



Land Registration and Cadastre: One or two agencies?

Presenters:

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Overview

This presentation has four component parts:

1. Some history and a conclusion

2. How did this latest discussion start?

3. What do we mean?
Merging cadastre and land registration?

4. Further research by UNECE/WPLA

History – the subject which never goes away

UNECE (2005):

“Although separate organisations may administer the land books, the cadastre, and the registers of mortgages and encumbrances, an integrated system is desirable either in one organisation or through electronic linkages”

Cost (2007):

“we can not award a gold medal to the country with the lowest transaction costs: the results are simply not comparable.”

EuroGeographics (2008):

“It is optimal to have a single organisation responsible for the related databases, but if that is not the case, relevant organisations should ensure common portals providing a single gateway to cadastre, land registry and other data like taxes, public restrictions, zoning, environmental and utility data.”

University of Twente (2011):

“A single agency structure is needed to successfully address today’s societal challenges for land administration”

Conclusion

- Umbrella organisations can only influence
 - Science does not deliver proof but mergers continue to happen
- Some institutions will not consider merger in spite of an apparent trend.
- What is the real truth?

Land Registry



How did this discussion start?



Benefits to Society

Benefits
to
Society

Demonstrable
improvement in
quality of service?

Demonstrable savings
in cost of service
provision?

Demonstrable
improvements in ease
of access?

2011 UNECE WPLA
Workshop Amsterdam

Chair of the Kadaster Board
announced a research
study into the one or two
agency model for cadastre
and land registration
authorities.

Improvement in quality of service?

Benefits to society

Demonstrable improvement in quality of service?

Demonstrable savings in cost of service provision?

Demonstrable improvements in ease of access?

Efficiencies for customers

- One-stop-shop
- Lower costs

No complicated technical interfaces

- Clean channel for customers
- Clear positioning in e-government discussions

Improvement in cost of service provision?

Benefits to society

Demonstrable savings in quality of service?

Demonstrable savings in cost of service provision?

Demonstrable improvements in ease of access?

- No duplication of work and records
- Lower costs (for government and customers)
- Red tape reduction for society
- One-stop-shop possibilities
- Integrated maintenance

Improvement in organisational efficiency?

Benefits to society

Demonstrable savings in quality of service?

Demonstrable savings in cost of service provision?

Demonstrable improvements in organisational efficiency?

- Efficient decision making
- Clear responsibilities
- Integrated maintenance
- Functional ICT infrastructure
- Much easier to manage financials
- Integrated back office systems and processes
- Integrated marketing
- Integrated facilities (cars etc.)

Principles and Pitfalls

Principles

Merger cannot be a goal in itself

Merger should serve society better

Mergers must improve our understanding of others systems

- To be able to communicate
- To be able to learn

Merger must help to improve spatial data management e.g. NSDI and INSPIRE?

Pitfalls

Less checks and balances

Mixing of administrative and legal duties can be tricky to achieve successfully

Scope of the WPLA project

Literature study

Correlation study

Analysis
of narratives on
“to merge or
not to merge”
from
UNECE countries

Further research
on relation
organisation
and
quality of services

Planned completion date:
September 2014

I'm now going to hand over
to Peter Laarakker from
Kadaster to talk about the
findings so far.....

Progress of the WPLA project

Literature study

- Customers ask for integration of processes and one-stop shopping
- Certain level of “belief” that merging of organisations is necessary for that
- No empirical evidence that merged organisations work “better”
- Organisational structure and working processes are based on many different political objectives

Progress of the WPLA project

Correlation study

WPLA benchmark 2014:

- 25 UNECE countries
- Data on organisation and quality of land registration services

WB Doing Business 2013

- Registering a property
- World wide
- Number of processes, time and costs
- Ranking

UNECE-benchmark vs WB Doing Business (land registration)

UNECE-WPLA benchmark:

- Court registration or not
- Accessibility of data
- Time and costs of registration
- coverage
- etc.

UNECE-benchmark vs WB Doing Business (land registration)

WB Doing Business Land Registration:

- One very specific transaction in a very specific area
- Linear relation between ranking (quality) and number of procedures, time and costs.
- Is there not a minimum?
 - Minimum number of procedures?
 - Checking takes time
 - Value for money
 - What vision on legal security?
- Private sector costs?

We offer three kinds of service:

GOOD - CHEAP - FAST

You can pick any two

GOOD service CHEAP won't be FAST

GOOD service FAST won't be CHEAP

FAST service CHEAP won't be GOOD

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UNECE-benchmark vs WB Doing Business (land registration)

DB-ranking	Merged
3	yes
5	yes
6	no
7	no
14	no
34	no
35	yes
49	yes
50	yes
53	yes
57	no
72	yes
73	no
83	no
104	no

UNECE-benchmark vs WB Doing Business (land registration)

DB-ranking	Coverage of registration	Index
1	4	1 = 100%
3	5	2 = 80-100%
4	3	3 = 60-80%
5	2	4 = 40-60%
6	1	5 = 20-40%
11	2	6 = 0-20%
14	2	
24	1	
31	2	
34	1	
35	1	
39	1	
41	1	
49	1	
53	2	
57	2	
68	3	
72	6	
73	3	
80	5	
81	1	
99	2	
104	2	
144	2	
176	2	

Progress of the WPLA project

Analysis
of narratives on
“to merge or
not to merge”
from
UNECE countries

15 narratives on the history of
the merger-discussion:

- Speed of services, seen as
aspect of modernisation, is main
driver for change
- No common argument for
merging or not
 - “Neighbour country did it”
 - “WB wants it”
 - “Public sector reform”
 - “We can do without”

Progress of the WPLA project

To be decided

Further research
on relation
organisation
and
quality of services



Thank you