



**“Property Registration:
*from the Marathon run to Flash operation –
as effect of ICT and BPR*”**



**“Tradition meets Innovation” Conference
*200 Years of Austrian Cadastre***



AKADIS b.v.

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Content

- *Short introduction to Cadastre and Land/Property Registration*
- *E-technology from historical perspective*
- *Enhancing the Cadastres/Property Registrations with the help of ICT*
- *“The Marathon” Property Registration case incl. some conclusions*
- *Some recommendations for Marathon-case*
- *The example of “Flash” Property Registration*
- *What next?*

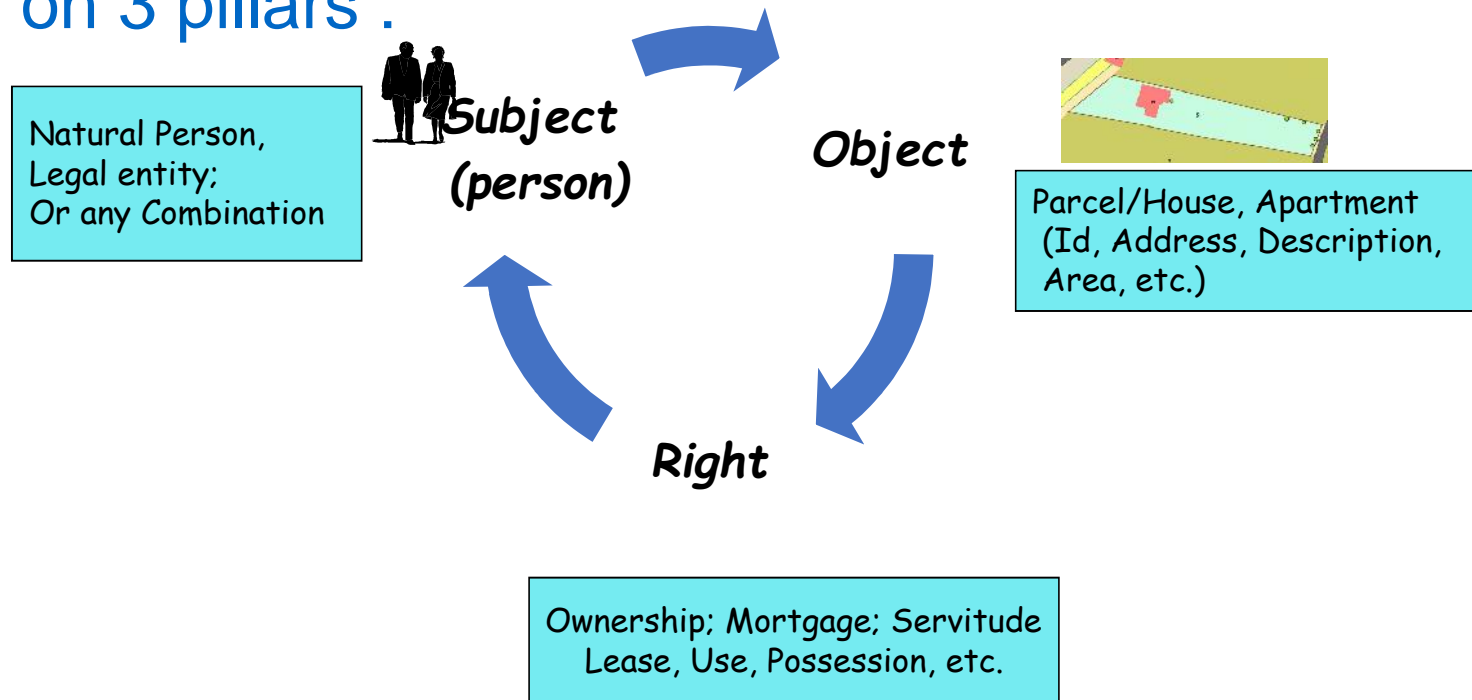
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02.10.2017

The Cadastre / Land Registration is about

providing legal security of ownership and other rights (for owners and leasers)

based on 3 pillars :



Because Cadastre/ Land Registration always deals with securing of possession of Land/Property, but **LAND** is the most valuable what the people have - *Therefore it is important!*

Various Land Registration /Cadastral models

They are different cadastral /LR models and definitions, e.g. :

- Deed or Title oriented (or combination)
- Integrated or Divided
- Positive or Negative
- Customary or State
- Fiscal or Legal or Land use oriented

But also:

• unified cadastre, full cadastre, single cadastre, land cadastre, state cadastre, light cadastre, land register, real estate register, real estate cadastre, utility cadastre, vineyard cadastre, and also ... cemetery cadastre, etc.

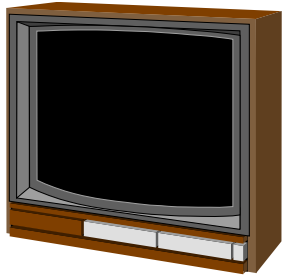
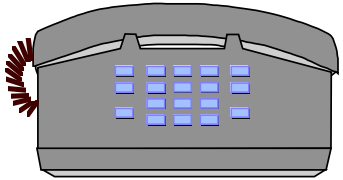


In “normal situation” the key LR/Cadastral data are available as:

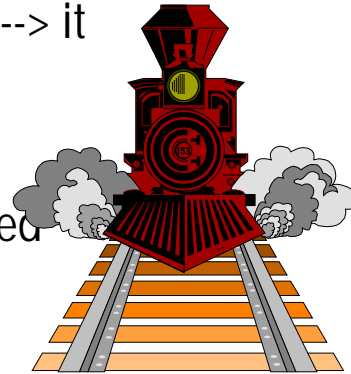
- **100% complete,**
- **Up-to-date &**
- **Legal.**

Unfortunately it is not a case in many countries.

E-technology in a historical perspective ...



- “We don’t need telephones, we have messenger boys” - says once English MP
- 1950 : nobody had interest to have a TV
- In 1995 were only few GSM’s , now there are milliards
- In 1829 as a part of industrial revolution the railway has been invented --> it mastered the distance, but not only...
- The railway changed every nation’s economy and workforce, it changed humanity’s mindset, its horizon, its “mental geography” (P.Drucker)



Similar changing huge impacts of ICT, Internet and E-technology we observing everywhere.

The E-technology eliminates the distance at all, therefore our horizon changed form local into global one (unlimited)! All this affects the Cadastres too.

My statement regarding overall affect of E-technology (from 15 years ago)



- *R. Junqueiro:*
 - “If you think that the E-business will not affect your organization you’re a fool
 - If you think to know exactly what kind of impact will the E-business have, you’re even a bigger fool”

*..Therefore it is difficult to forecast the future (e-Government, e-Cadastre, etc.)...,
but at least **we need to be ready for ... the change***

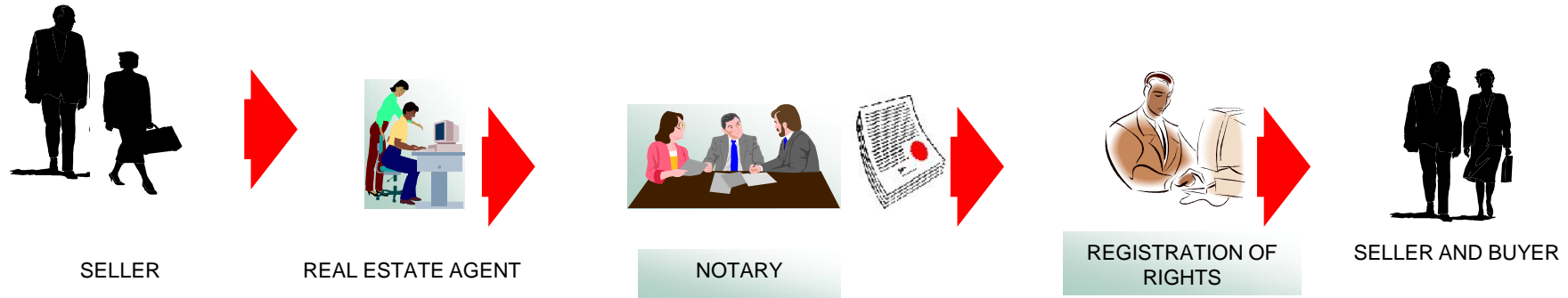
A few trends affecting Cadastres

- Quick automation of the Clients
 - **Automation of Cadastres**
 - **One Stop Shopping**
 - **Electronic Government**
-
- From **Data collection** into more **Service providing** organisation
 - From **State oriented** into **User oriented**
 - From **self doing it** into more **outsourcing** organisation incl. PPP
 - From **State budget** financing into more **market income** oriented
 - Etc.

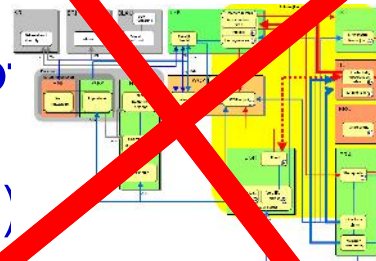


Enhancing of Cadastre / Property Registration with help of ICT.

How it usually goes?

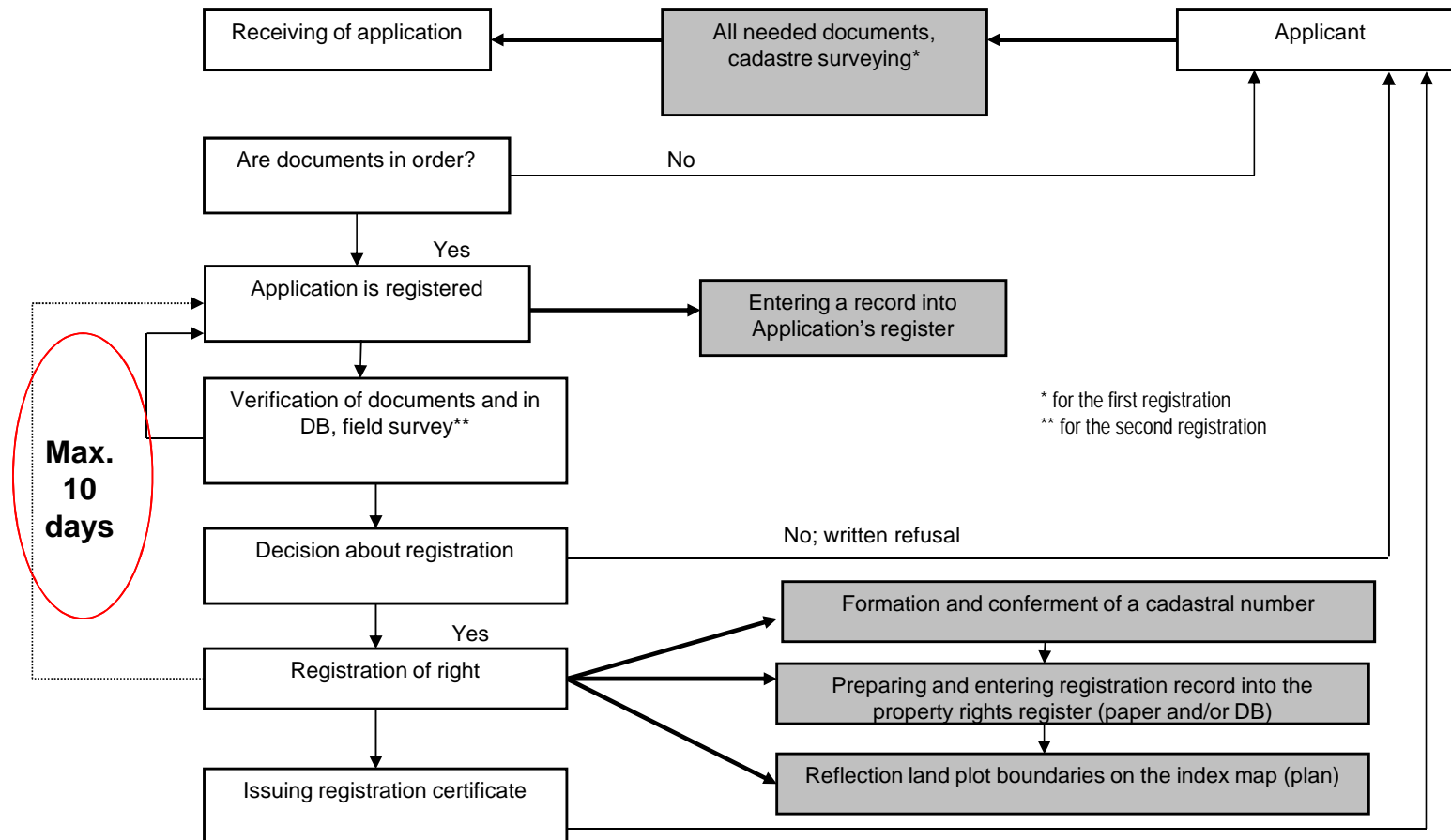


Introduction of ICT enhances a bit, but **it is not successful** without **BPR** (Business Process Engineering) and **BVC** (Business Value Chain) approach.



Example of Property Registration Process (AS – IS), as defined in the law, that need to be BPR-ed

Procedures, Process steps



Generally looks fine! But ...

But in the practice, sometimes it is 1 year **“Marathon - run”**



Biggest Problem at-front preparatory activities: many multi visits to various bodies & many payment moments (creates the “Applicant’s Marathon”)

Red Color indicates very essential visit/document

The broken Business Value Chain: resulting in the long journey to get Property Registered

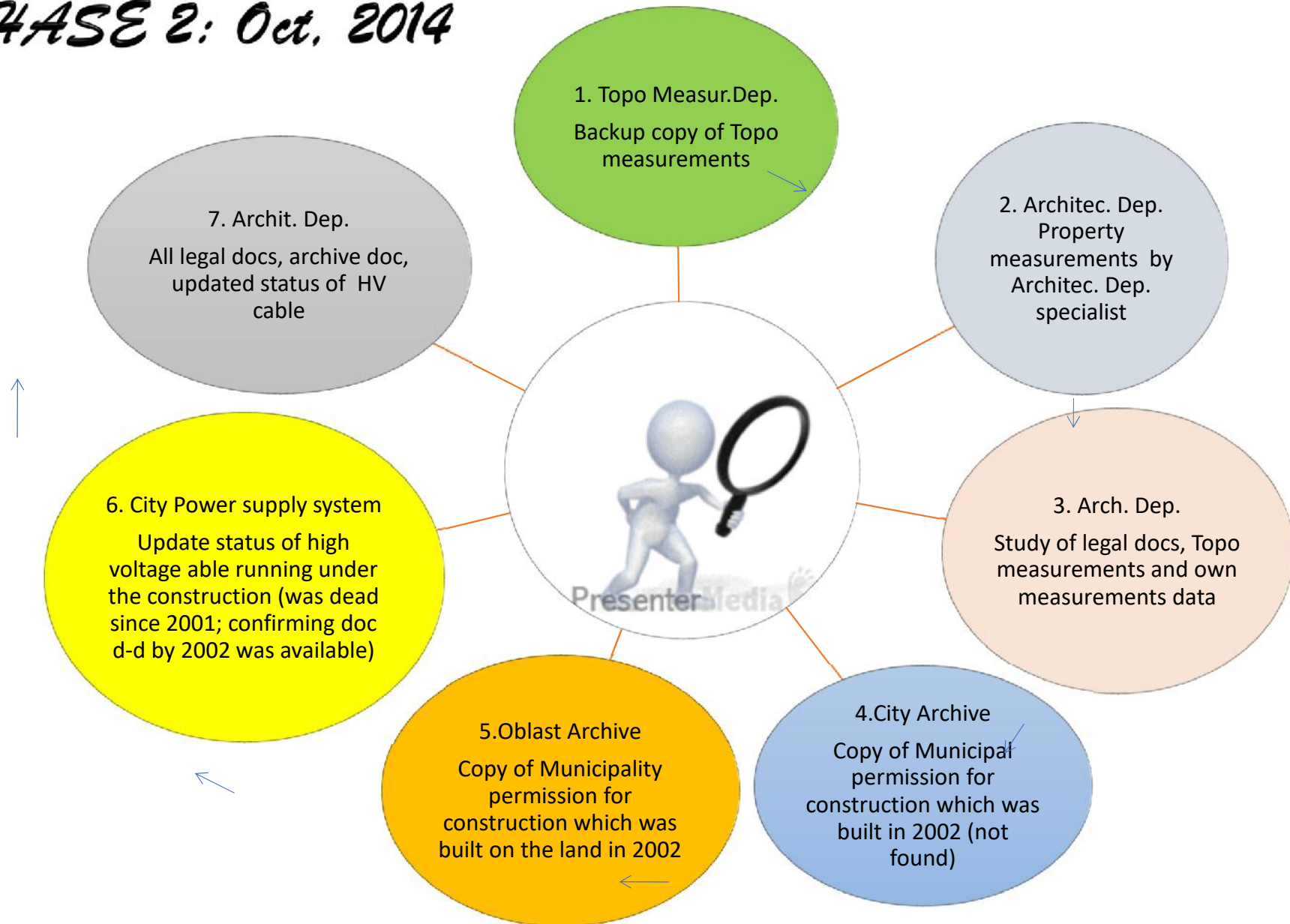
(Practical Study Case)



PHASE 1: Aug-Sept, 2014



PHASE 2: Oct. 2014



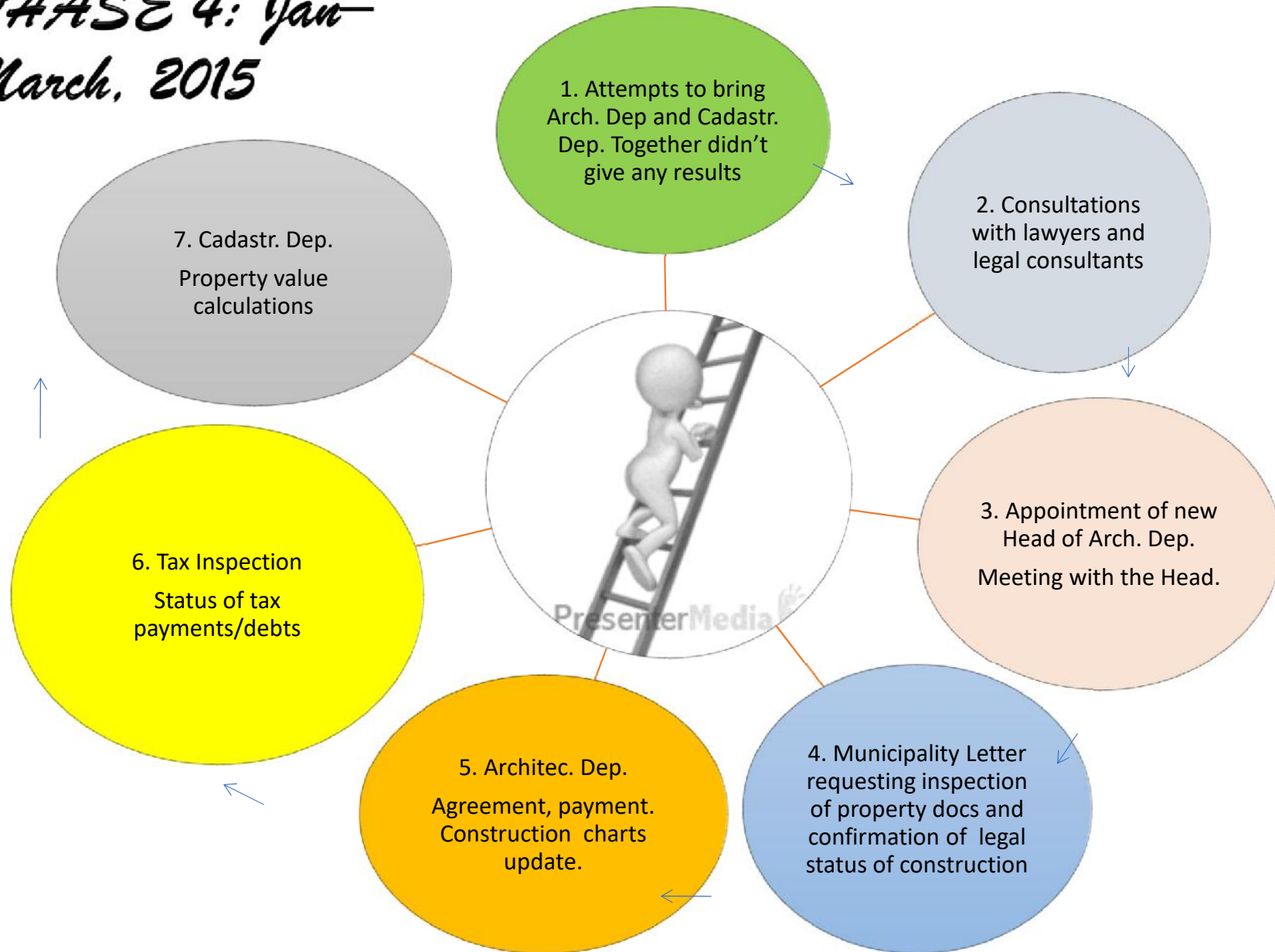
PHASE 3: Nov-Dec, 2014

1. Cadastr. Dep. refused make registration without Architect. Dep's. approval. Without the approval the construction should be destroyed or be registered as illegal one.

2. Architec. Dep. refused to update construction charts and said "there are too many questions about the documents, architectural charts which were made initially, beside, there is high-voltage cable placed under the construction which is very dangerous." I've tried to point at the documents saying that the cable was dead since 2001 and was not required for city use in future. Nevertheless, as new head of Architecture Department was not hired and old one was fired at that moment, nobody wanted to take responsibility.



PHASE 4: Jan- March, 2015



*PHASE : April -
May, 2015*



Marathon

1.BTI

Final approvals and
Property Inspection
report

2. Getting signatures in
Inspection report (Arch.
Dep., Cadastr. Dep, SES,
BTI, Topo Measur. Dep,
City Fire Ptotec. Dep, City
Khokim)

3. City Major's approval of
legal status of
construction and request
for property registration

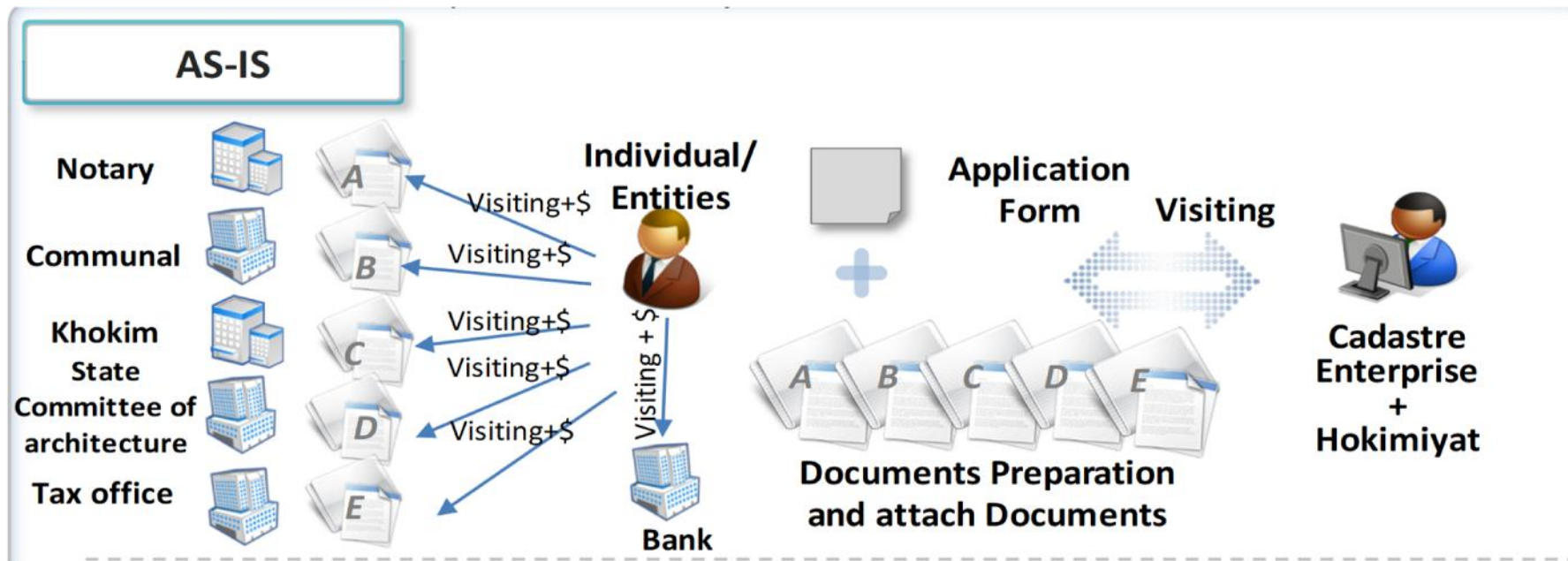
4. Village/district and
neighbors
Confirmation of propriety
owners

5. Cadastr. Dep.
Payment for Cdastr.
Book preparation

6. Cadastre. Dep.
Property registration
finalized and Cadastr. Book
provided to the owner.

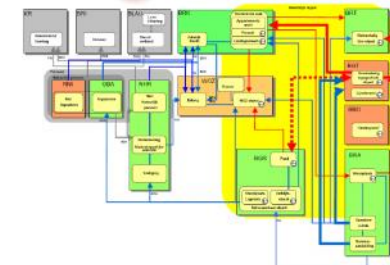


In the ICT terms this looks as follows

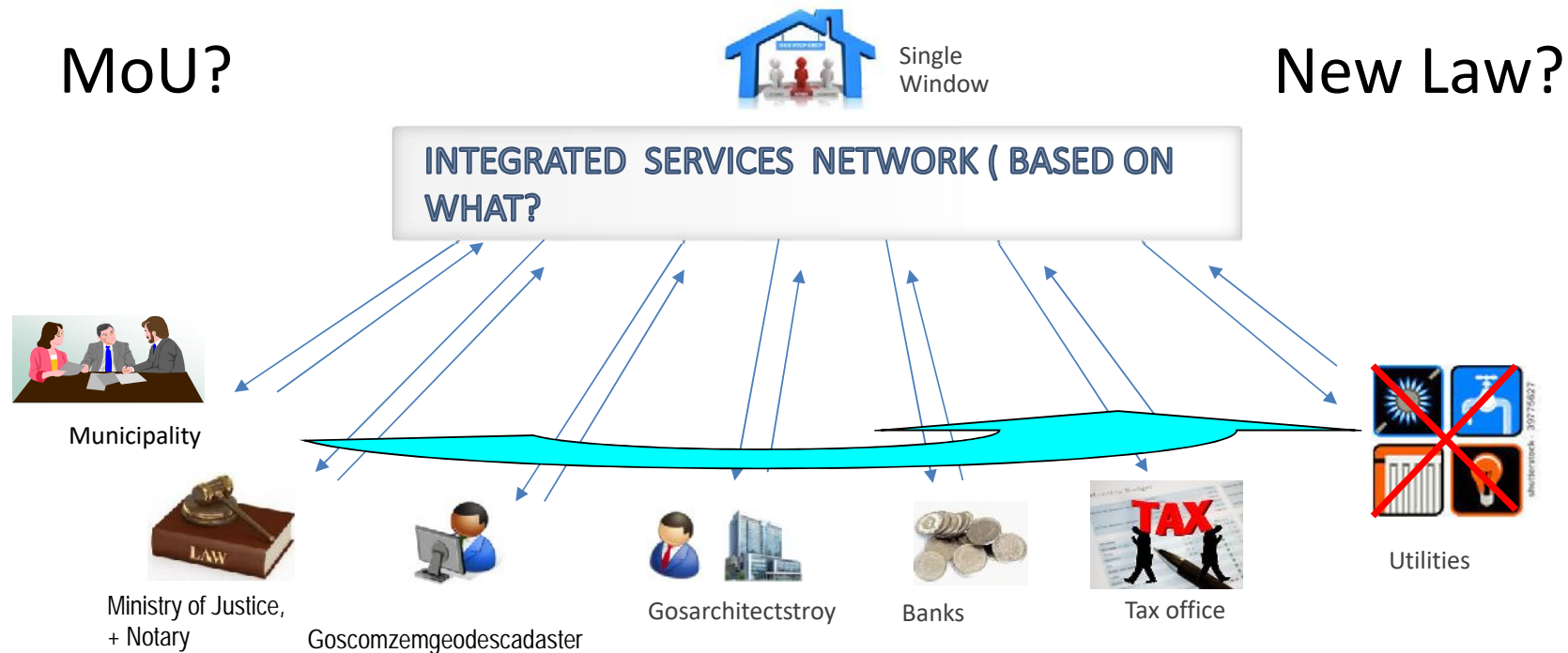


Property Registration – some conclusions from AS-IS

- The **Value Business Chain** does not work at all! No any connections between involved stakeholders is available!
- The Applicant's **"Marathon Run"** has the function of connecting chain
- The Applicants **are not aware about the procedures** and required **docs**
- There is no any system in place to take care for making required docs ready – the "One Stop Shop" is limited to receipt or delivery of the documents
- More Client orientation is the must
- The fee/tariff system reform is required
- Some process steps could be fully eliminated - e.g. utility bills, and other could be an option (up to the applicant decision) e.g. re-measuring of the object
- On-line operations/Establishing of Key Registers/Data Sharing/flows needs to get priority
- Legal changes necessary (Paper, Paper, ...)
- The task of Property Registration sector is not to taking care for the income of the utility companies!



Property Registration – some ICT recommendation for TO-BE



Condition for success (CSF):

- Willingness to cooperate (MoU/Agreement)
- Political Support & Legal changes
- Leadership (Steering Committee)
- Data exchange/sharing
- Cost/Fee sharing
- Digital data and technology (Later)

Some rules:

- BVC should operate as representative of Property Registration Sector (Legislative, Fee, etc. changes.)
- Each organisation is responsible for its own data and its quality
- ICT systems/data needs to be compatible to each other

This was example of Marathon Property Registration – Doe is exists any Flash one?

I think there are
already some; hereby
the NL example, based
on ➔

Chain integration
Easier – Quicker - Cheaper

- Enhance quality
- More efficient process
- Costreduction



08-2011 / re



Electronic Conveying with E-signature

Digital signature

- Digitally signed messages



Electronic conveying

- Kadaster makes application available

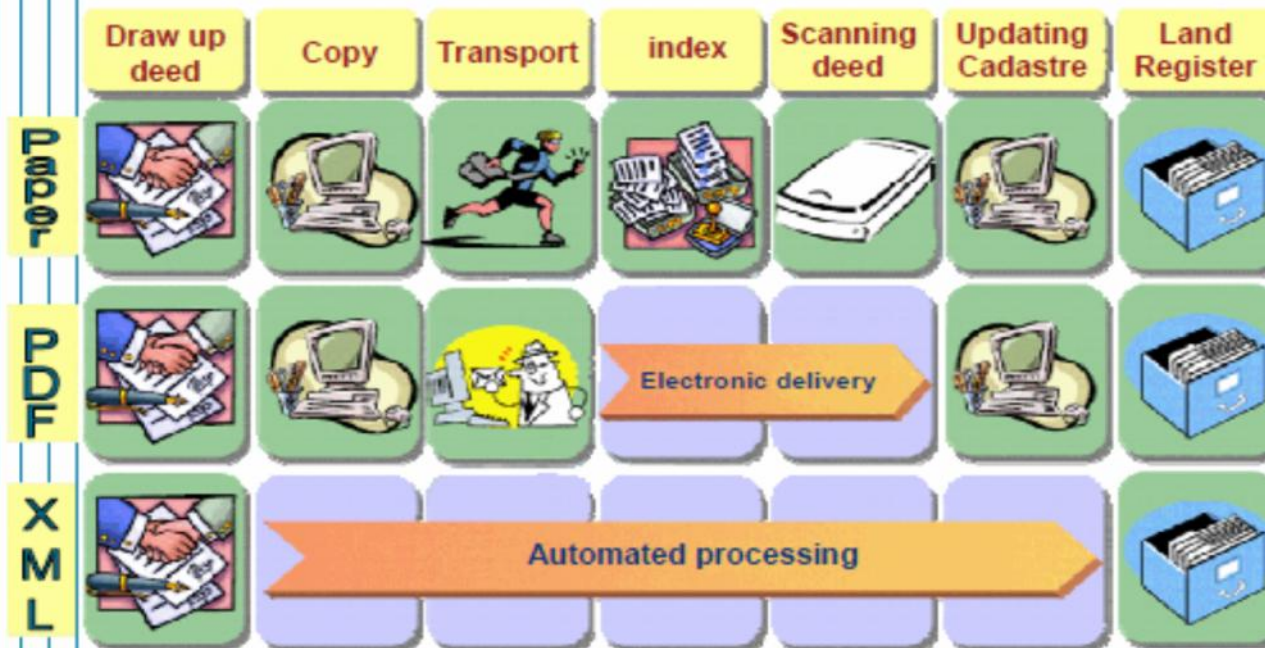


Signed
digitally

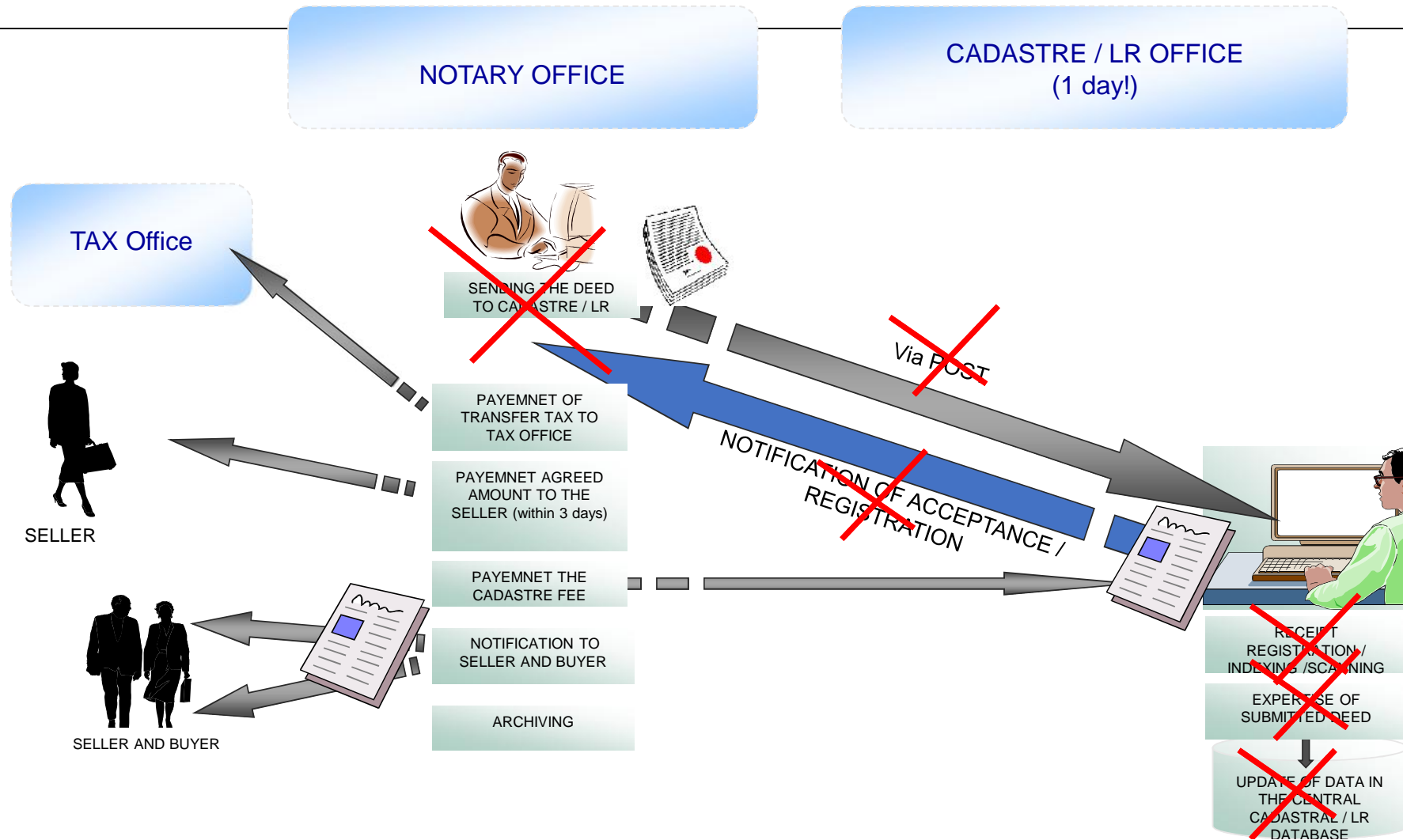
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From Paper to Electronic Conveyance

The next step: automated processing



The result of BPR and BVC approach : 1 day Registration



Objectives and achieved results

e Conveying (operational)

- Simple working procedures
- Fast legal transactions
- Earlier transfer of purchase price

Automated processing (in progress)

- Options for computerised processing and signaling (partly standardized deed and free text)
- Improved efficiency
- Less errors due to standardisation
- Up to 40% lower fees
- Even faster transactions
- Possibly longer business hours

All that resulted that

**The quiet day at the info
desk in a local office looks
like this**



All that resulted in that

The busy day at the info desk in a local office looks like this



What next ?



Questions?

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Thank you for your attention !



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