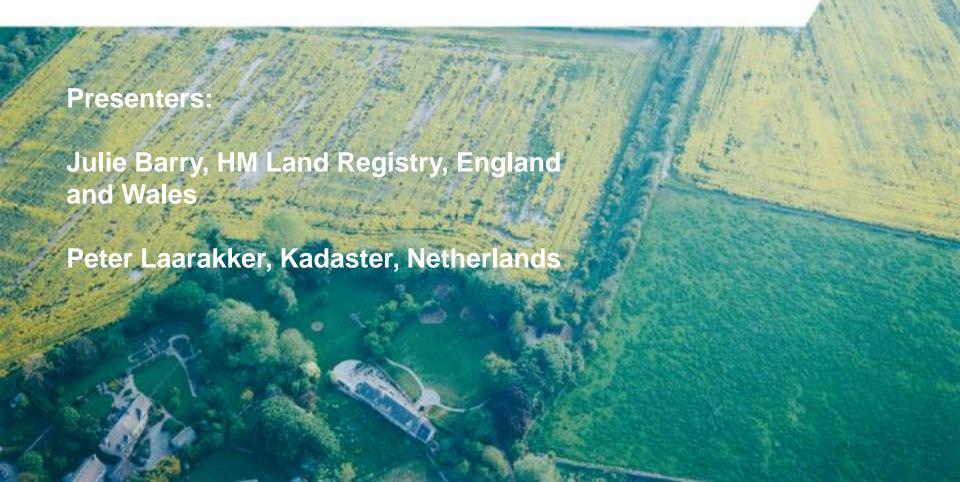
Land Registry

Land Registration and Cadastre: One or two agencies?



Overview



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 or an apparent trend.

What is the real truth?



How did this discussion start?



Benefits to Society

Benefits to Society

Demonstrable improvement in quality of service?

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.

Demonstrable savings in cost of service provision?

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 egovernment 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

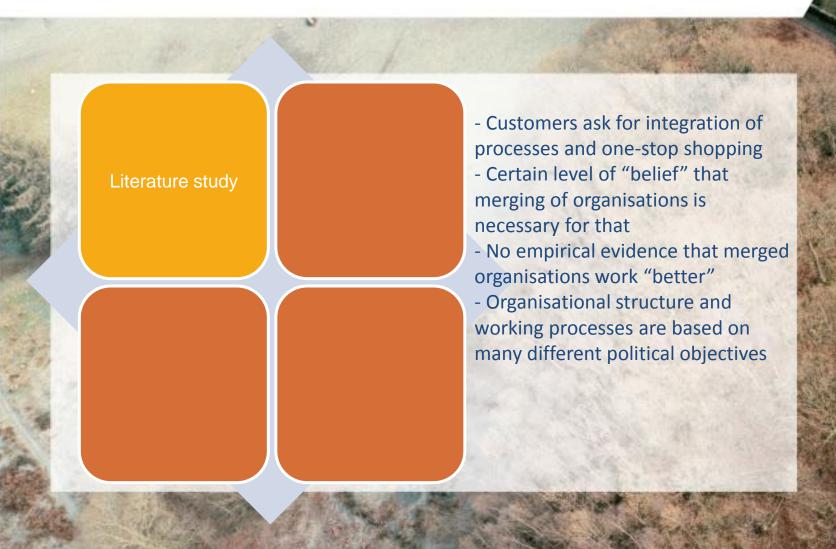
Correlation study

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.....







UNECE-WPLA benchmark:

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



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

UNECE-benchmark vs WB Doing Business (land registration)

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	5	yes	
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	53	yes	
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UNECE-benchmark vs WB Doing Business (land registration)

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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"



