Promising times for surveyors

From playing a key role in understanding, exploring and opening the lands and seas of the World:

- everybody can do precise positioning
- machines can make accurate maps

The profession has to change from geodetic engineers to administrators and managers of land and property - thus playing a new key role;

- in eradicating poverty

Formalised property rights

More than a secured right
Not only freehold, not only individual rights
Makes real property tradable
Endpoint for public and private services - giving people addresses
Resource for capital formation - not only by being used as collateral for mortgage
Fundament for market economy, capitalism, to work
Few countries have good property systems

What is a good property system?

People in general can participate in the land market; widespread ownership, "all" can transact, "all" have access to registration

The infrastructure supporting transactions must be simple, fast, relatively cheap, reliable, free from corruption

It produces safety for housing and businesses, and capital

Only 25 - 30 countries in the World satisfy these criteria

The west-European situation

Well functioning property systems;

But not all national systems are optimal;

Most countries have completed electronic registers and maps

Further modernisation is possible and desirable, but it seems difficult to break with old traditions

Some examples of introducing a single agency

No example of removing monopolies of notaries

Very little achieved so far with electronic documents

Inclusion of 3D properties

The east-European situation

Major achievements in countries bordering the west;

Most countries return to old systems, but some countries make radical changes

Fairly easy to transact, but very slow court handling in some countries - mortgage industry coming up

Still large works to complete first cadastre map, need to find better methods - who needs geodetic precision?

Ownership to urban land not sorted out

Maintenance of multi-apartment blocks a big challenge

Developing countries

Customary tenure systems;

Calls for special solutions, including group rights, gradually improving rights, etc

Huge fast growing informal urban settlements;

Calls for cheap solutions, tailored to the needs of the poor dwellers and small businesses, also to keep their property inside the formal system once registered

Fundamental land reforms needed in many countries;

Distribution of land to the poor from a rich elite or the state
No lack of title certificates
But lack of officially registered rights

The Challenges
To understand the wider importance of good property systems
To recognise that we must engage in a wider range of land market related issues
To recognise that we are in a service business - moving the focus from products to services
To accept that the land market is continuously changing

We must engage in more than the green box

Explaining entrepreneurship
Possible Factors Affecting Entrepreneurship
- Regulation
- Access to finance
- Market features (market size, labor costs, etc)
- Culture
- Personal characteristics

Reform encourages business start-up

A lesson for everyone: Don't use notaries in company registration
**Key issues for all**

It is no best system that fits all - but we should learn more from best practices/benchmarking

Move focus from products to services

Remove the land registry from courts - recommended by EU in 1986

Implement one self funded single land and property agency with additional responsibilities

Does a land and property agency naturally belong with geodesy and topographic mapping?

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**Prepare for the future:**

Take account of the growing number of public restrictions on land and buildings

Look for one stop shopping

Prepare for electronic conveyancing, real time mortgaging and direct registration by authorised agents

Prepare for additional types of property; 3D etc

Prepare for international land markets and harmonisation of property systems

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**For transition and developing countries**

Accept that major reforms may be needed to service all including the poor

Many land administration projects have faced serious problems

Service individual user driven transactions throughout the country before systematic completion of maps and registers

Prioritise urban issues

Sort out ownership to land in urban areas

Resolve land issues in informal settlements

Resolve problems with multi-apartment blocks

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**Take more risks in preparing cadastral maps, it works fine without 100% completeness and very high precision**

High precision in establishing cadastral maps costs a lot of money and takes a lot of time

Accept that boundaries mainly are features in the field

Make a first acceptable map as quickly as possible - users are queuing up for digital data

Accept gradual improvements over time and where it is needed

Let people buy property with uncertain boundaries if they so want, let users pay for high precision

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**Geometric precision needed for cadastral maps**

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<td>Ownership protection</td>
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