

MAIN MESSAGE



- The cadastre is a public institution, serving public and individual interests.
 - It is not only technical.
 - $\boldsymbol{\cdot}$ It is not only a tool at the service of few private interests.
- Cadastre is about people ... not only data and land surveying!
- Bridging the gap between cadastral specialists and people.



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INTRODUCTION



- · Research works on the recent cadastral reform of **Honduras**
 - · Ley de la propiedad (2004)
 - · Why is the cadastral reform of 2004 a success, while those initiated from 1960's were failures?
- Comparative analysis with the Quebec's cadastre





CADASTRAL INSTITUTION



• The cadastre is a PUBLIC INSTITUTION.

(Deininger, 2005)

- · Legal framework
- · State data infrastructure
- Standardised processes
- Recognized specialists
- · Accessibility
- Adaptation

in-sti-tu-tion | instit(y)oō sh ən|

- III-SU-TU-TUON [INISTITY/JOO St. 031]

 In society or organization founded for a religious, educational, social, or similar purpose: a certificate from a professional institution.

 a no organization providing residential care for people with special needs: an institution for the secrety handicapped.

 a nestablished official organization having an important role in the life of a country, such as a bank, church, or legislature: the institutions of democratic government.

 a large company or other organization involved in financial trading: the interest rate financial institutions charge one another.

 2 an established law, practice, or custom: the institution of marriage.

 Informal a well-established and familiar person, custom, or object: he soon became something of a national institution.

 3 the action of instituting something: a delay in the institution of proceedings.

ORIGIN late Middle English (in senses 2 and 3): via Old French from Latin institutio fn-j, from the verb instituere (see Institute). Sense 1 dates from the early 18th cent.



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CADASTRAL INSTITUTION



- What makes a viable cadastral institution?
 - One under-estimated factor is the public (popular) confidence expressed towards the cadastral institution.
- · How can we build this public confidence?
 - Time
 - Participation / Involvement (owner, occupant, interested)
 - Equity
 - Wholeness
 - Organisational stability
 - Public officer

ORIGIN late Middle English: from Latin confidentia, from co full trust' (see CONFIDENT).



HONDURAS



- Few data
 - 112 500 km² area / a lot of mountains
 - 8 millions people
 - 18 departments / 298 municipalities
 - 1700 \$us per capita income
 - 60 % of the people under the poverty line
 - Before 2004:
 - 90% of rural lands and 50% of urban parcels without land title





LAND AND CADASTRAL REFORMS



- 1960's = Agrarian reform programs
 - · Reorganise the unbalanced distribution of land
 - · Very few land titles / Inaccessible for the poor
 - · Cadastre for fiscal purpose not for registration
- 1975 = National Agrarian Cadastre
- 1980's = Agricultural Land Titling Program
 - · 174 175 parcels / 32 024 titles
 - · Creation of a National Cadastre (Ley sobre el catastro)
 - No land surveyor / Delineador = Topographic technician
 - Political objectives = Scepticism of the population
 - ${\boldsymbol \cdot}$ Spoliation of those who couldn't afford to pay for their title and the land itself



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LAND AND CADASTRAL REFORMS



- 1990 = Fiscal Cadastre
 - · Municipal responsibilities
 - · Lack of standardisation / Not technical uniformity
 - Notion of simplified cadastre

Municipal cadastre of Pimienta

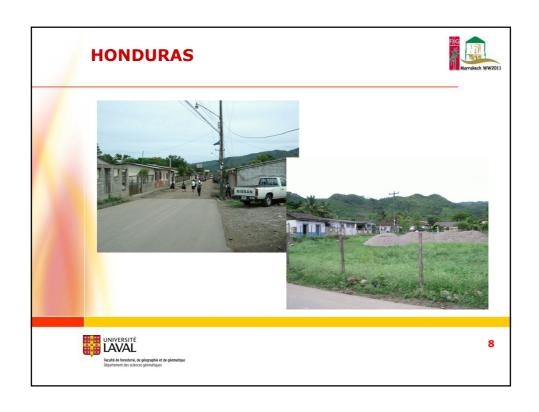
- 2002 = Need for "another" cadastral reform
 - No possibility to recover the national cadastral data stored on no further used digital support (main frame disks)
- No legally habilitated land surveyor
 - What the Honduran do when there is a property boundary conflict?

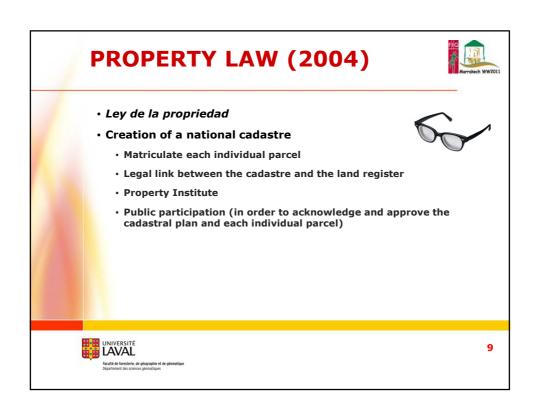


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CADASTRE OF QUÉBEC



- · Created in 1860
 - 1449 original plans (in paper)
 - 30 years period
- Centralized administration
- Base of the land rights security system (according to the Civil Code of Lower Canada)
- Contribution of (private) land surveyors
- Weak process of updating
- Reform since 1985



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CADASTRE OF QUÉBEC



- After all these years, people tends to take the cadastral institution for granted.
 - Cadastral surveys and Examination of titles
- New issue at stake
 - Land Title Insurance



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CONCLUSION Land surveyors should focus their attention to the people rather than to the measurements. Keep alive the dream of the next generations Land surveyors should think of themselves as the blue helmets of the land tenure peace and spatial organisation.

