

Abroad

175
jaar Kadaster

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Good governance also relates to land. This was the message of high-level decision-makers of about twenty African states, during a meeting in December in Windhoek Namibia. Commissioners of land, directors-general and members of high courts came to this conclusion after two days of presentations and discussions. Paul van der Molen

Land policy in Africa: an evolving issue

The meeting was -in a sense- remarkable, as the participants were all Africans. Unlike many other meetings, there were no non-African experts. Only three people were from Europe, because they organised and facilitated the meeting. It was organised by the School for Land Administration Studies, an initiative of the International Institute for Geo-information Science and Earth Observation (ITC) and Kadaster. The convention took place under the aegis of the United Nations University and in good cooperation with the Polytechnic of Namibia. During the exchange of experiences, the participants found that access to land is crucial in all the participants' countries.

National land policies were under development everywhere in order to cope with poverty eradication and economic growth. Problems were alike, like the insufficient performance of existing land administration tools. They were experienced as expensive slow, cumbersome and complicated. At the same time, Africa is leading the world regarding land innovations, such as new land tenure forms and new land delivery methods. It was recommended to have better consistency of land policy, land instruments and land tools. Wishes included a comprehensive framework of land tenure security, land market interventions, development control, land reform and land taxation. Furthermore, it is necessary to determine the requirements for tools such as land registry, cadastre, valuation and inventory of land use. In such a framework the participants recommended to apply principles of legal pluralism and subsidiarity. It was recognised that high technology may provide low-cost solutions. A sincere wish of the participants was to have such meetings regularly, possibly under the supervision of the UN Economic Commission for Africa.



The participants
in front of the
Polytechnic
building

Three projects in Romania

We started the first project last September, with the design of an adequate concept for the valuation of real property. For this purpose 30 key staff members were trained in the new system of valuation.

This EU Twinning funded project also aims at supporting the integration process of the Cadastre and Land Registry into the National Agency NACL. Recommendations regarded process integration and improvement of management and operations.

A second project is targeted at the land market of Romania. Kadaster International is helping NACL in setting up a monitoring system to obtain reliable market information. At present, various actors in both the public and the private sectors make use of various sources of information to see how the land market performs. In order to set up a system for all parties, NACL will need to build a lasting relationship with professional actors on the land market, such as notaries, real estate agents and mortgage banks. In this way, a transparent and efficient real estate market

in Romania is stimulated. Project funding is provided by Dutch bilateral aid.

Shortly, we will start the EU Twinning project on the themes GPS and NSDI. Although Romania already has a national European-based geodetic reference system, a quasi-geoid has not previously been determined. One of the aims of the project is to organise a trans-border workshop with neighbouring countries to design a suitable regional model for the geoid. Many existing maps are related to the old national grid. Designing a policy on the relationship between both systems is one of the NACL challenges. For this purpose a public relations campaign for map-users will be launched. The project will also support a national spatial data infrastructure, by creating a platform for public and



private stakeholders and a clearinghouse for meta-data.

Rik Wouters

Workshop at NACL

Land rights in Guatemala

Recognition of land rights has been a major problem for the Chorti Indian population in the province of Chiquimula in the past decades. This has caused many conflicts during the cultivation of their land. Reason for initiating a land-rights awareness project. It is an extension of the current project ‘Promotion



Public announcement

and Defence of the Human Rights and Transformation of Conflicts about Land’. The new project will be carried out by the Agronomy Department of the University of San Carlos (Fausac), the Centre for Legal Actions in Human Rights (CALDH) and Kadaster International. The Dutch Government has agreed to finance the project for three years. The Registry of Cadastral Information (RIC) will support the project whenever possible. Discussions and workshops will be organised so as to make an inventory of the current situation, to create awareness of legal land rights and to find the best solution for registering these rights. A database with cadastral information in one pilot municipality will be made. Furthermore, training will be given to staff members in the use and maintenance of these data. Martin Wubbe

Covenant with Royal Dutch Notarial Society

In December, Kadaster signed a covenant with the Royal Dutch Notarial Society. In the agreement both parties outline their joint efforts for further automation of the registration of notarial deeds. Notaries already have the possibility to convey deeds online. Soon, they will start using partially standardised deeds. These online style-sheets enable Kadaster to process data automatically, thereby increasing efficiency and decreasing

registration errors. The automation also minimizes the speed of registration to a maximum of half an hour, without limitations to opening hours. The main benefit for the notary is the so-called watchdog system: once a notary has made an online inquiry into the legal situation of an object, the system automatically sends him any change that may occur up till the anticipated date of transfer. Manual checks are no longer necessary. Karl Adams

E-government in Jakarta

As a result of a study tour for delegates of the Indonesian cadastre (BPN) in May 2005, Kadaster was invited to organise a seminar on e-government in Jakarta. This took place last November. The seminar was opened by the Deputy Chairman of Survey, Measurement and Mapping Mr. Wenny Rusmawar Idrus, addressing the opportunities IT offered for BPN and the human resource role in a changing organisation. Mr Rik Wouters of Kadaster presented sessions on business alignment and the future role of IT within an organisation. Mr Ruben Roes, senior registrar of Kadaster, spoke about the various systems of land registration and legal aspects in e-Government. Mr Peter Stolk, IT-manager Kadaster, talked about online information supply and e-conveyancing, supporting his presentation with live demonstrations. Each presentation resulted in vivid discussions and questions from the 120 participants. Closing speeches



Opening ceremony
by Mr Wenny

for the two-day seminar were given by Mr Rizal Anshari, Secretary of the Indonesian Land Agency, and Mr Chairul Basri Achmad, the former Deputy Chairman of Land Information. The proceedings of the seminar and photos can be found on BPN's website: <http://www.bpn.go.id/index.html?q=node/1227>

Rik Wouters

Supervision in Nicaragua

The project 'Technical and Legal Supervision of the Establishment, Cadastral Updating and Verifying of the Real Estate Rights in the departments of Esteli and Madriz' has now being going on for almost a year. The company responsible for the project execution encountered numerous problems, such as poor accessibility to desolate parcels and the difficult search for rightholders for signing the various forms. This caused delays in the project, resulting in an extension of 10 months beyond the 14 months planned. The new planning indicates that it will be very busy for us in the upcoming period. As supervising entity we evaluated and improved, whenever possible, the current methods and procedures. This resulted in more automation of the various procedures and more staff members being needed to control the activities of the executing company. Martin Wubbe

Subsidiarity in land information

Making government data available and accessible through information infrastructures creates the need for re-structuring the government information architecture. The same data are often registered in different databases without knowing the quality of the data and without appropriate access to those data. This



Paul van der Molen,
*Director Kadaster
International*

has proven to create an inefficient and ineffective information environment. The Dutch government therefore embarked on a series of programmes regarding streamlining so-called key registers, each operating as an authentic source. Six registers have been assigned as the core of this system of authentic registers: the register of popular census, the register of business entities, the registers of land & cadastre, the register of

geographic information 1:10,000 and the register of buildings and addresses. Special legislation was submitted to the Parliament. This provided state guarantees for quality specifications, compulsory use by all government bodies, financial policies, rules for liability and compulsory feedback by users in case of mistakes. Recently, four other registers have also been assigned as key registers: the register of car number plates, the register of social securities, the register of incomes and the register of real-estate values. And still another three are under consideration: the register of non-citizens inhabitants, the register of large-scale topography and the register of geological and soil data. The problem of collecting and maintaining data at the appropriate source level, while at the same time safeguarding access at all levels, was solved by introducing National Access Services. This IT-system provides the solution for applying subsidiarity: collect and maintain data at the source level, without losing access facilities. For all key registers there will be this kind of service, some exploited by Kadaster. All various national access services are to work within a sound framework, coordinated by the 'Government-Wide Shared Service Organisation'.

I personally believe this is a good solution for sound multi-level cooperation.

Editorial

Collecting taxes in Kigali

Collecting taxes is not the easiest of tasks to carry out. This was also the opinion of the contractor who made the land information system for the city of Kigali in Rwanda and tried to send invoices for property tax to its inhabitants. A number of land owners could not be found, some even refused to give their names.

Kadaster was recently asked to assess the land revenue system and to propose recommendations for improvement. Challenges are not only of a technical nature, but rather a matter of awareness and

communication between the local authorities and public regarding the municipality's intention to collect taxes. Co Meijer



Parcel monument

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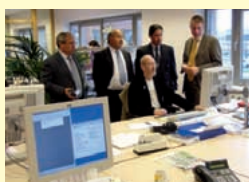
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New promovendi

As a result of the development of the School for Land Administration Studies, the initiative of ITC and Kadaster under the aegis of United Nations University, four new promovendi joined ITC. They will do research on land administration in a dynamic customary environment in Ghana (Anthony Arko Adjei), pastoralist land rights in Kenya (Monica Lengoiboni), digital cadastre in Pakistan (Zahir Ali) and privatisation of lands in Mongolia (Nara Bagadain).

Cyprus study tour



The first week of December marked the visit of four senior officials of the Cypriot Lands and Survey Department. A special interest for the delegation was property valuation and taxation, for which the department also bears responsibility. Besides visits to Kadaster's offices in Apeldoorn and Amsterdam, visits were for this reason

also made to Municipality of Amsterdam, the Council for Real Estate Assessment and the private companies Ortax and Oranjewoud.

Award for director Kadaster International

On 13 December the Royal Institution of Chartered Surveyors in London granted



Paul van der Molen the prestigious annual Michael Barrett Award for

Land Registration and Law. During the ceremony Paul delivered the Christmas Evening Lecture, sharing his international observations with an audience of British colleagues.

Uzbek study tour

Early December 2006, Kadaster hosted a high-level delegation from the Uzbek Cadastre for two days. At the Head Office of Kadaster special attention was paid to the managerial and organisational aspects of Kadaster, including the cost recovery aspects and the current online services. On the second day, the working processes were demonstrated at the Amsterdam office. This study tour, which included a visit to Denmark,

is part of a EU Phare project presently implemented by the Dutch consulting company DHV.

Building trust

Last week of January UN/Habitat and ITC organised an expert-group meeting in Nairobi to develop a training program for land officials with the aim to create awareness on transparency issues in land administration and to support changes in land administration systems with relevant tools for curbing corruption. The programs will be delivered during 2007 and 2008.



The meeting was opened by Mrs Anna Tibaijuka, the UN under-secretary general.

175 Years Kadaster

In 2007, Kadaster celebrates its 175th anniversary! Festivities include two international conventions, one regarding electronic conveyancing, the second one focusing on European collaborations. We will report on the conventions and share the jubilee spirit.