A National Vision for Australian Land Registries
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Outline

• Awakening the sleeping land registry giants
• A multipurpose vision for our land registries
• Future directions
“We in Australia run the risk, for want of appropriate commitment, leadership and perception of the real economics involved, of creating for ourselves a special Land Information Babel”

Justice M.D. Kirby
December 1982
10th Annual AURISA Conference
Opening Address

What has happened since 1982?
But, the *Land Information Babel* risk still remains
Awakening the sleeping land registry giants

Are we using our land registries to their full potential?
Land registry information is different

- Essential for land markets and the wider economy
- Legally authoritative
- Insured by government
- Spatially accurate (cadastral verification)
- Highly dynamic
- Maintenance intensive
- Large scale
- Central to the business model of the registry
- Sensitive in terms of privacy
- Spatial in nature
- In demand
- State focus

These characteristics make SDI involvement challenging for land registries

...but, some are taking on the challenge
The Netherlands - Kadaster

The ‘Key Registers’ Concept - EU context

1. Natural Persons
2. Legal Persons
3. Buildings
4. Addresses
5. Basic Register Cadastre
6. Maps [Topographical Base Map (TBM)]
7. Registration Numbers (for vehicles)
8. Wage, Employment and Benefit Relationships and
9. Income and Assets

And possibly:
- the Large Scale Base Map of the Netherlands and
- subsoil geo-data (DINO)

10. WOZ (tax) value of real properties


 Registers of Scotland

Transaction based information
A multipurpose vision for our land registries

Australian land registries need a coherent national vision of information functions

- National eConveyancing is a starting point

- What comes next?
  - More shared services and standards?
  - The Key Register Concept?
  - Spatial Enablement?
A possible vision?

Key registers (land registry to deliver tenure and potentially others)
- People
- Buildings
- Value
- Tenure
- Address (G-NAF)

Economic Management
- Land conveyancing
- Land taxation
- Land development
- Interest Rates

Environment Management
- Infrastructure
- Natural Resources
- Planning

Social Management
- Social services
- Crime
- Education
- Emergency Services

Traditional land registry functions

New roles for land registry information

The vision in action

Example: A GFC Early Warning System

The real world...

Build a cadastre...

Add a mortgage layer (grey)

Monitor spatially for clustering

Record foreclosures spatially (red)

Aggregate nationally and respond promptly...

...most countries, including the US, do not have this capacity yet
Even RRRs could be key registers?

...probably not all of them (see vertical columns)

Conclusions...

- Australia has covered much ground since 1982
- The risk of a ‘Land Information Babel’ still remains
- The National eConveyancing System is only a first step - more initiatives will follow
- Australia’s land registries must develop a coherent national vision
- Management of RRRs could be a driving application
- The power of land registry information must be unleashed
- The journey continues