

Future perspectives of Land Administration and Cadastre

FIG WORKING WEEK
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Land administration

- Cadastre
- Land registers
- Land consolidation
- Valuation
- LIS

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Land administration

includes processes that

- determine rights and other attributes
- the survey and description of these
- their detailed documentation
- provision of information

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Land administration rather than just cadastre or land registration!

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The WPLA structure

- Open to all ECE countries (ca 55)
- No membership
- No fees - voluntary input
- One or several organisations from each country
- Sounds formal, but is not so

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Terms of Reference

- Basic land management legislation
- Land administration measures
- Land information systems
- Organisation and management issues

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Who are represented in WPLA activities?

- Formally nations, but...
- Cadastral organisations (technical and fiscal)
- Land registries and Land information organisations
- Ministries
- Private organisations, universities

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What has been achieved?

- Established meeting place and network
- Both technical and legal
- Exchange of information, knowledge and experiences
- Valuable documents and reviews
- From boundary precision to customer satisfaction

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From 1993 to now!

- Then - support to transition countries with similar situations
- Then - few contacts and little knowledge among western countries
- Now - most share the same agenda
- Now - many contacts, much knowledge sharing
- Now - much to learn from transition countries

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Results

- Provides a meeting-place
- Brings together the whole sector
- Policy oriented documents (LA Guidelines now being up-dated)
- And very practical experiences and advice

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Where to put the focus in LA?

Discussions on

- Technical matters and technology
- Include many details in registers
- Organisation
- Financing
- Customer needs

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Some basic facts/assumptions

Real estate is an asset like any other

- It is a source of wealth
- It can be traded
- It can increase economic activity
- Market economy requires land rights to be organised so that they can be privately traded
- Real estate to large extent under-utilised resource in transition and developing economies

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Benefits

- Security of tenure and to other rights
- Efficient and optimal use of land
- Environmental consideration
- Growth of economic activity (real estate activities 25-30 % of GDP, 40 % of all wealth)
- Provide capital with which economy can grow and develop
- Provides a tax base
- Facilitate and attract foreign investments
- Facilitates the development of financial markets

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Land as a source of wealth

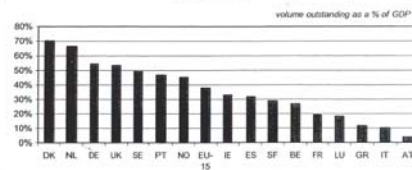


- Land/real property is one of the most valuable assets and an important base for the development of the wealth of a nation
- Good land administration is essential for the development of an effective land market and a secure financial sector and will provide a basis for land management and land taxation

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Figure 8 - Trend in residential mortgage lending and GDP (year 2001)

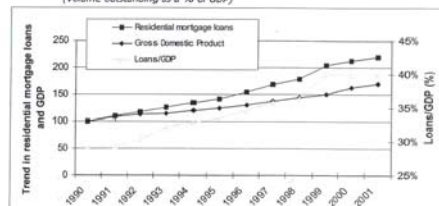


© European Mortgage Federation and national sources, Eurostat (GDP figures)

Belgium, Denmark, Germany, Greece, Spain, France, Ireland, Italy, Luxembourg, the Netherlands, Austria, Portugal, Finland, Sweden, the United Kingdom & Norway
Finland: figure refers to 2000; Austria: refers to residential and non-residential.

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Figure 1 - Size of residential mortgage markets in the economy in 2001
(Volume outstanding as a % of GDP)



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The financial sector in Sweden

Figures from 2004, SEK

- Total mortgage value: 2,355 billion
- Total assessed property value: 3,511 billion
- Total real property value: 4,800 billion
- Total value of Stockholm SE: 4,108 billion (4,739 in 2000, 1,780 in 2002!)
- GDP of Sweden (2003): 2,440

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Housing Financing Loans vs. GDP, 2002

EU	-	39%
USA	-	53%
Russia	-	0,1 – 0,2%

Alexey Overchuk: Mortgage as an important tool for real property market development: Russian Federation Case - WPLA Workshop Armenia May 6-7 2004

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Land administration must

- contribute to economic development and wealth
- contribute to development of efficient market
- and to a secure financial market
- but don't worry so much about the technical aspects!

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What is happening now?

The end for national agencies?

- Examples in Europe can make you wonder!!
- EU - single financial market
- INSPIRE - ESDI
- EULIS
- Passive or active role?

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Two different examples

- Deutsche Post
- EULIS

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Role of government - the way it used to be

National airline company
National telecom agency
National electricity board
National Post Office
National mapping agency, cadastre, land registry

Cambridge Conference 2003

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Deutsche Post - an example from today of the active way

Partly privatised

Owns several logistics companies, including DHL

Wants to buy Austrian Post service

Interested in 25 % of Danish Post service

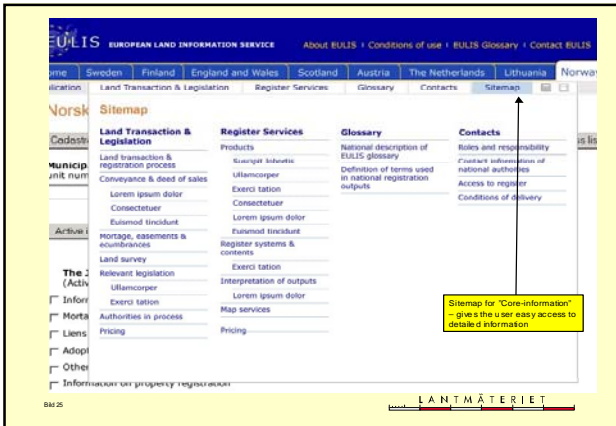
What next?

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The screenshot shows the EULIS (European Land Information Service) website. At the top, there is a navigation bar with links for 'Home', 'Sweden', 'Finland', 'England and Wales', 'Scotland', 'Austria', 'The Netherlands', and 'Ireland'. Below this, a main heading reads 'EULIS gives you access to actual databases in the pa...'. The page is divided into several columns. The left column contains a text box stating: 'This version of the service is a Demo with limited functionality adjusted for users with special arrangements.' The middle column features a large image of a landscape with a house and trees. The right column contains a text box: 'Through EULIS you will have access to Core Information for each participating country. Basic description of legal concepts. Description of routines and effects of registration of real property conveyance and mortgaging. Contact information to authorities involved in the real property transactions.' Below this, there are smaller images of a town and a building. At the bottom of the page, a footer note states: 'Access to real property data is provided with use property-id (cadastral unit) or address of the property. Headers in the register output is presented in English. The Land Information is presented in the national language.' The page number 'B&I 24' and the logo 'LANTMÄTERIET' are visible at the bottom.



What else is happening?

Services across borders

- Business can't afford too many differences
- Perhaps not standards or harmonisation, but convergence due to market demands?
- Customers start making comparisons
- Who takes the lead?

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Costs - USA (USD)

Points	4,000
Processing fee	300
Appraisal fee	300
Credit report	16
Flood certification fee	24
Title insurance	906
Settlement fee	450
Document preparation	150
Notary fee	50
Tax, recording fee	350
Total	6,546

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Costs - Europe

	Sweden	Holland	Germany	England	Finland
Valuation fee	0	400	1,300	0	0
Bank's fees	0	1,000	0	215	157
Notary fee	n a	599	350	n a	60
Legal fees	0	0	0	0	0
Stamp tax	1,000	0	0	0	0
Reg. fees	35	72	350	71	30
Total	1,035	2,071	2,000	286	247

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What else is happening?

eGovernment

- Changing role for government
- Citizens expect more
- But will also have to do more
- Less tax money

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Conclusions

- The world is changing faster and faster
- LA not separate from trends in society
- Must produce benefits
- Must contribute to growth
- Must meet customer demands
- Make better use of resources
- Focus on rights and generation of capital

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And finally ...

- Image - what's in a name?

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