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## **Vision on the function of Cadastre and Land Registry in Europe**

### **1 Introduction**

During the General Assembly 2003 in Istanbul, Eurogeographics, the umbrella organisation for Mapping Agencies in Europe, decided to extend the scope of the organisation to the field of cadastre and land registry. The reason for this was the fact that a considerable number of its members are also responsible for the cadastral and land registry function in their respective countries. These members were, from their national experiences that the relation between their mapping and cadastral activities were ever growing, convinced of the fact that also on the European level policy issues should be considered in an integrated way. Now the formal change of Eurogeographics has taken place, the question is what is the way ahead with respect to the cadastral and land registry theme within Eurogeographics? To be able to decide on what issues to be undertaken by Eurogeographics it is necessary to formulate a vision in this respect. Under the name of cadastral agencies a large diversity of organisations exist. Legal cadastre, tax cadastre, centralised or decentralised etc. In combination with NMA, valuation or other administrative functions.

The very question is what binds the members of Eurogeographics in the field of cadastre and land registry?

The importance of this increases caused by the fact that cadastre and land registry information are of interest to the European Union. Cadastral information has already for a long time been used to underpin the agricultural policy of the European Union. Cadastral and Land registry information is part of the Inspire directive that will create obligations to the member states to produce information in this respect and support the environmental policies of the Union. Support by the European parliament to move the cadastral parcel from annex 2 to 1 stresses the importance of this information.

In the past many organisations have been active to formulate the essence of cadastral or land administration or to describe the future of this function. The Land administration guidelines of WPLA [1] describes the benefits of land administration. In an updated version [2] a number of recommendations were formulated.

FIG has tried to predict the future of cadastre in the study Cadastre 2014 [3]. A vision was formulated with respect to a number of technical and organisational issues with respect to cadastre and land registration. FIG has also issued a number of statements and declarations with respect to the Cadastre [4],[5], concentrating on design issues of the Cadastre. The Statement on Cadastre also gives an overview of success factors, still proving valuable.

The Permanent Committee on Cadastre has formulated in 2003 a number of common principles for the cadastre [6].

We do not intend to redo all the work in the above mentioned reports and declarations. Many members of Eurogeographics have contributed to them from their involvement in WPLA, FIG or PCC. The vision is meant to formulate the basis for our cooperation and to focus the activities of Eurogeographics in the field of cadastre and land registry.

This document was produced based on the discussion in a number of meetings. (Paris, Toledo, Amsterdam, Vilnius. The document will be discussed at the Eurogeographics-PCC meeting in Vienna and will be presented for adoption at the GA in Amsterdam. It will be discussed with ELRA to make it a joint document.

Chapter 2 of this document describes the trends in cadastre and land registry. Chapter 3 describes the vision with which we look at the future.

## **2 Trends in cadastre and land registry**

“The value of a formal system of registration for land and property rights is undisputed. It facilitates good governance and provides secure ownership of land, investments and other private and public interests in real estate.

Effective systems for recording land ownership, land values, and land use are the foundation on which the effective operation of a market economy depends and underpin the sustainable and productive management of land resources. Such systems reduce the risk to mortgage lenders and hence the interest rates that are charged, facilitating greater efficiency and economic growth.

A good land administration system will guarantee ownership and security of tenure; support land and property taxation; provide security for credit; develop and monitor land markets; protect land resources and support environmental monitoring; facilitate the management of state owned land; reduce land disputes; facilitate rural land reform; improve urban planning and infrastructure development; and provide statistical data in support of good governance. It should be affordable and open to anyone, meeting the needs of all its users, and must be sustainable.” [2]

## **Cadastral and Land Registries in the European context**

Cadastral and Land Registries (C&LR) are executing their function in a national environment and are mainly governed by their national legislations. The European dimension is however growing. Through the Lisbon Agenda, Europe wants to be the most competitive economy in the world. Cadastral and Land Registries have to contribute to the meeting of these objectives by providing services for a more efficient and effective land market and the related financial (mortgage) market. The permanent monitoring of the land market by the Worldbank in its "doing business" reports [7] underlines the importance of proper registration procedures for the development of the economy. Services like EULIS [8] and the green paper on the mortgage market in the EU also try to support the land and mortgage market.

Cadastral and Land Registry information is also one of the cornerstones of the European Spatial Data Infrastructure as defined in the INSPIRE-directive. The cadastral parcel, being the smallest administrative unit in a country, is of vital importance to this infrastructure and the EU will make rules for the production and dissemination of this information.

Also the directive on public sector information is giving a framework for the execution of the cadastral and land registry tasks in the member states. The directives on the processing of personal data, the protection of databases and services will also affect the cadastral and land registry organisations.

### **Alignment with other functions**

The Cadastral and Land Registry functions are a basic part of the administration of a country. These functions are more and more developed in close cooperation with each other and with other functions related to land. Several countries are integrating these functions in one organisation or intensify the cooperation.

In the framework of e-government processes more and more information is made available to society in general and the real estate market in particular.

To be able to do so, harmonised data models are developed over the total range of government information. Relevant data in the cadastral and land registry records is made interoperable with datasets as records on natural and legal persons, buildings and topographic maps. One time collection-multiple use of data is more and more possible because of ICT-possibilities and organisational changes and thus supporting the development of a national Spatial Data Infrastructure.

### **Clients**

C&LR are more and more developing to client-oriented organisations although they operate based on the legal frameworks in their country. Many C&LR therefore develop professional marketing skills to meet their customers' demands. Market research, client satisfaction measurement and processes of account management are more and more used.

C&LR pay much attention to their visibility from the conviction that the value of the information is in its use. They make clear to their clients what their service can be and provide this service in a transparent way based on clear conditions.

## **Products and services**

Next to client demands ICT is the great driver for the development of products and services of C&LR. All C&LR are automating their operation. Many C&LR strive to full digitization of their services including conveyancing, survey and data supply.

Customers of C&LR also demand one stop shopping solutions for government data and the use of state of the art technology for information supply.

Cadastral records have been built up over a long number of years. Many C&LR work on the improvement of the quality of the data. This can be in the field of content (correction of historic flaws, harmonization with other registrations), in the shape (finalizing digitizing cadastral information) or added specifications (registration of 3D objects, geocoding)

## **Organisation**

All countries in Europe have a different legal and historical background and differ in their socio-economic situation. There is no one-only-solution to organisation of cadastral and land registry activities in a country, nor to the way the cadastral and land registry information should be integrated as part of the spatial data infrastructure.

Cadastres and land registries all try to run their business with a long-term financial model and an appropriate regulatory framework and management system that focuses on meeting customer demands.

In order to add value to the basic information, records of ownership, value and use of land are integrated either by having one organisation responsible for their maintenance or through linking data from several organizations by electronic means.

In many countries the private sector plays a vital role in the provision of legal security with respect to real estate. Decision with respect to cadastre and land registry are taking into account the total value chain of real estate transactions.

The efficiency, integrity and transparency of the land administration system is constantly measured and monitored, through performance indicators relating for example to the time and cost of each transaction and customer satisfaction. Many organisations have QM-models in place that support the evaluation of procedures and removal of unnecessary bureaucracy.

## **Staff**

All C&LR pay much attention to staff development.

In many countries there is a problem to get the necessary trained people to run their business. . Closer contacts to educational institutions are developed to promote the relevant educations. Also many organisations evaluate their organisation with respect to the question what work should be done by themselves and what can be outsourced

### **3 Vision on Cadastre and Land Registry in Europe**

Cadastrals and Land Registries are executing their function in a national environment and are mainly governed by their national legislations.

Still they have to contribute to meeting the objectives of the European Union with respect to free movement of persons, capital and goods and the protection of consumers. The European Unions plans through the Lisbon agenda to be the most competitive economy of the world. The land market and related financial markets play an important part in the economy of the EU. The more effective and efficient functioning of the cadastral and land registration processes will contribute to the objectives of the Lisbon agenda. Electronic conveyancing can be introduced and the possibilities of a system of Euromortgage can be investigated. The availability of land registry data across national borders to support the European land and mortgage market has to be promoted. The EULIS service has to be enhanced across Europe.

Cadastral information is a cornerstone of the European Spatial Data Infrastructure as defined in the draft INSPIRE-directive. The cadastral parcel, being the smallest administrative unit in a country, is of vital importance to this infrastructure. It creates the link between the information in the legal domain, both public (restrictions) and private, and other information like environment and zoning information. This information has to be made interoperable with the other datasets in the public and private sector to create an effective Spatial data Infrastructure. Cadastrals and Land Registries therefore have to develop their electronic services in the framework of e-government initiatives in their country.

C&LR operate based on the legal frameworks of their countries but within this framework they operate in a client oriented way. C&LR therefore are focused on customer demands and use market research, client satisfaction measurement and processes of account management as tools to investigate these. C&LR are visible organisations that make clear to their clients what their service can be and provide this service in a transparent way based on clear conditions. These services will be available in digital form but the user of C&LR services determines the way he communicates with C&LR.

Cadastral records have been built up over a long number of years. Improvement of the quality of the data is still necessary. Improvement can be necessary in the field of content (correction of historic flaws, harmonization with other registrations), in the shape (finalizing digitizing cadastral information) or added specifications (registration of 3D objects, geocoding)

The cadastre and land registration system should be run on business lines with long-term financial model and an appropriate regulatory framework.

In many countries the private sector plays a vital role in the provision of legal security with respect to real estate. Decision with respect to cadastre and land registry have to be taken taking into account the total value chain of real estate transactions.

The efficiency, integrity and transparency of the land administration system must be constantly measured and monitored, through performance indicators relating for example to the time and cost of each transaction and customer satisfaction.

The quality of products and services of C&LR are heavily depending on the quality of the management and calibre of the people who are responsible for the systems. C&LR therefore pay much attention to the education of there staff and are continuously increasing their professionalism. C&LR promote the educational institutions that are providing the influx of young professionals and are in continuous contact with those institutions to guarantee the permanent adjustment of their training programs.

#### References:

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- [8] [www.EULIS.org](http://www.EULIS.org)
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