

**Report to the 29th General Assembly
FIG Congress in Munich, October 2006**

FIG Commission 7 – Cadastre and Land Management

Report of Activities 2002-2006

1. General Introduction

1.1 Subject Matter

Commission 7 deals with land administration ('the process of determining, recording, and disseminating information about the ownership, value and use of land when implementing land management policies', ref. UNECE Land Administration Guidelines 1996). 'Ownership' should be seen as a broad concept of land tenure within various jurisdictions (statutory, customary, informal etc.). 'Land' includes constructions at subsurface level, ground level and above land level (e.g. buildings). Furthermore Commission 7 deals with land management, that is the implementation of land policy, by a wide range of land policy instruments (e.g. land reform, land consolidation, land markets, land taxation, marine resource management etc.).

1.2 Mission

The mission statement of Commission 7 is that it aims at:

- providing a world wide forum for enhancing and exchanging the knowledge and understanding about land administration and land management
- elaborating the role of land administration and land management for sustainable development
- encouraging the development of appropriate concepts and tools for land administration and land management with regard to the specific institutional and operational context of developed and developing countries
- promoting awareness concerning the role of surveyors in this field amongst stakeholders
- encouraging knowledge, skills and capabilities of surveyors in this field
- playing a leading role in advancing land administration and land management

1.3 Priorities in Work plan 2002-2006

Within a whole set of possible issues to be addressed, the work plan 2002-2006 focuses on the following priorities:

- land administration and land management in customary and informal areas
 - how to facilitate the implementation of land policy with a focus on customary areas
 - how to support the formalisation of informal settlements
- land administration and land management in the marine environment
 - how to support marine cadastres

- how to support coastal zone management
- avoiding land fragmentation
 - how can we avoid land fragmentation through land consolidation
- institutional conditions as a critical success factor
 - which institutional context is beneficial for successful land administration and land management activity
- efficiency and effectiveness
 - how can we measure land administration performance
- costs of land administration systems
 - how can we provide low cost tools for land administration
- appropriate ICT support for modern land administration and land management
 - how can we integrate advanced technology in land administration processes
 - how to establish land administration spatial data infrastructures
 - how to integrate 3D rights to land in land administration systems
 - how to extend cadastres towards the marine areas
 - electronic conveyancing
 - land administration standards
- capacity building for land administration and land management
 - how can we contribute to capacity building and institutional building for land administration and land management

1.4 Implementation

According to the Work plan Commission 7 aims at addressing these issues in various activities, as there are:

- working groups
- symposia and workshops
- delivering lectures, papers and reports
- providing a documentation center OICRF – the international office of cadastre and land records
- internal cooperation with other FIG Commissions
- external cooperation with other relevant organisations
- mixed forms

Commission 7 put more effort in involving countries in Africa, Latin America, Middle East and Asia in exchanging information on the introduction and development of land administration systems and land management policies and in providing a meeting place.

The Commission held annual meetings in:

- Pretoria, South Africa, 4-9 November 2002
- Krakow, Poland, 17-23 September 2003
- Clermont Ferrand, France, 8-14 September 2004
- Madison, Wisconsin, USA, 19-25 June 2005
- Bled, Slovenia, 12-16 May 2006

2. Cooperation

The FIG Commission 7 has several forms of cooperation, namely internally between the members themselves in working groups (section 2.1); and externally between the members and others, like with FIG and other organisations in general (section 2.2), with other Commissions (section 2.2.1), with sister organisations (section 2.2.2), and UN and alike (section 2.2.3)

2.1 Internal Cooperation in Working Groups

In Commission 7 three working groups were established.

Working Group 7.1 – Creating land administration in formal and informal environment

Chair: Mr. András Oskó, Hungary

Task:

- identify how customary rights to land can be integrated in land administration systems
- identify when customary rights to land should be recorded/registered
- identify land management requirements to recording of customary rights to land
- develop guidelines
- identify best practices
- contribute to regional conferences

Result:

- various sessions during all FIG Working Weeks and Regional Conferences
- ‘FIG/UN International Expert Group Meeting on Secure Tenure, New Legal Frameworks and Tools in Africa’, Nairobi, Kenya, 10-12 November 2004
- ‘FIG/UN International Expert Group Meeting on Secure Tenure, New Legal Frameworks and Tools in Asia’, Bangkok, Thailand, 8-9 December 2005

Working Group 7.2 – Instruments for land distribution

Chair: Mr. Mikko Uimonen, Finland

Task:

- identify how land consolidation can contribute to combat land fragmentation
- identify mechanisms to avoid land fragmentation
- identify cheap and fast land consolidation procedures
- develop guidelines
- identify best practices
- organise 1 symposium on land fragmentation and land consolidation

Result:

- various sessions during all FIG Working Weeks and Regional Conferences
- ‘International Symposium Land Redistribution in Southern Africa’, Pretoria, South Africa 6-7 November 2002 (with FAO, Habitat, and World Bank)
- ‘International Symposium on Modern Land Consolidation’, Volvic, France, 10-11 September 2004

Working Group 7.3 – Advances in modern land administration

Chair: Dr. Winfred Hawerk, Germany

Task:

- identify the impact of advanced technology on land administration systems
- focus on electronic conveyancing and electronic submission of documents
- electronic signatures
- focus on internet as a distribution channel
- focus on standards (ISO as applied to ‘cadastres’)
- develop guidelines
- identify best practices
- organise 1 symposium on use of advanced technology

Result:

- various sessions during all FIG Working Weeks and Regional Conferences
- co-organiser of the ‘2nd Polish Cadastral Congress’ on Cadastre reliable for Civil and Social Services’, Krakow, Poland, 18-21 September 2003
- ‘International Workshop Modeling the Cadastral Domain’, Enschede, the Netherlands, 17-18 March 2003
- ‘International Symposium on Strategies for IT renewal for Land Registry and Cadastre’, Enschede, the Netherlands, 8-9 May 2003
- ‘International Seminar on e-Land Administration’, Innsbruck, Austria, 2-4 June 2004
- ‘International FIG/COST Workshop Standardisation of the Core Cadastral Domain, Bamberg’, Germany, 9-10 December 2004
- ‘Symposium on Innovative Technologies for Land Administration’, Madison Wisconsin, USA, 24-25 June 2005.
- Workshop Core Cadastral Domain, FIG Accra, 8-11 March 2006

2.2 External Cooperation

The chair was member of the ‘My Land Documentation Centre’ in Kiev, Ukraine, and of the Advisory Board of the Central European Land Knowledge Centre in Budapest, Hungary.

The Commission participated in all FIG working weeks and FIG regional conferences, that is:

- FIG Working Week Paris, France 13-17 April 2003
- FIG Regional Conference Marrakech, Morocco, 2-5 December 2003
- FIG Working Week Athens, Greece, 22-27 May 2004
- FIG Regional Conference Jakarta, Indonesia, 3-7 October 2004
- FIG working Week Cairo, Egypt, 16-21 April 2005
- FIG Regional Conference Accra, Ghana, 8-11 March 2006

Furthermore the chair of the Commission represented the Commission at and contributed to with keynotes and presentations to various events:

- GIS 2002, Istanbul, Turkey, 23-26 September 2002
- UN/ECE/WPLA meeting, Athens, Greece, 28-31 May 2003
- UN/ECA CODI III, Addis Ababa, Ethiopia, 10-13 May 2003
- Nordic Surveyors Congress, Helsinki, Finland, 8-9 June 2004

- UN/ECE/WPLA ‘Workshop on Real Property Administration in Developing Countries’, Vilnius, Lithuania, 22-25 September 2004
- UN/PC IDEA Special Forum, ‘The Development of Land Information Policies in the America’s’, Aguascalientes, Mexico, 26-27 October 2004
- ‘Regional Cartographic Conference for the America’s’, New York, USA, 27 June-1 July 2005
- UN/City of Moscow Conference on ‘Innovative Land Tools for Sustainable Urban Development’, Moscow, Russia, 25-27 October 2005
- International Seminar on Cadastre for Sustainable Development, Bogotá, Columbia, 22-24 November 2005 (represented by vice chair Mr. Andrés Osskó)

2.2.1 Cooperation with other Commissions

With various Commissions existed a good cooperation.

Sub-Working Group – 3D Cadastres

A joint Working Group with Commission 3, lead by Commission 3 and 7.

Chair: Hendrik Ploeger, The Netherlands

Task:

- explore the 3D Cadastre
- publication

Result:

- 1 session FIG Working Week Paris 2003
- 2 sessions FIG Working Week Athens 2004
- 1 session FIG Working Week Cairo 2005
- dissertation Dr Jantien Stoter 2004

Joint Working Group - Coastal Zone Management (CZM)

A Joint Working Group with Commission 4, lead by Commission 4

Chair: Michael Sutherland, Canada

Task:

- explore the marine cadastre

Result:

- 1 session FIG Working Week Paris 2003
- 1 session FIG Working Week Athens 2004
- 1 session FIG Regional Conference Jakarta 2004
- 1 session FIG Working Week Cairo 2005
- symposium on Marine Cadastres, University of New Brunswick, Canada 15-16 September 2003
- dissertation Michael Sutherland University of New Brunswick, Canada 2005

Joint Working Group - Cost Effective Surveying Technology and Techniques for Developing Countries

A Joint Working Group of Commissions 3, 5 and 7, lead by Commission 5

Chair: Dan Schnurr, United Kingdom

Task:

- explore low cost technologies for developing countries

Result:

- 1 session FIG Working Week Athens 2004
- 1 session FIG Working Week Cairo 2005

Joint Working Group - Urban and Rural interrelationships, Defining Formal and Informal Tenure/Property Rights A Joint Working Group with Commission 8, lead by Commission 8

Chair: Diane Dumashie, United Kingdom

Task:

- explore urban rural interactions

Results:

- 2 sessions at FIG Working Week Athens 2004
- 2 sessions at FIG Regional Conference Jakarta 2004
- 1 session FIG Working Week Cairo 2005

Joint Working Group - Capacity Building in Land Administration. A Joint Working Group with Commission 2, lead by Commission 2

Chair: Ulf Jensen, Sweden

Task:

- explore possibilities capacity analysis and capacity assessment

Result:

- co-organiser Workshop on 'e-Governance, Knowledge Management and e-Learning', Budapest, Hungary, 27-29 April 2006
- paper at FIG Munich by Prof. Stig Enemark (Denmark) and Prof. Paul van der Molen (The Netherlands): A Framework for Self-Assessment of Capacity Needs in Land Administration (accepted paper 0811)

2.2.2 Cooperation with Sister Organisations

The Commission cooperated with the UN/ECE Working Party on Land Administration in a WPLA symposium on updating the UN Land Administration Guidelines, Athens, Greece, 28-31 May 2003.

2.2.3 Cooperation with UN

The Commission cooperated with UN/Habitat Land and Tenure Section, UN/Habitat Disaster, Post Conflict and Safety Section, UN/FAO, and the World Bank at various occasions.

The Commission organised together with the UN/Habitat and the Kosovo Cadastral Agency a symposium on 'Land Administration in Post Conflict Areas', in Geneva, Switzerland, 29-30 April 2004.

Other cooperations are mentioned under section 2.2.1.

2.3 Events

As mentioned in other sections the Commission had a direct involvement in the following events:

Annual Meetings

- (2002) Annual Meeting Pretoria, South Africa, 4-9 November 2002
- (2003) Annual Meeting Krakow, Poland, 17-23 September 2003
- (2004) Annual Meeting Clermont Ferrand, France, 8-14 September 2004
- (2005) Annual Meeting Madison Wisconsin, USA, 19-25 June 2005
- (2006) Annual Meeting Bled, Slovenia, 12-16 May 2006

Conferences, symposia, seminars and workshops

- (2002) International Symposium on 'Land Redistribution in Southern Africa', Pretoria, South Africa 6-7 November 2002 (with FAO, Habitat, and World Bank)
- (2003) International Workshop 'Modeling the Cadastral Domain', Enschede, the Netherlands, 17-18 March 2003
- (2003) International Symposium on 'Strategies for IT Renewal for Land Registry and Cadastre', Enschede, the Netherlands, 8-9 May 2003
- (2003) Co-organiser 2nd Polish Cadastral Congress on 'Cadastre Reliable for Civil and Social Services', in Krakow, Poland, 18-21 September 2003
- (2004) FIG/UN International Symposium on 'Land Administration in Post Conflict Areas', in Geneva, Switzerland, 29-30 April 2004
- (2004) International Seminar on 'e-Land Administration', Innsbruck, Austria, 2-4 June 2004
- (2004) International Symposium on 'Modern Land Consolidation', Volvic, France, 10-11 September
- (2004) FIG/UN International 'Expert Group Meeting on Secure Tenure, New Legal Frameworks and Tools in Africa', Nairobi, Kenya, 10-12 November 2004
- (2004) International FIG/COST Workshop on 'Standardisation of the Core Cadastral Domain', Bamberg, Germany, 9-10 December 2004
- (2005) FIG/University of Wisconsin Symposium on 'Innovative Technologies for Land Administration', Madison Wisconsin, USA, 24-25 June 2005
- (2005) International Symposium on 'Land Administration in the Arab World', at the Dead Sea, Jordan, 1-3 September 2005
- (2005) FIG/UN International 'Expert Group Meeting on Secure Tenure, New Legal Frameworks and Tools in Asia', Bangkok, Thailand, 8-9 December 2005

- (2006) International Conference on 'Enhancing Land Registration and Cadastre for Economic Growth in India', New Delhi, India, 31 January-1 February 2006
- (2006) International Workshop on the 'Core Cadastral Domain' ('Social Tenure Domain Model'), FIG Accra, 8-11 March 2006

2.4 Publications

Books

The Commission published the following books:

- Proceedings Strategies for Renewal of Information Systems and Information Technology for Land Registry and Cadastre, 2003, (ISBN 87-90907-26-4)
- Proceedings Land Administration in Post Conflict Areas, 2004 (ISBN 87-90907-31-0)
- Proceedings Modern Land Consolidation, 2004, (ISBN 87-90907-38-8)
- Proceedings *e*-Land Administration, 2004, (G. Schennach, editor)
- Proceedings Secure Land Tenure, New Legal Frameworks and Tools in Africa, 2005, (ISBN 87-90907-39-6)
- Proceedings Innovative Technologies for Land Administration, 2006, (ISBN 87-90907-47-7)
- Proceedings Secure Tenure, New Legal Frameworks and Tools in Asia, 2006, (ISBN 87-90907-50-7)

CD ROM's

The Commission published the following CDROM's:

- Proceedings Land Redistribution in Southern Africa, 2002
- Proceedings Land Administration in Post Conflict Areas, 2004

Magazines

The vice-chair administration Mr. Christiaan Lemmen is editor of the magazine GIM International, in which the Commission 7 is given lots of attention, and he is guest-editor of CEUS (Computer Environment and Urban Systems), for which he co-edited various special (peer reviewed) issues on land administration issues.

Newsletters

The Commission published 4 newsletters in 2002, 2 in 2003, 3 in 2004, 3 in 2005, and 2 in 2006, in total 14 issues.

2.5 Other notable Achievements

Arab world

Together with the Jordan Department of Land and Survey the Commission organised an international symposium on 'Land Administration in the Arab World', at the Dead Sea, Jordan, 1-3- September 2005.

India

Together with MapIndia 2006, the Commission organised an International Conference on Enhancing Land Registration and Cadastre for Economic Growth in India, New Delhi, India, 31 January-1 February 2006.

OICRF

The website of the FIG documentation centre for land records OICRF (Office International du Cadastre et Régime Foncier), was completely renewed, making fast on line access to the digital library of about 6000 articles on cadastre and land records possible. The library registers about 250,000 hits a year, with 160,000 page views generated by 5800 visitors, of which are 1900 regular visitors (<http://www.oicrf.org>)

Cadastral Template

The 'Cadastral Template' is a worldwide comparison of cadastral systems. The 'Cadastral Template' has been developed by a research group at the Department of Geomatics of the University of Melbourne, Australia. It consisted of Prof. Ian Williamson, Dr. Abbas Rajabifard and Dr Daniel Steudler, supported by prof. Stig Enemark (Denmark).

PCGIAP-Working Group 3 'Cadastre', which took the supervision, cooperated with FIG-Commission 7 to place the country information jointly in the database.

At the website <http://www.cadastraltemplate.org/> standardized reports about 38 countries are on line available (situation per 1-6-2006).

3. Remembrance

Two delegates passed away during this term of office.

- Our Czech delegate Dipl.-Ing. Ivan Pešl, during a tragic cross country skiing tour in the Moravian mountains on 19 February 2004.
- Our Jordan delegate Dr Abdel Munem Samara, during a tragic car accident in Jordan on 14 April 2006.

May their souls rest in peace.

4. Acknowledgements

The chair thanks all delegates, correspondents, and friends of the Commission for their support and participation, both in working groups and in local organising committees. Furthermore he thanks the vice-chairs and secretary for their support, help and dedication. Also the cooperation with other Commissions, cadastral authorities in various countries, sister organisations, UN and World Bank is highly appreciated. The Commission thanks the FIG Office in Copenhagen (director and staff) for their support and fast updating of the Commissions website.

Also the Commission thanks the FIG Council (especially Dr. Andreas Drees, the Vice President for our Commission) for its support and encouragement. Finally the chair, vice-

chair administration and secretary to the Commission appreciate greatly the support by their employer the Dutch Cadastre, Land Registry and Mapping Agency, and the support of the International Institute for Geo-information Science and Earth Observation ITC.

Paul van der Molen

Chair of FIG Commission 7

July 2006