



## *Needs for new services in Land Administration International Trends*

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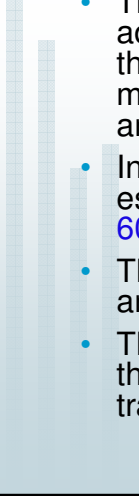


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### *1, Importance of Land Administration in the 21 st. century*

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- There is a general consensus among the land administration professionals and different players of the economy that land administration is one of the most important infrastructure for the economic growth and the implementation of sustainable development
  - In developed countries the value of the land and real estate properties, together with mortgages is about **60-65 %** of the national assets
  - The land and real estate properties related activities are generating about **30-35 %** of the **GDP**
  - The value of mortgages on properties is **30-35 %** of the **GDP** in developed countries and **3-8%** in transition countries



- The land and real estate properties have been registered in the cadastre and land registry or integrated land administration institutions
- These institutions are maintaining, updating legal and mapping data and providing data and other services related to land and real estate properties
- This means the registration and maintenance of huge, high value of databases and also services which are essential for the economy and the entire society
- It's obvious that the role and importance of land administration activities has been increasing world wide



- To guarantee the security of property and other rights related to land and real estates is fundamental in the existing democracy
- Land administration data and other services became top priority required by the economy and the society
- To fulfill the growing demands, besides the traditional services, new kind of electronic services, extension of data and activities are needed
- To answer new challenges it's clear that the modernization of land administration institutions, legal changes and introduction of new attitude with user friendly approach are essential as well



## 2, *Changing role of land administration*

- In the majority of **European** countries the cadastre and legal registries were established in the **XIX** th. and at the beginning of the **XX** th. Century, separately, under different authorities
- The activity of the two registration systems was parallel, partly overlapping - mutual data exchange
- Land and real estate cadastre was created for the purpose of the state and politics for taxation
- Factual land registry, which negotiable and mortgaged real estate was involved in
- Services haven't played too much role in their activities



- After the **World War II**, especially since **1970s** land and real estate related activities have been changed and multiplied
- The importance and number of real estate investments have dramatically increased and became one of the engines of the economic growth
- The importance and role of mortgage systems also increased, the total value of mortgages has grown rapidly
- Today the land and real estate is not property only but goods as well and the related activities, services generating huge incomes contributing to the **GDP** significantly



- The IT development, which is still developing rapidly, also accelerated the growing demands for data and services
- The new technology has made the data extension, quick direct access and new format of services possible
- The changing role of land and real estate properties, the importance of real estate investments in the economy, the new IT and the increasing demands for data and services forced the reorganization and modernization of the legal and institutional framework in land administration to fulfill the demands of the economy and the entire society
- Needs of legal changes



### *3, Modernization of land administration institutions*

- The land administration institutions have to answer the new challenges in order to fill the needs of the economy and the society
- To achieve above goals the renewal, modernization of land administration institutions became essential
- Different ways, step by step approach
  1. development of multipurpose cadastre
  2. integration of cadastre and legal registry (*unified system*)
  3. cost recovery approach, self financing institutions
  4. new agency model in land administration



### *3.1. Development of multipurpose cadastre*

- In many countries the cadastre is still serves taxation purposes but they extended their activities during recent years
  - cadastral mapping, updating of cadastral map
  - introduction of digital cadastral map
  - control point network (maintenance)
  - other mapping activities
  - data and other services

few example : *Spain, Belgium, Latin American countries*



### *3.2. Integration of Cadastre and Land registry, Unified system*

- During the last decades, following the international professional trends, it became quite obvious that the unified system is the most efficient land administration infrastructure, special regard to the increasing demands for data and other services
- The integrated system contains huge number of data and information, generating, providing wide range of services
- Services became top priority in land administration
- More and more, especially developed countries, integrated the cadastre and land registry, based on pragmatic decision



- In the last years *Norway, Sweden, Finland* decided to integrate the cadastre and land registry
- The aim was to create such an institution which can fulfill the increasing demands for land administration services required by the economy and the society
- One decision maker, centralized IT system, avoiding parallel activities make the institutions more efficient, reducing operational costs, creating user friendly environment

*Hungary, The Netherlands, Norway, Sweden, Finland, Czech Republic, Slovak Republic, Romania, Moldova, etc.*



### *3.3 Self financing land administration institutions*

- The majority of cadastres, land administration institutions provide data, services for fees
- Registration fee, fee for data and other services (*analogue, digital*)
- As the result of increasing demands for land administration services, the generated income has been continuously growing
- The growing revenue could cover a high rate of the budget or the total budget of institutions (*cost recovery*)
- There are still many cadastre and land registry institutions 100 % financed by the state.
- Question of political decision





- In case of self financing institution the revenue must cover the budget but the price of services have to be accepted by the external users, clients
- To keep reasonable prices it's important to minimize the number of free data and services
- It's obvious, self financing institutions must operate different way, changing of institutional structure and business like approach is needed

Some examples: *The Netherlands, Sweden, Hungary, UK, etc.*



### *3.4. Agency model in land administration*

- The Cadastre or Unified system with integrated, multipurpose activities achieves official tasks, provides services and operates different way comparing with traditional governmental institutions
- The agency is quite independent, more authority to make decisions, not only in professional but also in financial matters
- In many cases the supervisory body is the government and not a ministry
- This kind of institutions could answer challenges quicker and more effective

*The Netherlands, Norway, Czech Republic, Sweden, Romania, Moldova*



## *4. Necessary legal changes in land administration*

- To modernize land administration institutions, to introduce new kind of services, legal changes are necessary
- Legal changes require long time procedures but must support the extension of data, introduction of new electronic services, free movement of cross border services



### *4.1. Possible extension of cadastral content and services*

- Condominium registration, public utility legal and mapping information, **3D cadastre, etc.**
- Extension of electronic services: electronic conveyance, signature, payment, mobile phone services and others





## *4.2. Free movement of cross border land administration services in the European Union*

- Lisbon Treaty in 2003 - the EU must be the most competitive economy in the world in 2010
- To achieve this goal member states have to guarantee the free movement of different cross border services, including land administration, within the EU
- Not achieved. Lot of barriers, wide range of legal and institutional environment in land administration
- Legal changes and harmonization are needed



## *5. Needs for new services in Land administration Cadastre*

- The increasing needs for land administration data and services by the economy and the society, continuous rapid development of the IT, the integration of land and real estate property related activities and other circumstances, allowing the extension of data creating new formats
- The integrated multipurpose land administration databases contain huge number of data, information and could be extended any further
- The kinds of public data and other services depends on professional and political decisions, the legal environment and the level of democracy
- The needs of the economy and the society must be top priority
- User friendly servicing state is fundamental



### *5.1. Some example of possible extension of data and services*

- statistical data for the economy and politics
- condominium registration
- public utilities registration, information
- public restrictions
- 3D Cadastre



### *5.2. Changes of format and ways of services*

- In the majority of developed countries the paper based analogue services have been replaced by electronic services and the information are accessible by everybody
- In the less developed countries it would be essential to develop full IT infrastructure to guarantee the equal right to access data and information for all
- Public data and transparent procedures are also essential



### 5.3. *E-Government*

- The introduction of operational e-government is one of the important tasks in the developed world
- In many countries the e-government activities have been coordinated by cadastre institutions, mapping authorities
- These institutions are responsible to keep and maintain the mapping, spatial and legal data related to land and real estate properties which are important to carry out many of the activities like environment protection, transportation, traffic control, disaster management, police, ambulance service, etc.
- The professional staff have sufficient knowledge as well to coordinate e-government activities



### 5.4. *e-Cadastre, u-Cadastre*

- Land administration, Cadastre services have been operating via internet in many countries since years
- In the recent years, especially in the developed *Asian countries, South Korea, Singapore, Malaysia* and others introduced the “**ubiquitous**” so called u-cadastre
- This means the cadastral, land administration information, services can be accessible by mobile phone everywhere for all

