1. Introductory Background

1.1 Colonial Period (1890-1941 & 1962-1991)

- Cadastre System established - end of 19thc during Italian occupation
- Objective: guaranteeing security of property ownership for Italian settlers
- Registration system: voluntary basis mainly confined to urban centres
- Registered property had simple survey plan, plot no, area, owner details
• Cadastral Office & Notary Public worked in close collaboration

• During the Ethiopian military rule (1970s) all extra houses were confiscated

• legal private owners lost security of property ownership

• Registration of private houses discouraged as a bourgeoisie practice

• Both Offices of the Cadastre & Notary narrowly escaped elimination

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1.2 Post independence period (1991-to date)

• Nationalized houses returned to rightful original owners

• Cadastre Office served as reliable treasure of evidence

• New land policy, land & registration laws proclaimed

• Land policy goals: economic development, social justice and equity, security of tenure, political stability, etc.

• Registration of property made mandatory
Main features of the land Law

- All land put under the state ownership
- Eritrean citizens have equal right to ‘tiesha ‘land (residence)
- Agricultural plots of land accessed on usufruct basis
- Usufruct rights given for life-time of the individual
- Leaseholds are provided for housing, commercial, other social services
- Women have equal rights to land as men

Organizational Structure of the MLWE

Fig. 1
### 2. Global Overview - Cadastre systems

- Purposes of cadastre systems vary
- Modern cadastre systems - multi-purpose
- Cadastre & land registry systems in W. Europe closely linked
- French cadastre as a pioneer not progressed in the two’s link
- French cadastre influence also seen in former African colonies

- Spanish & Italian cadastre systems also partially developed
- Compulsory registration in Anglo-Saxon of recent phenomenon
- Torrens system influenced by English law & practices: impact seen in
  - E. Africa & W. Canada
- Swedish & Finish cadastre systems closely linked, 'title registration'
- Both developed through 'progressive cadastre'
- Swedish system: automated, online, integrated system of cadastral,
  - land register, land taxation and population census
- Cadastre systems in E. Europe developing into multiple purposes
- African countries introducing land register systems as land is primary asset for survival & dev’t, but still poor land governance
- Informal settlements present major cadastral challenge to developing countries, e.g. 360 separate settlements around Johannesburg
- Upgrading squatter settlements, a challenge in terms of resources for construction & titling
- Dev’t of mapping institutions imperative for cadastral systems & land mgnt
- Lessons: Cadastral systems not uniform in applications & objectives depending on tradition, policies, etc.

3. The Eritrean Cadastre System (ECS)
- The ECS still in its infant stage: Long liberation & ‘Border Wars’
- Mission, Vision & Core Values
  - Mission: Provide high quality services in transparent & accountable ways, protect & guarantee security of property ownership & right over land that facilitate proper mgnt of real asset & other resources, contributing to sustainable dev’t
  - Vision: Making primary & secondary registrations of land rights & other immovable property erected over land speedy, transparent & easier for all clients through the dev’t of modern cadastre
  - Core values, Beliefs & Guiding principles
    Objectivity, integrity, team work, innovation, professionalism
Main tenets & mandate of ECO

1) Register all land, rights over land, & immovable property & issue license

2) As necessary register all tiesha land, agricultural usufruct, leasehold, land utilized and unutilized by the state

3) Give information on transfer of immovable property for any encumbrances

4) Register right holders together with immovable property erected

Data in the ECO: textual & spatial

- Property description: zip code, property address, land use, land plot & building size, building purpose, license, boundaries, etc

- Proprietorship section: Owners/right holders name, address, personal Id No, spouse name, date of purchase, vendor’s name, address, etc

- Encumbrances: mortgage, pledge, & their release

- Registered property: 68,428 immovable property, 23,935 mortgage/pledge, & 19,221 release of mortgage/pledge
Objectives & Strategies

**Objectives**

1) Establish parcel-based multi-purpose cadastre

2) Establish a modern computerized cadastral system

**Strategies**

1) Establish and consolidate regional offices

2) Develop institutional infrastructure and capacities

3) Introduce and utilize up-to-date technology

4) Training & skill upgrading

5) Develop awareness within the public about benefits

6) Register land rights, transfers & mortgages in time

7) Appropriate fees to ensure self-sustainability
4. Challenges

- Long Liberation wars & the ‘no peace, no war’ situation resulting resources compromised to other priorities
- Incomprehensive cadastre: textual & spatial data not integrated
- Inadequate human capacities & limited resources for training & procurement of equipment
- Inadequate capacities of regional technical offices
- No Notary at regional level: No credible & fast updating of property transfer

5. Lessons Learned & Prospects

- Progressive cadastre from simple cadastre & land registers to highly developed operating systems; future oriented
- German adaptation of flexible approach- developing system of titles, instead of deeds
- Despite poor land governance in many African countries, recognition of rights for women & stakeholder involvement in land policies
- Learning others’ experiences demand insight & skilful application
- Comprehensive capacity building efforts
6. Concluding Remarks

- Modern cadastre (computerized) a must to develop
- Progressive cadastre looks more appropriate
- Compulsory registration needs serious commitment
- Facilitate sustainable dev’t through the dev’t of cadastral systems

Thank you!

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