NATIONAL INFRASTRUCTURE FOR MANAGING LAND INFORMATION (NIMLI)

An ARC Linkage Grant Project

A reminder that the problem we face is not new

"We in Australia run the risk, for want of appropriate commitment, leadership and perception of the real economics involved, of creating for ourselves a special Land Information Babel"

Justice M.D.Kirby

December 1982

Project Aim

to design a new infrastructure for integrating disparate, state based land information and administration processes to meet national needs

Nations need national infrastructures

Especially in relation to land...

- **Economic** health depends on land markets and taxation

- **Social** wellbeing depends on adequate provision of housing, transport, and food- all on or from land

- **Environmental** sustainability relies on good management of land resources

Trend to more nationally focussed systems

- In 2009 the Council of Australian Governments (COAG) initiated 27 national projects to assist in supporting a seamless nation economy

- aimed at reducing regulation which was impacting the efficiency of doing business in Australia

- These projects included
  - A National electronic conveyancing system
  - A National Personal Property Security System

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Trend to more nationally focussed systems

- Examples of two different approaches
    1. Personal Property Security System
        - The individual systems operated by the States and Territories cease to operate and are replaced by a national system operated by the Commonwealth Government
        - After many years of discussion, recommended for implementation by the Australian Law Reform Commission in 1990 and draft legislation prepared.
        - Nominated as a COAG project as part of seamless economy initiative in 2009
        - Commenced operation in early 2012
        - States and Territories passed responsibility across to the Commonwealth Government to run a national system

Trend to more nationally focussed systems

- Examples of two different approaches (cont.)
    2. National E-Conveyancing System
        - Currently operated by the individual States and Territories as part of their land registry operations
        - A company currently owned by the four largest States has been established to develop and operate the system. Expected other States will join as the system progresses. The four major banks are also minority shareholders
        - The individual Land Registries will continue to operate as they currently do except that information necessary to support a national E conveyancing system will channelled into a national system for the purposes of conveyancing
        - National system is is currently under development
        - States and Territory collectively retain responsibility for e- conveyancing in Australia

Trend to more nationally focussed systems

- The two different approaches to the establishment of the Personal Property Security Register and the E- Conveyancing System reflect the fact that land administration in Australia is the domain of the State and Territory Governments

- The development of a national infrastructure for land information must necessarily take this into account
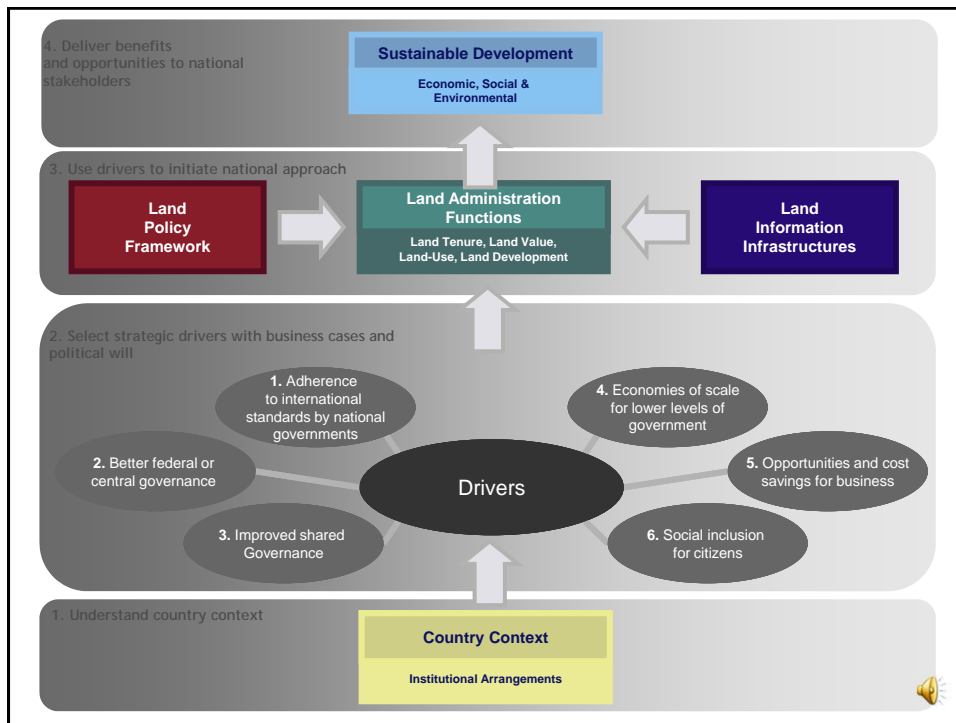
The Need for a National Land Information Infrastructure

Drivers for Change identified

- Adherence to international standards by national governments

- Better federal or central governance
- Improved shared Governance
- Economies of scale for lower levels of government
- Opportunities and cost savings for business
- Social inclusion for citizens

Drivers for Change
1. Adherence to international standards by national governments

- Adhering to the Kyoto Protocol: disclosing the energy efficiency of buildings

- Development of better national statistics for adherence e.g. Australian Bureau of Statistics (ABS) environmental accounting

Drivers for Change
2. Improving governance at the federal level

- Enhanced monetary policy: setting the national cash rate

- Improved fiscal management: collecting national property taxes

- Enablement of federal land administration

Drivers for Change
3. Improved shared governance

- Provision of national assessment and responses to climate change

- Contributing to effective national property markets

- Assisting disaster relief and management on a national scale

- Aiding infrastructure decisions for cities of national significance

- *Measuring Food Security*

- *Facilitation of national law enforcement, disaster management and emergency responses*

Drivers for Change
4. Economies of Scale for the States and Territories

- Improved management of the ever increasing Rights, Restrictions and Responsibilities (RRR's) affecting land

- Electronic plan lodgement   (e-plan)

Drivers for Change
5. Opportunities and Cost Savings for Business

- *Creation of a seamless or harmonized economy*
  - *Simplification of the land development process for national businesses*
  - *Implementation National eConveyancing Systems*

- *Delivery of a national market for retail leases*

- *Generating value added products and services*

Drivers for Change
6. Social Inclusion for Citizens

- Improved social inclusion by providing better awareness and service delivery for citizens.

- ??????

Towards a Collaborative National Land Information Framework

- The drivers appear to exist so what is the problem?

- Australia does have effective land administration systems at the State and Territory level

- There has been support from COAG for a number of inititatives as part of an effort directed at achieving a seamless economy

- There also are many nationally focussed initiatives directed at improving the availability of or access to land information

- There are significant research papers on the value of collaborative models and the key processes associated with sustaining these models

Towards a Collaborative National Land Information Framework

National Collaborative Framework

- Initiated by the Online Communications Council of Ministers in 2002

- Endorsed in 2005 by the Online Communications Council as the preferred agreement-making mechanism for collaborative service delivery across jurisdictions

- Essentially a toolkit for establishing a collaborative framework for projects across jurisdictions
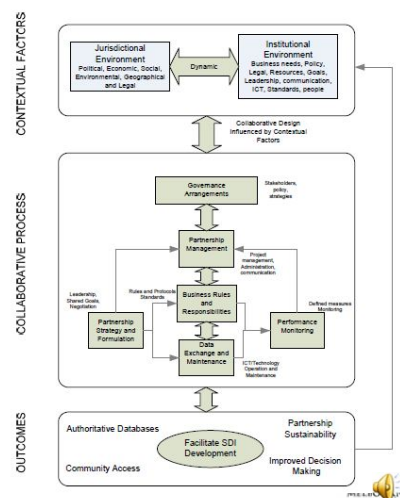

Towards a Collaborative National Land Information Framework

Data Sharing Partnership Model

Developed by Kevin McDougall as part of his PhD whilst at the Centre for Spatial Data Infrastructure and Land Adminstration.

Whilst the model was focussed on the local government – State Government interface it is extensible into the State Federal arena

The research focusses heavily on the collaborative processes essential for a sustainable model

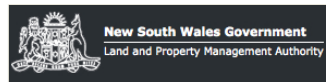## Towards a Collaborative National Land Information Framework

Some significant Government initiatives related to the collection and exchange of land related data

To a large degree each initiative however is focussed on its individual objectives rather than being part of an overall national collaborative framework

Australia New Zealand Spatial Market place

PSMA Australia Limited

CSIRO Spatial Services Stack

Property Exchange Australia (PEXA)

Vicmap

WA's SLIP

NSW's SIX

AURIN

NEXIS

Office of Spatial Policy

Towards a Collaborative National Land Information Framework

- The semantic web and ontologies perhaps provide an important key to bringing the pieces of the puzzle together

- The achievement of a broad collaborative framework however will require the support of all Australian governments.

- Initiatives such as PSMA Australia and the E-Conveyancing system clearly demonstrate that this achievable

- The recent release of the Lawrence Report by the Federal Government and the renewed vigor of ANZLIC may also provide the impetus to build on these past initiatives to move a step closer to a national land infrastructure

Acknowledgements

And the other members of the NIMLI Project Team for their contribution to this presentation
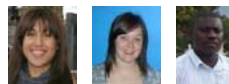
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Thank You

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