuing of Land Occupancy licenses based on numbering of buildings on an orthophoto. The license gives right to use the land under the building. No survey of cadastral boundaries
- Payment of annual fee of which a considerable part goes back to finance improvements in the area according to the ward development plan

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Kenya



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Tanzania



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Success factors for cadastral development

- Committed management at all levels
- In control of organisational structure, recruitment and remuneration of staff and strategy for investments in training and equipment
- Skilful and well motivated staff
- Result-based management system with access to relevant information about costs and delivery
- Support from politicians and cooperation and coordination between different line ministries
- IT projects fail too often, due to underestimation of the difficulties and costs involved in changing from a paper-based technology to a digital and especially to maintain the digital systems.

