DEVELOPMENTS IN LAND ADMINISTRATION THAT EFFECT (WORLD) ECONOMY

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TE KOOP

PARTNER IN DYNAMIS
Nederlandse woningprijzen vanaf 1985
New Loans Approved

Source: DNB
Statistics Netherlands

Press release

Far fewer building permits issued

- Number of building permits issued in 2011 down by 9 percent
- Lowest number of building permits since 1953
- Downturn in latter half of 2011
- Number of new dwellings finished in 2011 marginally up
Buying a home to be made cheaper as sales tax is cut (update)

01-07-2011

The special tax on house purchases – *overdrachtsbelasting* or conveyancing tax – is to be reduced from 6% to 2% for a year in an effort to boost the housing market.

Ministers agreed to cut the tax at Friday’s cabinet meeting, the last before the summer recess. The tax cut will be backdated to June 15.

According to the Telegraaf, the measure will save home buyers €8,000 on the cost of a €200,000 house. The tax raises €3.5bn for the treasury every year.

Real estate agents have welcomed the move, saying it will help more first time buyers take a step on the housing ladder.
Property transfer tax cut flops

12-01-2012

The government’s decision to cut the tax paid on property transactions from 6% to 2% of the value has not boosted the housing market, property experts have told the Telegraaf.

Estate agents had hoped the tax cut would boost the number of properties changing hands by 10% but that is far from being reached, the paper says.

The cut has shaved thousands of euros off the cost of buying a house but has failed to convince people to take the plunge.

Banks have also brought in tougher rules on mortgages, reducing the amount of money people can borrow. In addition, only half the loan home owners borrow may be in the form of an interest-only repayment mortgage.

Estate agents

Meanwhile, the Dutch estate agents’ association NVM says in the Financieele Dagblad that the housing market crisis has not led to fewer people taking up the profession.

On Monday, 14 new estate agents were sworn in, in line with developments in recent months, chairman Ger Hukker told the paper.

Nevertheless, many established companies are on the verge of bankruptcy, the paper says. Many carry out 20 or fewer transactions a year which generates an income of between €1,500 and €2,000 a month, Hukker told the paper.

In 2006, estate agents sold some 210,000 homes but last year the total almost halved to 121,000. The NVM has some 3,500 members, rival organisation VBO 1,011 and the smaller VastgoedPRO 797, the FD said.
Is this the fault of land administration?
Land admin was kinda helpless to do anything. Or was it?

Peter Dale 2000
http://www.landentwicklung-muenchen.de/aktuelle_aufsaezete_extern/semi
GOVERNMENT MACROECONOMIC CONTROLS [Fiscal and Monetary Policy]

Required information flow

Feedback

Authoritative information

Authoritative

Accurate

Assured

unAmbiguous

Available

Survey Accurate Cadastres
RRRs in Cadastres
3D Cadastres
Real-Time Cadastres
Globally Connected Cadastres
Organic Cadastres
Natural Environment + Property Rights → Organic Cadastres
Land Administration 101

Land + People + Records = People

Secure Owners

Citizens with mortgages

Citizens find it easier to deal with land

Less citizens litigating over land

$ Tax

Inventory of existing situation

Land transaction controls

A tool for use across government

Base register

Henssen 2010
Daniel Roberge says…
FIG Commission 7 Chair 2010 - 2014

“Good land rights infrastructures exit in only between 35 and 50 countries”

“Only 25% of the estimated 6 billion land parcels are formally registered”

“This leaves more than 4 billion land parcels without land tenure security”

http://www.gim-international.com/issues/articles/id1841-Good_Land_Governance_is_Key_in_Sustainable_Development.html
The World Bank says in China….

The World Bank - China 2030 Report – February 2012

“…rural land markets need to be overhauled to protect farmer rights and increase efficiency of land use, and policies for acquisition of rural land for urban use must be thoroughly overhauled to prevent urban sprawl, reduce local government dependency on land-related revenues, and address a frequent cause of complaint from farmers.”

“The Cadastral Divide”
What is going wrong?
Recognizing land administration as a public infrastructure

But, many countries already do this…
What is else going wrong?
Jaap Zevenbergen says…
Director UNU School for Land Administration

“At current rates it would take decades, or even centuries, to deliver more complete levels of registration in many countries”
To fast track institution building, we must develop faster, cheaper, and more fit-for-purpose land administration designs.
Secure Land Rights for All
The Social Tenure Domain Model
A Pro-Poor Land Tool
Example 3 Lesotho

 GPS

Courtesy: Netherlands Kadastre (Chrit Lemmen and Co Meijer)

GNSS for ground control and parcel surveys
Objects under construction
Neighbor Inspector
No Tax Paid and not registered
No Tax Paid but registered
Tax Paid

Photo Identifier: Bairro 01
Name of Inspector: Yussuf

Courtesy: Netherlands Kadastre (Chrit Lemmen and Co Meijer)
The Digital Pen

Courtesy: Netherlands Kadastre (Chrit Lemmen and Co Meijer)
The Crowd-Sourced Solution
Low Altitude Remotely Sensed Imagery (LARSI)
Land Obligees delineated the image by pen; fill cadastral forms.

Identify from: Parcel Point

Location: 501,764.660 4,235,178.432

Field Value
FID 101
Shape Point
Id 0

Identified 1 feature
(1) Pilot Overview - 1:500

(2) One Parcel - 1:100

(4) One Parcel Point - 1:20

(3) One Parcel Point - 1:50

UAV Imagery with 5 cm Resolution
Extending the ‘Land Management Paradigm’…

- **Sustainable Development**
  - Economic, Social & Environmental

- **Land Administration Functions**
  - Land Tenure, Land Value, Land-Use, Land Development

- **Land Information Infrastructures**

- **Country Context**
  - Institutional Arrangements

**Land Policy Framework**

Wallis, Enemark, Wallace, and Rajabifard (2011)
...to ‘Pro-Poor Land Recording Systems’

**Pro-Poor Land Policy Framework**
- 10. Emphasis on continuum of land recording
- 9. System ownership by state and community

**Pro-Poor Land Recordation System Functions**
- 8. Dispute resolution
- 6. Inspection
- 4. Recordation
- 3. Introduce formalization and a land officer

**Pro-Poor Information Records**
- 7. Multiple sources of evidence
- 5. Land records, indexes and a record keeper

**Establish Pro-Poor Context**
- 1. Assessment of national and community conditions

**Improvements for the Poor**
- Economic, Social and Environmental

Zevenbergen and Augustinus 2011
IN SUMMARY...

- More developed countries are focusing on **AAAAA** data production and delivery to improve economic performance...
  - Spatially accurate cadastres
  - Real-time cadastres
  - 3D/4D cadastres
  - Green cadastres
  - RRRs into cadastres
  - Interoperable cadastre
IN SUMMARY...

- Less developed countries can use new tools to fast track land administration establishment and improve or sustain economic performance
  
  - Social Tenure Domain Model
  - Pro-poor recodation approaches
  - Technology: GNSS, HRSI, LARSI, Digital Pens
  - Crowdsourced Land Administration
THANKS.
QUESTIONS?