Summary of Discussions in Session 4: Cadastre and Land Administration –
Foundations for the future.

Rapporteur: Bill Robertson

Jack Delace
        What private sector involvement in the cadastre do you see, would it be
custodianship or even ownership?
 Daniel Steudler
        There is a role for the private sector and this can be extended
Jurg Kaufman
        There are cases where private surveyors are contracted to fully run systems for
municipalities in Switzerland.
Ian Williamson
        We are increasingly seeing more and more examples of the private sector running
systems. In the Philipines a Build Own Operate registry system is currently being tendered
and also Greece. The work will be done by the private sector but the administrative
responsibility should remain with government.
Stig Enemark
        Sees a difference between the cadastral system and an accounting system and would
like to keep it simple. He would like to see the cadastral system fully serve society
Jude Wallace
        More and more concerned about the accumulation of information about land in
government data bases. If government was to get out of the land she personally would be very
grateful. A lot of the law is shoddy and dated. We must try to keep things simple.
Jurg Kaufman
        The principles of accounting are readily understandable and will keep things simple.
You need good processes to combine information and the equivalence is the currency and the
common reference you get in a good accounting system.
Ian Williamson
        Deliberations last week indicated that sustainability does require a greater understanding
of the natural and built systems. However, what is put in the registry and acquires
indefensibility needs to be limited. It is important to get a balance between what is
guaranteed by the government and other useful information.
Jude Wallace
        One of the problems about sustainability is that you assume there will be greater
regulation. We should draw back from increasing regulation. Decisions should be made on
site where there is the necessary knowledge. Leave sufficient flexibility to get the appropriate
conditions. Sustainability must have a component of local input.
X Victoria
How cost recoverable is the Cadastre 2014
Jurg Kaufman
        We think it is a commercial transaction and we need to recover the funding made by
government. We must be aware we cannot take the same depreciation rates as other plant but
we can recover some investment. Switzerland overpriced initially but had to reduce costs
because of purchaser resistance. There are some examples of quite a lot of money coming
from some sales of data.
Ian Williamson
        A laissez faire approach to sustainable development must be avoided because of the
aggregate impact, e.g. note the case of salinity. There can be too much trade of resources
rights and these need to be carefully managed. Land information pricing now recognises that

core land administration systems is an integrated system and that money from one area needs to be returned to each of the contributing agencies.

Mark McLaughlin
Comment on the appropriateness of formula based methods for valuation
Paul Munroe Faure
We need to breakdown the difference between valuation for taxation and compensation. Each serves a different purpose. It is possible to identify formula based approaches for taxation but for compensation purposes the formula creates serious difficulties. In principle you should endeavour to determine actual values for compensation purposes.
Tommie Osterberg
The panel is missing the point that the cadastre is for society not the land owner
Jude Wallace
Everyone agrees and that is the purpose of relating the cadastre to the land market. However there is another market and that is the market in land information which is becoming substantial.
Hans Sevatdal
How do we know if we have and efficient systems for example take the Torrens system. You referred to bench marking but how do we go about doing it.
Jude Wallace
You can bench mark a land registration, cadastral, or torrens systems But you will bench mark different aspects for each of the systems. You can benchmark specific components. They are very complicated systems and it is difficult to assess the range of impacts.
Jurg Kaufman
We are working on this in Commission VII. Some aspects are clear in relation to commercial concerns and user expectations.
Ian Williamson
Two trends are the users playing a much greater role and are influencing services. We are seeing a move in the last twenty years towards comparative systems and bench marking and case studies for comparison purposes undertaken by various organisations.

Agrees that too information suggested for addition to titles. Would you be happy if rigorous standards were put on the accuracy of objects before they were added to the title.
Jude Wallace
I would try and keep the register separate from public information systems. There is a need to identify environmental information whether they are accurate or not and much of this information will be fuzzy. Irrespective of the level of accuracy it be should be keep separate from the registry.