

**Presented at the FIG Working Week 2019,
April 22-26, 2019 in Hanoi, Vietnam**

**SWISS LAND
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A critical acclaim of the FFP Publication

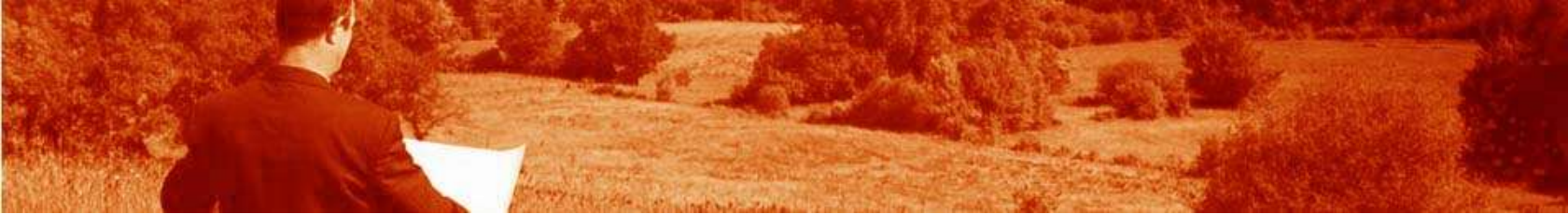
Dr. Jürg Lüthy and Jürg Kaufmann
SLM Foundation

Special Session, FIG Working Week 2019, Hanoi on "Fit-for-purpose Land Administration"



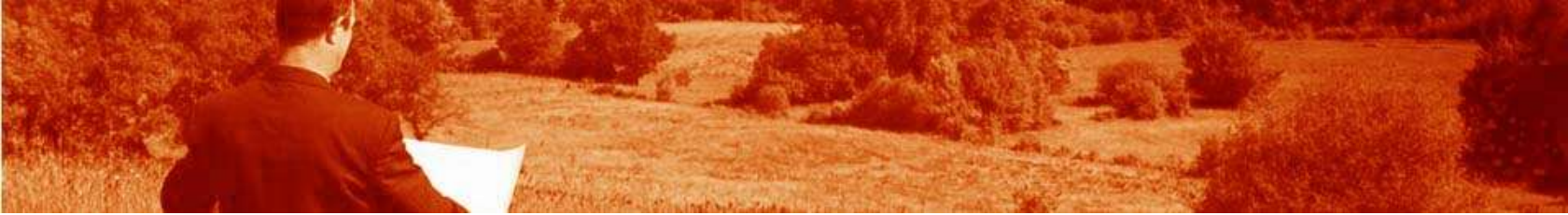
Agenda

1. Acknowledgment of the Idea
2. The key success factors for setting up and running a sustainable Land Administration System
3. Deficiencies of the Joint FIG/World Bank Publication
4. Proposal for enhancements



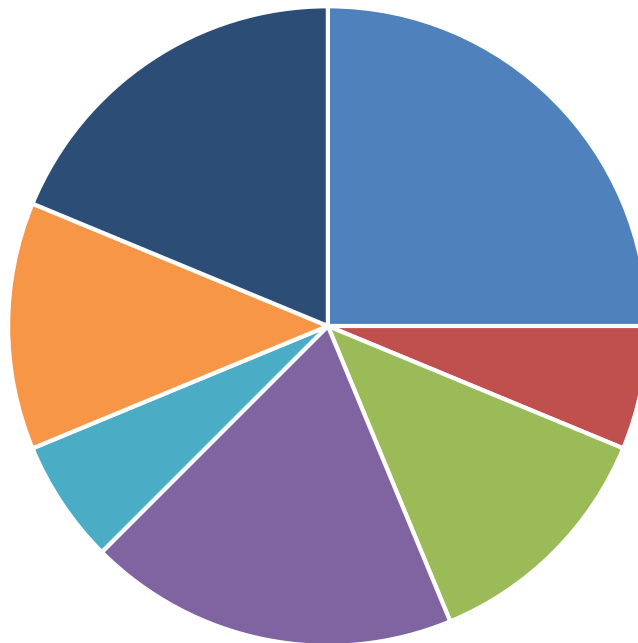
Acknowledgment of the Idea

- We are convinced that the efficiency of the work for the setting up and the operation of Land Administration Systems has to be improved!
 - We support the idea for the flexibilization of land rights;
 - We agree that the professionals need to use a new thinking;
 - We agree with the elements mentioned in the declaration;
- but we see a different way to reach the results envisaged!**

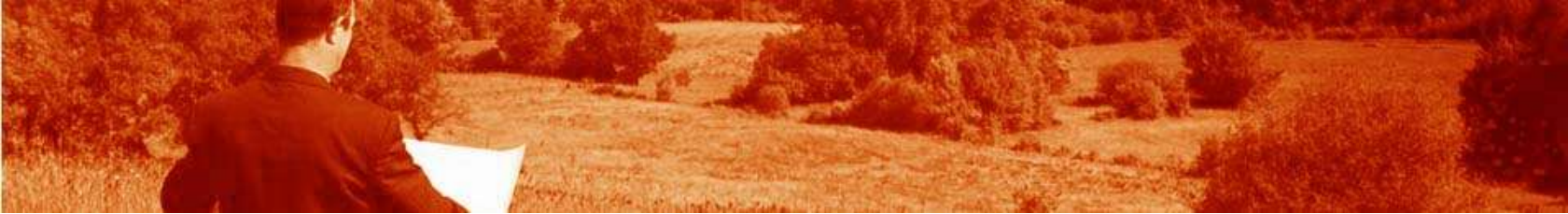


The key success factors for setting up and running a sustainable Land Administration System

Success factors



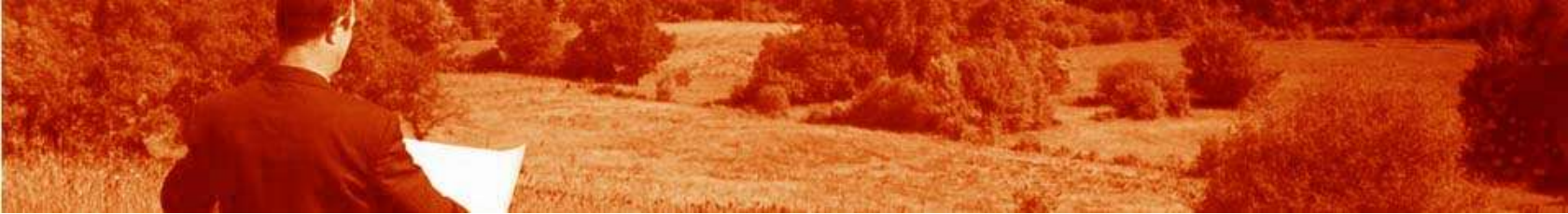
- Institutional and legal framework
- Reference framework
- Form follows function
- Freedom of methods
- Decentralized and participatory approaches
- Custodians for authoritative data
- LA System as part of SDI



Comments concerning Success Factors

Institutional and legal framework

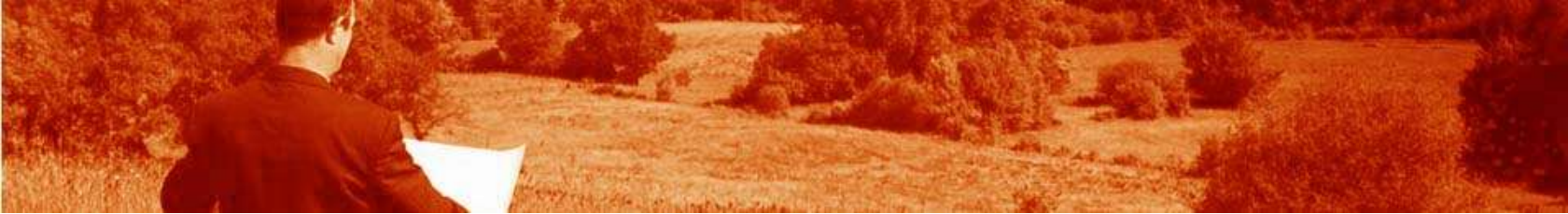
- Only the law and the institution framework can guarantee the enforceability of land ownership.
 - The efficiency and speed for setting up depends largely on a sound framework where only things are regulated which are relevant for the results.
- ***This aspect is crucial and an absolute prerequisite. It is dealt with in the document, but does not receive the necessary attention.***



Comments concerning Success Factors

"Form follows function"

- Content of information captured is largely dependent on the **users need** and on the **requirements given by the law** (the purpose).
 - The agreed quality requirements must be met in order to assure **confidence** in the product and its **reliability**.
- *FFP talks about maps, we must finally talk about data.*
- *Data and its quality are closely linked. We should consider different quality characteristics for spatial data like: completeness, timeliness (up-to-dateness), relative (instead of absolute) accuracy, logical consistency*

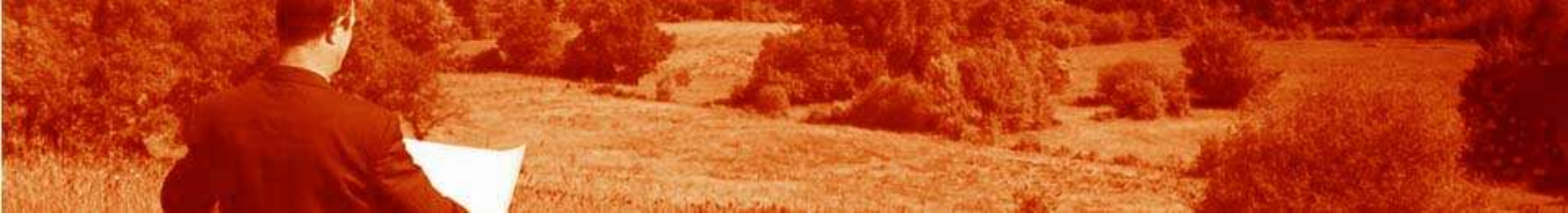


Comments concerning Success Factors

Freedom of methods

- The methodology used for collection (spatial) information shall not be defined in the law. Discussions and regulations about the survey methods are typically outdated before they are fully implemented.
- The society should benefit from **technical progress** if it contributes to increased efficiency or shortened processing times (up-to-dateness).
- The surveyor is required to fulfil the **quality requirements** according to the technical specifications.

→ The FFP Paper focuses on critics about the modernization of techniques (as the driver for quality requirements) but mentions at the same time UAV as interesting method. Freedom of methods is not stipulated!

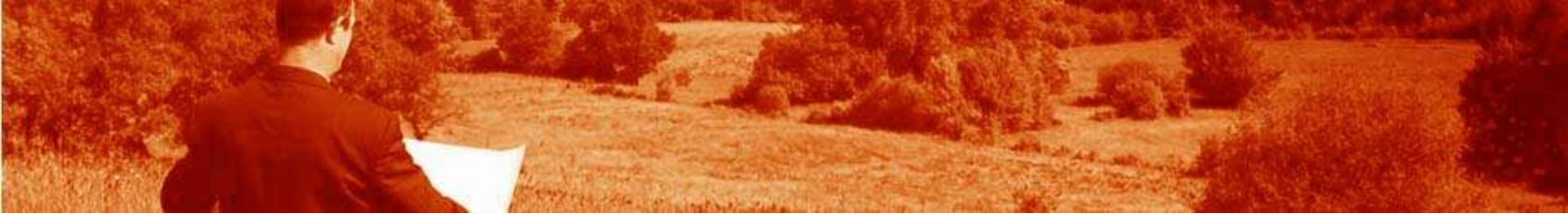


Comments concerning Success Factors

LA System as part of the SDI

- Relative accuracy is important to minimize ambiguities: on which parcel is the building located. Datasets needs to be aligned with each other.
- Enhancing the ownership information with land use as the base for a multi-purpose cadastre
- Any parcel-related information like rules, right and responsibilities require the same reference as the cadastre. Dependencies of these layers from the underlying ownership information must be treated carefully.

→ *This aspect is not covered. The costs for setting up and maintaining the LA should always be regarded in a broader view than "only" cadastre. With increased benefit the costs become less an issue.*



Proposals for enhancements

- **Foster the close cooperation with legislators and lawyers.**
- **Position the surveyor as a trustee – we know the processes, potential issues and errors and we know how to make the Land Administration System work for the ALL citizens.**
- **Liberalisation of the Land Administration: define the outcome, not the methods and as few procedures as necessary.**
- **Understand the citizens need - extend the Cadastre from a narrow view of property to a multi-purpose cadastre (land use) to become the source for planning, building (mortgage), taxation etc.**

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Thank you for your attention...

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