Cadastre and Land Registry Organizations are Scheduling its Future to Best Fit the Requirements of the Society

Dr. Bozena Lipej

FIG Workig Week, Stockholm, 17 June 2008

WHO AM I?

- Deputy Director General of the SMCA of the Republic of Slovenia
- Executive Director and Project Manager of Real Estate Registration Modernization Project in Slovenia (2000-2005)
- Chair of EuroGeographics' Cadastre and Land Registry Group (2004-)
- ex Chairperson and ex Member of the Management Board (bureau) of the UN/ECE WPLA (2001-2005)
- co-author of actual European real estate documents and author of +100 professional articles
- e-mail: bozena.lipej@gov.si
EUROPEAN AND WIDER SCOPE DEVELOPMENTS AND TRENDS

- creating a more globally oriented and competitive Europe and World,
- setting-up a single European market and functioning financial and capital markets,
- EU internal market is moving toward liberalization and globalization – the surveyor market cannot remain isolated,
- C&LRO have important role in supporting processes
- drivers: society and customer requirements, technological and information achievements; roles and functions in the professional environment to reconsider.

GUIDANCE AND REGULATIONS (1)

- no European regulation in the professional field of work; UNECE, FIG Com 7, EG C&LRG, PCC, CLGE, ...

WORLD BANK DOING BUSINESS ANNUAL REPORT

- Statement: simple, fast and cheap property registration – more registered properties – greater access to finance and greater opportunities to invest.

- Five most effective reforms:
  - simplify and lower fees
  - introduce fast-tracking procedures
GUIDANCE AND REGULATIONS (2)

- make the registry electronic
- take registrations out of courts (registration processes: 70% longer)
  - Council of Europe’s Recommendation 1986: Measures to prevent and reduce the excessive workload in the Courts
- make the use of notaries optional (33% higher costs).

PLATFORM FOR RE 
INFORMATION EXCHANGE

- Partnership cooperation
- 50 members

Memorandum of Understanding - 2007:
- capacity building & promotion of the role of cadastre and mapping

Draft Memorandum of Understanding:
- joint activities, sharing bp, joint communication to EC
- cooperation on a long run

Memorandum of Understanding - 2003:
- orientation & communication

- Commission 3, 7 – FIG Working Week, Stockholm
EG CADASTRE & LAND REGISTRY GROUP CONTINUES TO TRACE THE WAY AHEAD

- mission: to provide state of the art services to the real estate market integrated within National/European SDI;
- long term strategy: to become the driving force in the European C&LR environment;
- aim: to contribute to establishment of SDIs, national/international land and financial markets, sustainable development, good governance,
- action: facilitating EG to become the key player No. 1 for GI and LI in the pan-European context + partnerships in GI and LI market.

EG C&LRG MAIN ACHIEVEMENTS

- Cadastre and Land Registration in Europe 2012 – C&LR vision statement (agreed with the PCC, in discussion in ELRA): "The Cadastre and Land registry organisations of Europe will provide state of the art services to the Real Property and land information market within the e-government framework by co-operating in the building of national and European Spatial Data Infrastructures."
- inventories, workshops (2/year), tracking EU development and directives, best practice exchange, networking, profiling the position and the role
Spatial Data Infrastructure

- Different Policies and standards
- Technical Support for GI policy development
- Standards implementation

Spatial Data Infrastructure

- Technical Support to GI policy development
- Different sea level in Europe
- NNR-NUVEL1A
- ITRF93

- GI Institutional framework
- GI technical standards
- Spatial Information Services
- Fundamental and thematic GI data sets

Technical Support to GI policy development

GIS to manage Natura2000 sites

Standards implementation

Different Policies and standards

Europe moving 3cm/year

- Needs to create european spatial data sets

EC White Paper

REAL PROPERTY MARKET

- facilitating the real property market operations;
- adequate protection of land rights;
- support of real property market: secure, transparent, efficient, simple and at low cost.

EC White Paper

- secure transactions and mortgage lending across borders

EC White Paper

- from property trading to complex commodities

EC White Paper

- eEurope : eGovernment on line

EC White Paper

- real estate investment

EC White Paper

- Current Market Conditions

EC White Paper
INTERNATIONAL RE ORG. CHALLENGES

- perceive and respect the drivers and dynamics at a global, regional and local scale on time, in advance,
- respect market economy rules - stimulate economic growth,
- public administration - remove market imperfections and barriers, put in place a legislative framework; encourage PPP, private finance initiatives,
- be proactive: (EULIS – E-justice), (EC White paper – Recom. on property valuation, foreclosure procedures, land registration – costs and benefits), (INSPIRE) ...

C&LRO DEVELOPMENT AND CHALLENGES

- development at two speeds
  - A) basic registration functions: guaranty ownership and security of tenure, complete coverage – remain realistic, reasonable time, costs, level of detail, data quality, respect user needs, introduce PPP cooperation;
  - B) supporting sustainable development, improve efficiency of registration procedures, more transparency and reliability, E/NSDI, RE and mortgage credit markets at national and wider scale.
C&LRO’ FUTURE
THE ROAD TO BETTER PROSPERITY IS OPEN AND IT IS THEIR CHOICE EITHER
😊 TO TURN THE SITUATION TO ADVANTAGE OR
😢 TO REMAIN ON THE LEVEL OF LIMITED TECHNICAL PERFORMANCE OF WORKS.