
LAR in aspect of the cadastral managing – capacity building

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Content

Important aspects for sustainable cadastral management & capacity building

1. Cooperation & collaboration among involved agencies and clear allocation of responsibilities must be defined by Law
2. Additional legislation needed
3. Need for one state agency to coordinate various land policies, introduce land development strategy, coordination of projects, and data sharing to avoid duplication
4. Adequate and trained personnel and sustainable funding must be secured
5. Need for specific training. Development of local experts in specific fields.

Cooperation & collaboration among involved State Agencies / clear allocation of their responsibilities

Creation of one data base for cadastral and property registry data:

- cadastral maps (location, size, boundaries, etc) and
- ownership and other legal rights
- Projects for restoration of ownership (Ministry of Agriculture and Forestry, Municipal Authorities)
- Other agencies that maintained cadastral information in the past
- State land must also be registered

Attention must be paid to avoid registering overlapping ownership rights in the future, that may create public mistrust and market operational problems

Cooperation & collaboration among involved State Agencies / clear allocation of their responsibilities

■ Contact zones

- ❑ Varying accuracies of cadastral data (concerning geometry, precision of data)
- ❑ Not well defined boundaries in rural areas
- ❑ Lack of a unified coordinate system



Procedure:

Proposal by surveyor / resolution by a committee / objections

Corrected cadastral maps (GCCA)

New Deeds (Ministry of Agriculture?? why???)

Cooperation & collaboration among involved State Agencies / clear allocation of their responsibilities

Resolution of the created problems in land management and administration, provision of necessary tools

- Fragmentation of rural land (fragmentation of rights, parcels, use). Combined tools: land consolidation, cooperatives, pilot projects, real estate sales and rental market/motives/taxes, good management, regulations; access to credit

Cooperatives: ***Less state or political involvement- business management approach- specific education / training needed***

Land consolidation: ***responsible agency; purposes; procedures; transparency; participation; financing; cadastral data updating – specific education / training needed***

Cooperation & collaboration among involved State Agencies / clear allocation of their responsibilities

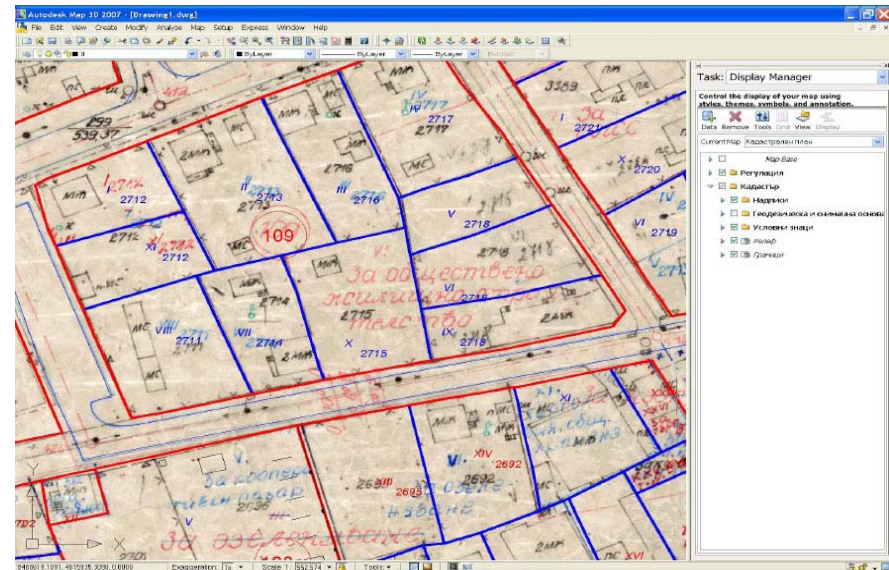
Maintenance of cadastral and Property Registry data

- Lack of comprehensive spatial/urban plans generates uncertainty for potential investors
- Land-related state agencies that use various land tools which need cadastral data and create new cadastral and property registry data (through a readjustment of parcels and rights) must have a regulated compulsory access (e.g., detailed development plans, urban planning data, land consolidation data, etc) to cadastre and property register
- Building permitting / removing etc
- ***Registration must be done officially through a regulated official procedure and not by the owners***

Cooperation & collaboration among involved State Agencies / clear allocation of their responsibilities

Real estate market needs:

- ❑ Up-dated reliable information
- ❑ Low transaction fees, less bureaucracy
- ❑ Clear spatial and urban planning regulations
- ❑ Transparency
- ❑ Access to information



Need for one coordinating state agency

To coordinate various land policies, introduce:

- consistent land development strategy,
- coordination of projects, and
- data sharing to avoid duplication.

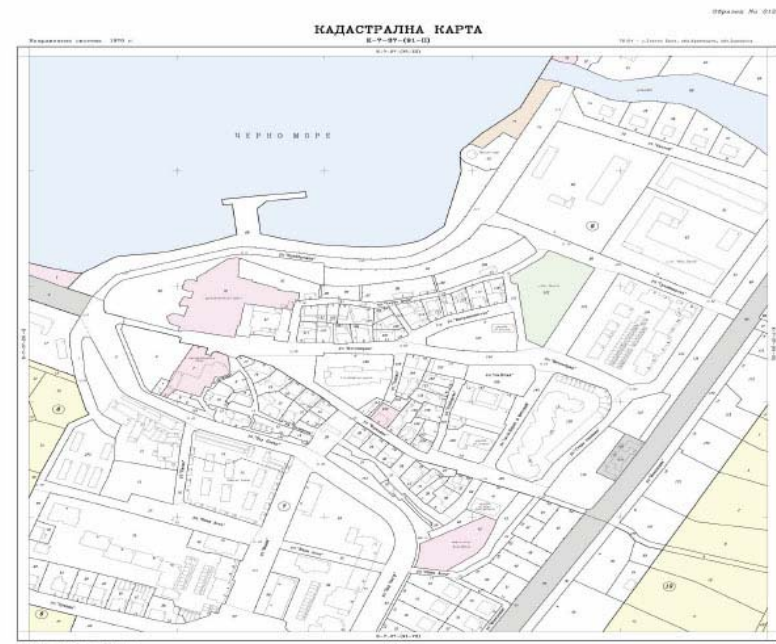
A unified and fully integrated Information System must be available, which will facilitate information sharing among involved authorities and users of information with regulated access.

That would be the start of a national spatial data infrastructure.

Legislation

(1/2)

- Consistency in legislation
- Regulation of cooperation and coordination
- Environmental protection, zoning, planning processes and development monitoring / control to avoid speculation; updating of cadastral data accordingly
- Land consolidation regulations in combination with taxation and motives



Legislation

(2/2)

- Data exchange procedures among agencies
(e.g., provision of digital orthophotos of 2006 to GCCA)
- e-data sharing; metadata
- Access and use of cadastral data
- Consistent technical specifications of all land projects creating cadastral information
- Unified coordinate system should be established asap
- Contact zones
(legal and technical tools)



Personnel and Sustainable Funding

Revenue derived from cadastral products and services should remain within the agency to secure its sustainability and cost-recoverability

Pricing policy for cadastral data and services is needed

Education and training

Bulgarian education has always been of high level.

Surveyors in cooperation with *Civil engineers*, *Lawyers*, *Economists* and *Planners* must undertake the role for increasing political and public awareness on specific land tools:

- Land consolidation
- Cooperative management
- Spatial and urban planning
- Development permitting, development inspections, occupancy permits, registration of buildings
- Land readjustment for improvement of rural and sub-urban settlements
- Public participation in zoning, planning, land consolidation, etc

Education and training

- Land expropriation and compensation procedures
- Valuation, taxation and transparency in valuation data
Relevant information must be provided through the media and all levels of education
- Training of experts and public employees for implementing a quality control system is needed
- Training of notaries for electronic handling of cadastral and property registry data is needed