





TS 10G – Knowledge Sharing

Exchange of Experiences and Knowledge in Land Administration and Cadastral Services between Sweden and Indonesia

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IPSLA –

INSTITUTIONAL PARTNERSHIP FOR STRENGTHENING LAND ADMINISTRATION

Cooperation between Swedish Lantmäteriet (Swedish Mapping, Cadastral and Land Registration Authority) and Indonesian BPN (Badan Pertanahan Nasional Republik Indonesia, National Land Agency of Indonesia).

Sida (Swedish International Development Agency) financed project.



Four components, all of which work with capacity building.

- exchange of knowledge and experiences
- legalisation of computerised land records
- land valuation
- handing of informal settlements

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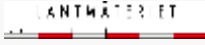



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 **GEOGRAPHY & SURVEYING HISTORY** 

INDONESIA	SWEDEN
70% water, 30% land 17,000 islands	"one piece of land"
Equator	Polar circle
2,000,000 sq km	450,000 sq km
240 million	9 million
Independence since 1945	"conflict free for centuries"
BPN 1960s	Start registration of land in 16 th century

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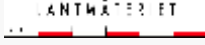
 

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 **PROPERTY FORMATION SYSTEM AND THE TASK OF NATIONAL LAND SURVEY** 

SIMILARITIES	DIFFERENCES
Task and function (surveying and property formation)	Task and function BPN: wider Lant: smaller
Services Oriented (full non-profit oriented, exception Metria Division at Lant.)	Organisation body BPN: larger Lant: slimmer
	Service Oriented BPN: non profit services Lant: both profit & non profit services
	Existence of Organisation BPN: start in 1960 Lant: 16 th century


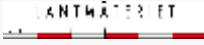
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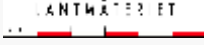
SURVEYING – ACTIONS, BOUNDARIES, BOUNDARY MARKS ETC



SIMILARITIES	DIFFERENCES	
Method (surveying)	Equipment	BPN: analog & digital Lant: digital
	Surveyor Task	BPN: field survey only Lant: both field & administrative
	Border determine	BPN: done by the owner & adjacent neighbours Lant: done by the surveyor
	Surveyor status	BPN: gov officer & license surveyor (private) Lant: gov officer

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LEGISLATION



SIMILARITIES	DIFFERENCES	
Other regulations considered in service	Law & Regulation	Ind: hundreds Swe: few
Legal aspect in property formation	Joint Facilities	Ind: content decided by individual owners Swe: content decided by cadastral authority
Ownership Type (individual, legal entities, government)	Ownership by foreigner	Ind: can certain right only Swe: can own land
	3D regulation	Ind: not yet Swe: done



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 **REAL PROPERTY REGISTRY, CADASTRAL MAPS AND IDENTITY OF REAL PROPERTY UNITS** 

SIMILARITIES	DIFFERENCES	
Information of property unit (reg ownership, area, coordinates, registered right, mortgages etc)	Object Target	Ind: non forest land only Swe: all land & water
	Data Storage	BPN: distributed Lant: centralised
	Property Designation	BPN: multi number Lant: single number
	Online Service	BPN: developing Lant: done
	Land Registered Covered	BPN: not yet all land Lant: all land registered
	Name of owner	Ind : private data Swe : public data
	Front Office Service	BPN: land office mobile & land office Lant: land office


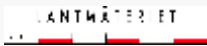
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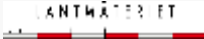
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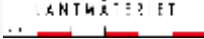
 **LAND USE AND SPATIAL PLANNING SYSTEM** 

SIMILARITIES	DIFFERENCES	
Land use planning (in the different level) Planning authority (local government)	Land use plan map	Ind : all land planned, land office should follow Swe : area with detail plan = should be followed by cadatral authority, area without detail plan = cadastral authority make decision on proper land use

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COOPERATION BETWEEN AUTHORITIES AND SHARING OF DATA	
SIMILARITIES	DIFFERENCES
Institutions need information about land from other institutions	Implementation
	Ind: inter-departemental discussion progress
	Swe: well developed
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LAND TAX	
SIMILARITIES	DIFFERENCES
Tax target (buyer & seller)	Tax amount
Tax value object (land & building)	Ind: buyer and seller 5% of land tax value
Value type (tax, market & transaction value)	Swe: buyer 1,5% or 3% of a) 75% of the tax value or b) transaction value (whatever is highest)
	Free tax
	Ind: 30 million IDR for buyer, 60 million IDR for seller
	Swe: Always transaction tax for buyer
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OUTCOME OF THE EXPERIENCES



Properties National Asset

Development :

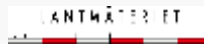
- Base Map coverage → acceleration of land registration
- IT Infrastructure → e-service, sharing data, integration data
- Improving hrd (mindset) → analogue base – digital base

Increased Awareness

Clearer view of advantages of highly reliable digital data register of land information and usage of fixed boundary marks.



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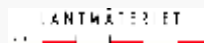
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