Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

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OUTLINE

1. THE CADASTRAL SYSTEM AND PRACTICE IN ISRAEL
2. INCREASING TASK VERSUS DECREASING PERSONELL
3. THE IDEA OF INTRODUCING SUPERVISING SURVEYORS
4. THE "SHORT STORY" OF OPERATING SUPERVISING SURVEYORS
5. THE CURRENT STATUS OF SUPERVISING SURVEYORS` PRODUCTION
OUTLINE (cont.)

6. THE “PSYCHOLOGY” OF THE PROJECT
7. ECONOMIC ASPECTS
8. LEGAL ASPECTS
9. DILEMMAS, PLANS AND EXPECTATIONS
10. CONCLUSION

1. THE CADAstral SYSTEM AND PRACTICE IN ISRAEL

• Torrens system (registration of titles)
• The state is responsible for the description of the boundaries
• SOI is the top professional geodetic and surveying authority
• SOI supervises, confirms, collects and maintains all cadastral mapping

• The involvement of both governmental and private sectors

• The central task: preparation of mutation plans

2. INCREASING TASK VERSUS DECREASING GOVERNMENTAL PERSONNEL

• Each mutation plan has to be checked and approved by SOI

• As a tendency: the number of mutation plans is growing, the governmental personnel is being reduced
These opposite trends result in a long queue of mutation plans at SOI
3. THE IDEA

- In 1998 regulations, the right of SOI DG to authorize private surveyors to execute supervision of mutation plans is legally stated
- Practically applied in May 2004

4. THE "SHORT STORY"

- 2003: a decision to renew the introduction of supervising surveyors was made
- 2004: their choice by a quality-based bid
  No competition on fee was included!
• A “free market model was applied

• Client can choose between supervising surveyors or SOI

• SOI, keeping the right of the final approval, commits himself to complete it within 21 working days.

• 2004: 17 applications, 10 winners

• 2005: a second bid was completed

• This round of the bid found its way to the court. The injunction was not granted

• 2006: 7 other supervising surveyors were nominated in January
• The nomination period: 3 + 1 + 1 years

• During the years:
  - one SVS returned his nomination
  - four nominations were not extended
  - two were withdrawn by SOI

• 2006: two of the supervising surveyors were specifically authorized to investigate those mutation plans which had been prepared by other supervising surveyors

• These two “ASVS” approved some 120 mutation plans prepared by supervising surveyors.

• 2009: SOI completed a new bid.

• The four most successful supervising surveyors, however, were exempted from participating in the bid, and were offered to sign a new, 3 + 2 year long contract
5. THE CURRENT STATUS OF SUPERVISING SURVEYORS` PRODUCTION

• A five-year production can be summarized

Fig. 2. Supervision of mutation plans completed by supervising surveyors.
• Inhomogeneous distribution:

4 SVS – 66%

4 others together - 4 %

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Fig. 3. Distribution of plans ordered / checked by supervising surveyors (January 2009)
6. THE “PSYCHOLOGY” OF THE SUPERVISING SURVEYORS` PROJECT

• Inevitable change of positions

• Supervising surveyors are necessarily facing new reality

• A number of private surveyors refuse to be checked by a supervising surveyor

• SOI and supervising surveyors should work together.
• SOI representatives are more "conservative", supervising surveyors are more "flexible"…

• Acting as a supervising surveyor is a difficult mission…

7. ECONOMIC ASPECTS OF THE PROJECT

• The "free market" model works
• “Unfair” (?) competition between SOI and the supervising surveyors

• “Rivalry" with the supervising surveyors has a positive effect on SOI supervising activity

• Reputation and economy: a nomination seems to be very "valuable"
8. LEGAL ASPECTS, EVENTS AND CONSIDERATIONS

- Delegation of power

- Nomination of the supervising surveyors by a tender process

- Quality prerequisites and considerations

- The choice procedure was tested and accepted in court as correct

- A detailed contract is a part of the documents of the bid
• Keeping the rules – is a comprehensive interest

• Handling an early attempt to form a "cartel", SOI's reaction was decisive and tough

• Two applications for court decisions and their positive effects

• Exemption from competition
9. DILEMMAS, PLANS AND EXPECTATIONS (toward 2009 bid)

- What should be the total number of SVS-s?

- Accumulating experience of formerly nominated SVS-s versus fair chance to "newcomers"

- The “healthy” rate between them

- Will the quantities, qualities and complexity of the supervised plans be taken in consideration – and how?

- Should we extend supervising surveyors’ authorization – and how?

- “Life long” nomination?
10. CONCLUSIONS

The Specific Ones:

• The achieved results are considerable

• 30% of the whole production is done by SVS-s

• The average time of the supervision task has been reduced

The General Ones:

The permanent tendency of the past decades is that growing governmental tasks should be completed by reducing governmental personnel.

The supervising surveyor project may also suggest an applicative model for the solution of similar problems arising in other fields of governmental activity.
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