

Registration of land Rights

The Importance of the Surveyor & The Advantages to the Economy

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FIG Working Week 2008

Israel land administration(ILA)

Functions of the ILA

- ◆ Guarantee that the national land is used in accordance with Israeli laws.
- ◆ Actively protect and supervise state lands.
- ◆ Make state land available for public use.
- ◆ Plan, develop and manage state land reserves.

- ✦ **Initiate planning and development (Including relocation of existing occupants).**
- ✦ **Regulate and manage registration of state lands.**
- ✦ **Authorize contracts and agreements with other parties.**
- ✦ **Provide services to the general public.**

The status of the lands registration

- ✦ **Land transaction requires registration (Israel land law)**
- ✦ **In the last decades , the focus was on developing and marketing of the lands at the expense of the registration.**
- ✦ **On 1991 the government of Israel had decided that the ILA shall be accountable for the registration**
- ✦ **On the eve of the government decision there were about 500,000 housing units on state land, which were not registered in the Land Registry Bureau .**

The effect of the situation on the economy

- ◆ Limited mortgages
- ◆ Safety of the individual in his property
- ◆ Bureaucracy
- ◆ ILA-land registry bureau?...
- ◆ Value
- ◆ Barrier on the construction field

Registration-stages

The cadastre system in Israel is based on Torrens registration principles, established by the British mandate on Palestine in 1920.

The registration is based on 3 levels:

- ◆ 1- mutation plan- register the cadastre
- ◆ 2- Preparing the orders and the plans of the condominiums
- ◆ 3- register of the rights of lease

Governmental decisions-implementation

- ◆ **Public housing law**
- ◆ **The center of urban registration**
- ◆ **Increasing professional knowledge**
- ◆ **Surveyors-training, proficiency**
- ◆ **Mutation plan**

- ◆ **Assimilation of the surveying and registration process as part of the planning process**
- ◆ **Survey of Israel-Inspection and verification of mutation plan preparation, control net and technological advance**
- ◆ **Schedules and procedures**
- ◆ **software and databases**

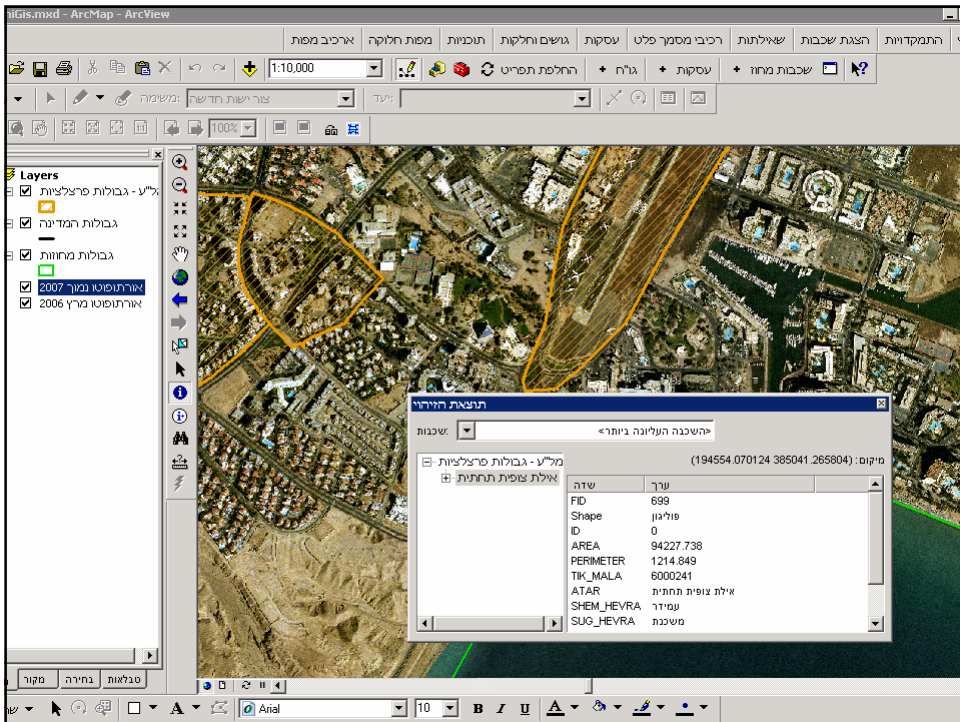
Interactive plan 2004-2008

- ◆ **ILA created in 2003 a database of 400000 housing units(the plan).**
- ◆ **The inter-office committee accept the plan for 5 years.**
- ◆ **The goals were to finish until 2008 the land rights registration.**

The effort was toward preparation of mutation plan IN THE FIRST STAGE .

prolong the plan 2008-2012 in order to finish:


- ◆ **registration of condominiums**
- ◆ **Rights registration**



In conclusion

- ◆ marketing register land
- ◆ Ownership - lease
- ◆ full potential
- ◆ safety in land rights
- ◆ less bureaucracy

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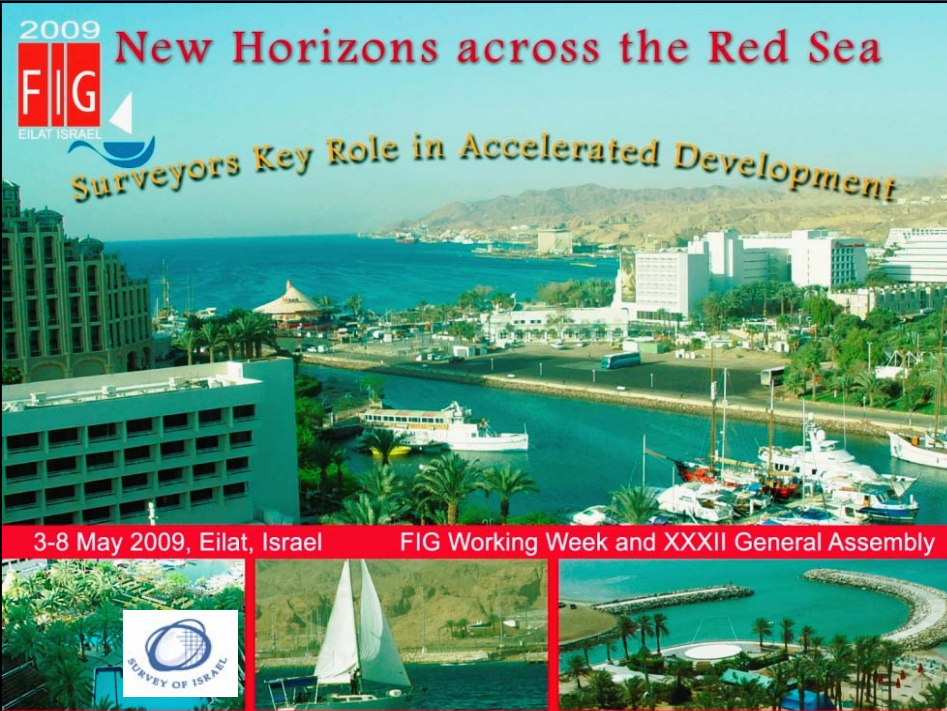



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Thank you

**and see you with us next year
in Eilat**

**Moshe Gilai
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Israel