

The Impact of Spatial Information provided by Land Administration Services in Europe



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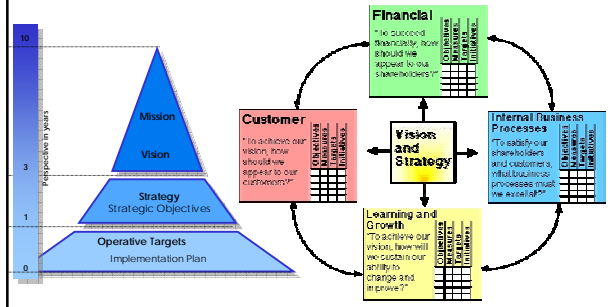
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Balanced management approach



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How to improve the service of LA ?

Organizational streamlining

1. Digitizing data
Linking with historic records



Link with actual situation in the field ?

2. Improving processes
Improves reliability



Just computerized or redesigned?

3. Improved services
through technology / cooperation

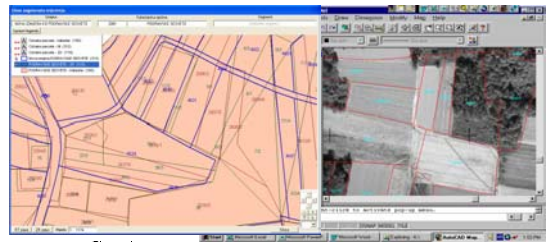
4. Optimizing use of resources
Just cut / new business opportunities

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Integration of data → Integrated services

Fiscal → Legal → Geo

(Cadastral Domain Model / business process model)



Situation at:

- Land Registry
- Cadastré
- Field

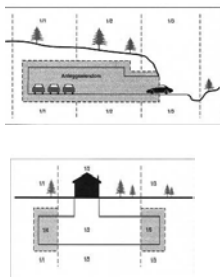
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2d → 3d

Geometric, Topologic or Legal challenge ?

Geometric

Precise measurement



Topologic

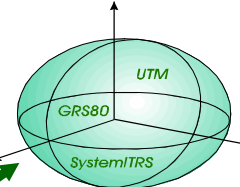
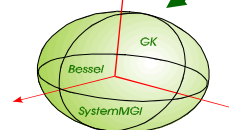
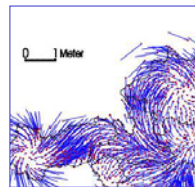
Neighborhood



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Modelling the reality

Homogenization - Harmonization Reference Frame



GNSS
Coordinated by
UN-Office for
Outer Space

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Integration of LA-Services contributing to...

1800 1900 1950 1970 1990 2000 2005

a tool for decision making

- Financial Service
- Environment (→EU-INSPIRE)
- Agro-Subsidies (LA failed in EU-IACS)
- Spatial Info Mgmt (digitize, geo-, Addresses)
- Land Use Plang / Land MGMT (URBAN ↔ AGRO)
- Juridical data
- Fiscal data

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Who pays for the LA-Service?

- The taxpayers pay**
World Bank Loans, EU-subsidies, EU-INSPIRE?
- The customer (users) pay**
selling of data: SWE= 5% HU = 70%
Registration fee SWE=70% HU=0%
Free access for gov. Agencies = DK, CZ
- Refunding through partnership**

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How to deal with challenges?

They become threats if not turned into opportunities

Threats →	→ → → Opportunities
Insisting in inherited approaches	See the opportunities in new development (EU-PSI, EU-INSPIRE)
Focus only on Technical topics	balanced approach (legal / org. / financial / customers)
Look only inside LA Losing leadership in SDI	Understand role /interact with other stakeholders within land management
Top-down approach	capacities of staff (at branch offices)
Organization-driven improvements	customers' interest for simple and safe procedures
Focus on competition	Cooperation: creating win-win situations - share workload / benefit

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Organizational setting on Land Administration

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LAND MARKET

(adapted from P.Dale,1999)

Frank Andrew U. (2004) *Comparing European cadastres; Methodological questions*
Majčica B. (2005); *Improvement of the LA System in Croatia - Towards One-Stop-Shop Solutions*,
Stuedler D., Kaufmann J. 2002. *Benchmarking Cadastral Systems*;
Muggenhuber G. 2002. *Customers of LA in a service oriented society*. .

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LA has to serves business

Parameters of worldwide benchmark:
„Doing business 2005”

- Starting a business
- Managing human resources
- Registering property →
- Enforcing contracts
- Getting credit →
- Protecting investors →

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LA has to serve business

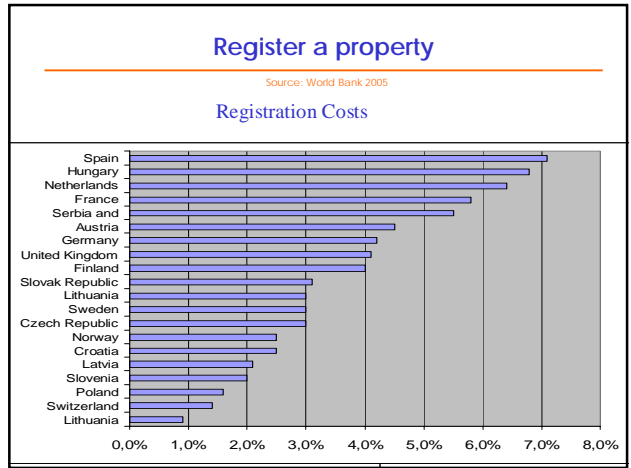


Parameters of worldwide benchmark:
„Doing business 2005“

1. Starting a business
2. Managing human resources
3. Registering property →
4. Enforcing contracts
5. Getting credit →
6. Protecting investors →

Services related to LA

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UN FIG-Marrakech declaration 2004: Land Administration serves the society

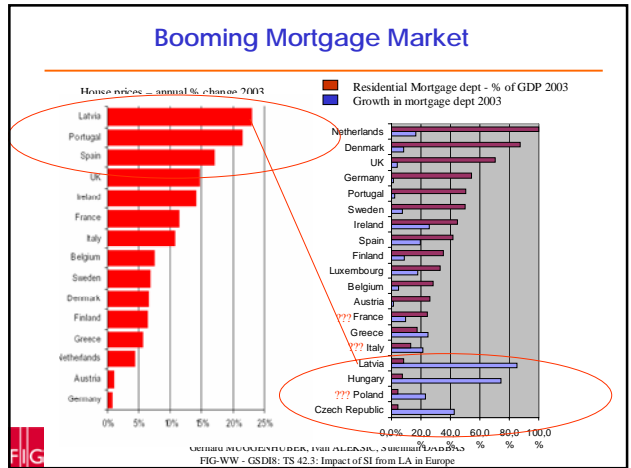
The urban-rural fringe in a changing society

We are facing an increasing urban society !

Real Estate prices:

Rural:	low
Urban:	high – increasing
Semi-urban:	Dramatic increase

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Holistic approach required

to contribute to an efficient land and mortgage markets

Master's Thesis of Majčica B.(2004): *Improvement of the System of Land Registration in Croatia Towards One-Stop-Shop Solutions:*

1. CHANGING ENVIRONMENT

2. LAND ADMIN. AS A SYSTEM

3. LA - BUSINESS APPROACH

E-Gov.

Integrated Services

Efficiency through partnership

Holistic approach

1. North, Douglass C. (1990): "Institutions, Institutional Change and Economic Performance"
2. Zevenbergen, Jaap (2002): "Systems of Land Registration"
3. Peter Dale (2001) "Sustainable Land Registration: Taking a Business Approach"

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Shaping the change

Technology driven → customer oriented business

CURRENT SITUATION	TRANSITION	TARGET SITUATION
Independent e-Service Delivery	Create Interoperability	Integral part of e-Government Initiative
Ad hoc Business Planning	Clarify Business Objectives	Balanced Corporate Plan
Fragmented Organisation	Integrate Organisations	Single, Cohesive Legal Entity
Ad hoc & Variable Budgeting	Strengthen Financial Management	Sustainable Business / Financial Model
Limited Marketing & Sales Capabilities	Engage Marketing Partners	Successful Market Oriented Organisation
Under-motivated Staff	Capacity Building of Staff	Well Trained and Motivated Staff
Poor Communication Amongst Staff	Encourage Information Sharing	Information Sharing, Outward Facing Culture
Disjoint Information Management	Manage Information as Asset	Corporate Management of Information
No Co-located Management of IS/IT	Govern IS/IT Corporately	Effective Support of Business Through IS/IT

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HU03IB/AG/02-TL: Improving the Sustainability of the Hungarian Land Registration System

LA as part of integrated Services – just in the middle of a hype

Holistic approach¹ required for efficient contribution to the market:
(land- , real estate- , mortgage markets)

in particular interdisciplinary cooperation at:

National Level...

Banks, Real Estate Business, Land Use Planners...

European Level...

The European Mortgage Federation www.hypo.org

International Level...

International Federation of Housing and Planning,
Internat. Society of City and Regional Planners, www.IsoCaRP.org
UN-Habitat Professionals Forum ...

1. Master's Thesis of Majlića B.(2005): *Improvement of the System of Land Registration in Croatia*



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Thank you !



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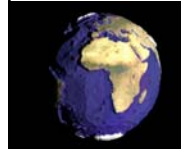


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