

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

**Joseph FORRAI, Israel
Gili KIRSCHNER, Israel**

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



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**

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



OUTLINE (cont.)

6. THE “PSYCHOLOGY” OF THE PROJECT

7. ECONOMIC ASPECTS

8. LEGAL ASPECTS

9. DILEMMAS, PLANS AND EXPECTATIONS

10. CONCLUSION

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



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**

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



- **SOI supervises, confirms, collects and maintains all cadastral mapping**
- **The involvement of both governmental and private sectors**
- **The central task: preparation of mutation plans**

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



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**

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



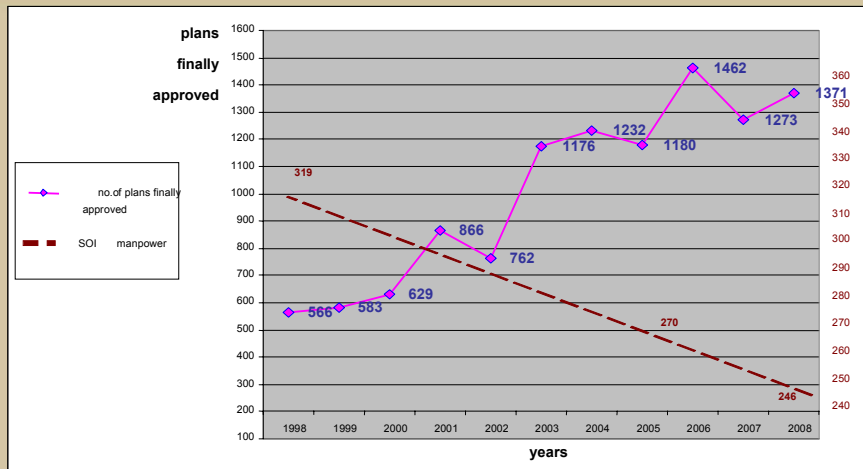


Fig.1. Increasing supervising tasks to be carried out by decreasing professional personnel

TS 5A – Land Administration
 Joseph Forrai and Gili Kirschner
 Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
 Surveyors Key Role in Accelerated Development
 Eilat, Israel, 3-8 May 2009



- **These opposite trends result in a long queue of mutation plans at SOI**

TS 5A – Land Administration
 Joseph Forrai and Gili Kirschner
 Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
 Surveyors Key Role in Accelerated Development
 Eilat, Israel, 3-8 May 2009



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

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



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!

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



- **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.**

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



- **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**

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



- **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**

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



- **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**

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



5. THE CURRENT STATUS OF SUPERVISING SURVEYORS' PRODUCTION

- A five-year production can be summarized

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009

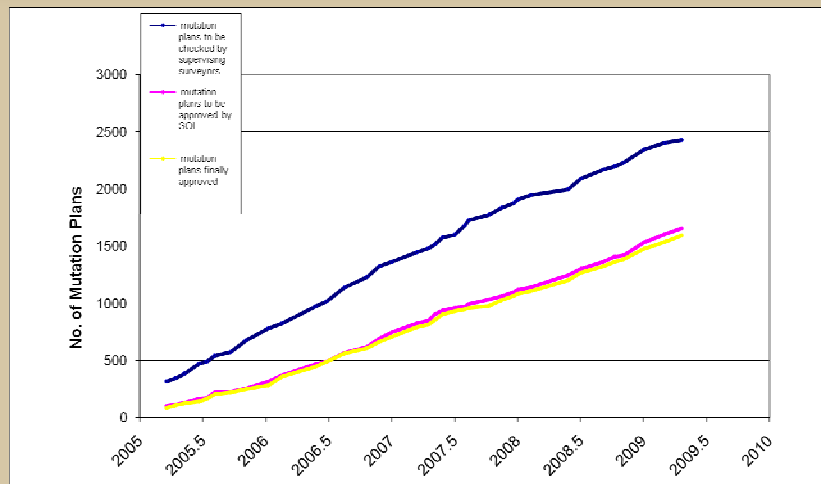


Fig.2. Supervision of mutation plans completed by supervising surveyors

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



• **Inhomogeneous distribution:**

4 SVS – 66%

4 others together - 4 %

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009

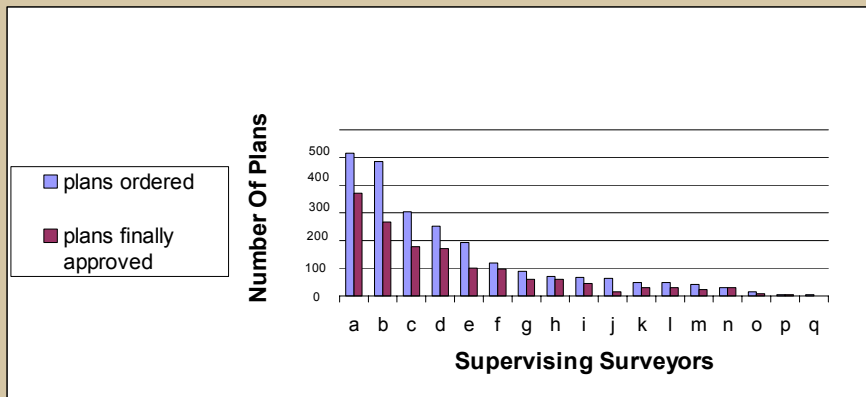


Fig.3. Distribution of plans ordered / checked by supervising surveyors (January 2009)

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



6. THE “PSYCHOLOGY” OF THE SUPERVISING SURVESORS` PROJECT

- Inevitable change of positions
- Supervising surveyors are necessarily facing new reality

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



- A number of private surveyors refuse to be checked by a supervising surveyor
- SOI and supervising surveyors should work together.

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



- **SOI representatives are more "conservative", supervising surveyors are more "flexible"...**
- **Acting as a supervising surveyor is a difficult mission...**

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



7. ECONOMIC ASPECTS OF THE PROJECT

- **The "free market" model works**

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



- **“Unfair” (?) competition between SOI and the supervising surveyors**
- **“Rivalry” with the supervising surveyors has a positive effect on SOI supervising activity**

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



- **Reputation and economy: a nomination seems to be very "valuable"**

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



8.LEGAL ASPECTS, EVENTS AND CONSIDERATIONS

- **Delegation of power**
- **Nomination of the supervising surveyors by a tender process**

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



- **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**

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



- **Keeping the rules – is a comprehensive interest**
- **Handling an early attempt to form a "cartel", SOI's reaction was decisive and tough**

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



- **Two applications for court decisions and their positive effects**
- **Exemption from competition**

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



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

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



- 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?

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



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**

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



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.

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009



11. ACKNOWLEDGEMENT

Authors thank for their contribution to “Supervising Surveyors Experience” to Dr. Haim Srebro, SOI Director General, the 17 supervising surveyors (in alphabetical order): Azmi Abu Hanna, Itzhak Ben Joseph, Yair Davidovsky, Yuri Epstein, Moshe Felus, Moshe Fogel, Oren (Fjodor) Fux, Armi Grinstein, Uri Hen-Zion, Yair Isboutsky, Joseph Kraus, Yaron Lazar, Daniel Lerer, Yair Nahmias , Dan Sharir, Haim Shevach and Shimon Wharzager ; their supervisors at SOI: Vera Lavan, Clara Tsimerman, Katia German, Michael Vainshtein, Ana Rozenberg, Elena Getsilevitch, Genady Ronin and Oded Sade, and all of their colleagues supporting the project. Special thanks to Dr. Ron Adler, former Director General of SOI, for his constructive comments which resulted in the improvement of this paper.

TS 5A – Land Administration
Joseph Forrai and Gili Kirschner
Introducing Supervising Surveyors – Five-year Experience of an Unusual Governmental Enterprise

FIG Working Week 2009
Surveyors Key Role in Accelerated Development
Eilat, Israel, 3-8 May 2009

