Cadastres, Land Information Systems and Planning

-is decentralisation a significant key to sustainable development?
The role of the cadastre

EFFICIENT LAND MARKET

LAND TENURE
TITLES
MORTGAGES
EASEMENTS
SECURE LEGAL RIGHTS

LAND VALUE
ASSESSMENT OF LAND VALUE
COLLECTION OF PROPERTY TAX

LAND USE
POLICIES AND SPATIAL PLANNING
CONTROL OF LAND USE

LAND DEVELOPMENT
CONSTRUCTION PLANNING AND PERMITS
REGULATION AND IMPLEMENTATION

THE ROLE OF THE CADASTRE
TO FACILITATE AN EFFICIENT LAND MARKET AND EFFECTIVE LAND USE ADMINISTRATION
The Web-Cadastre
The cadastral evolution

- late 1800´s fiscal purposes
- early 1900´s legal purposes
- mid 1900´s land-use purposes
- late 1900´s multipurpose use
to support sustainable land management
The Real Property Concept

Fiscal Object
Valuation, Taxation

Legal Object
Tenure, Legal Rights

Real Property Concept

Physical Object
Land Use Regulation
Decentralisation

- not de-concentration
- relates to autonomous land-use decision-making at local level
- based on democratic ideals of local self-government
Subsidiarity

- competencies should rest with the lowest possible level of jurisdiction
  - more efficient service
  - better use of local knowledge
  - greater participation and democracy
  - increased popular consent to government
  - improved political sustainability
- particularly valid for land-use decision-making
- depends on a finely tuned relationship between national, regional and local level
Sustainability

- requires action at all jurisdictional levels
- sectoral policies must be co-ordinated
- mature governmental structures is a must
Conclusions

- Mature cadastral infrastructures based on a global land management approach, and
- Mature institutional infrastructures based on a decentralised approach, are
- Key elements in support of sustainable development