



To: Delegates, Correspondents and Friends of Commission 7  
From: Christiaan Lemmen, vice chair administration  
Subject: Report Annual Meeting of FIG Commission 7, Pretoria, SA, 4-8 Nov 2002  
Date: March 2003

## 1. Opening

Paul van der Molen, chairman of FIG commission 7, opens the annual meeting. The agenda is 'open and flexible'.

Mr. Apie van den Berg, Surveyor General South Africa, is pleased to welcome the participants in Pretoria, in the flower season. He introduces the Tshwane area where the Commission is hosted.

Mr. Sam Zhou, Zimbabwe, feels honoured that all delegates came to South Africa. Four years ago FIG held a meeting in Sun City, one year ago in Nairobi, so Africa feels being part of Commission 7.

A list of participants is attached to this report.

## 2. **'Land Surveying in SA, development of the Profession', by Mr. Paul Marschall, President of the SA Council for Surveyors.**

Mr. Marschall starts his presentation with the organisation of Land Administration in SA (Surveyor General Offices, Local Deeds Offices) and the role of public and private sector in this activity focussing on security of title. Both the professional land surveyor and the private conveyancer are in the position of unlimited liability. For this reason there is compulsory registration of professionals. Education of the discipline is well organised, the register includes land and mine surveyors, hydrographic surveyors, photogrammetrists and geoinformaticians. Recently also geologists, town planners are included. The Council has the responsibility to develop the qualifications, which is not an easy task. There are different 'levels' of registration: professionals with university degree, surveyors with a national diploma and practical experience and surveyor technicians. Complications relate to inequalities from the past. Salaries in general are decreasing, which puts pressure of the profession. There are problems with mathematics in education. The number of universities with a degree course is decreasing.

ISO certificate, capacity building, market developments are subjects of discussions.

## 3. **'Technical Aspects of Land Administration and Cadastre in SA', by Mr. Apie van den Berg, Surveyor General.**

Mr. van den Berg introduces tasks and organisation of Surveyor General offices, from surveying and information supply perspective in SA. There is a certain state guarantee in security of title (title deed), and there is a general confidence. The private surveyors deliver input data, for this reason they must have knowledge of related legislation. For long time the SG office checked many details based on many rules. Today the principle is to give the

responsibility where it belongs; the Land Survey Act is in operation since 1997, it came a long way.

There are no fixed tariffs for private surveyors, clients can shop around.

The Cadastral Information System contains a seamless cadastral map, with an indication of servitudes. The cadastral database was used for the second elections in the 'new' SA.

Further improvements in relation to alpha numerical data and representation of State Lands are under development. Large sets of urban parcels are created in the database very fast, data cleaning will be done in second phase. There have been some technical problems with the Oracle software, might be solved in the next version 9.

Further developments are the computerisation of processes, sending of field results by private surveyors using networks, relating and integrating electronic deeds registers, and access by internet.

Attention must be given to many (informal) area's which are not surveyed yet, it is a big challenge to bring those lands into the system. It should be remembered that black people were not allowed to have ownership in the past.

Also within the SG organisation more black directors should be appointed.

During the discussion there was attention to the role of politicians, the importance of cadastre for economy, how to register informal lands –without touching the principle of security of title-, available budgets, fees for information based on the principle that data capturing is paid for already, competition between surveyors on the market place.

Approach in registration of informal area's could be done by a combination of survey points and aerial photographs and adding separate layers with informal area's in the system. GPS is too expensive, satellite images are not accurate enough, and aerial photographs can be outdated very fast.

Tribal area's are point of attention, including transfers to communities. The ongoing debate on this should be concluded soon.

A problem in general in the professional community is that some people provide services for too low prices.

#### **4. 'Legal Aspects of Land Registration and Cadastre in South Africa', Mr. G. Slothouber, Chief Registrar of Deeds.**

Mr. Slothouber introduces the legislation in historical perspective. The 1937 Deeds Registry Act was amended 40 times to keep it up to date. Reviews are ongoing because of the introduction of electronic conveyance. The system works in practise as a positive system (title deed), notary public is involved in transactions, and boundary surveys are compulsory.

Since 1994 there is a development of 'initial ownership', as a sufficient base for collateral. 'Initial ownership' is a step to 'full ownership' after checking and cleaning the data.

Matrimony under customary law is recognised now.

Mr. Slothouber gave attention to some other relevant developments: communal ownership and family ownership. How to deal with this from registration point of view is under consideration. In case of traditional communities there are no fixed rules in case of inheritance.

Also he highlighted the electronic conveyancing and its legal impact.

#### **5. 'Towards a Cadastral Domain Model', by Mr. Christiaan Lemmen.**

Mr. Lemmen introduces the efforts which are ongoing in many places worldwide on the cadastral standardisation issue. He recognises a 'technology push' (GIS, database developments, modelling of standards, internet, etc) and a 'market pull' (user requirements,

market orientation, etc.). FIG is involved in the issue of standardisation and is developing relationships to other standardisation activities. Compatible standards, avoidance of redundancy, interoperability of data exchange, data sharing, etc. are becoming more and more relevant. Also in the Cadastral Domain. A proposal for a core model is under development and discussion, he presented the latest version of this model to the participants of the annual meeting.

## **6. Commission 7 Progress Report and Discussion.**

Chair Paul van der Molen gives a brief introduction to the Commission 7 Working Plan, accepted and approved by the FIG General Assembly (Washington 2002). One of the aims of this period is a set of publications with the help of the Commission 7 working groups.

The progress report concerns the participation of Commission 7 in important meetings and workshops on land issues world wide: Worldbank Workshop in Budapest and Kampala, the Granada Meeting on European Cadastre, WPLA meetings in Moscow and Vienna, GIS Istanbul, COST workshop in the Netherlands.

Mr. Andrass Ossko seeks contact to the UN EC/Real Estate Advisory Group in order to coordinate.

The Worldbank organised a broad discussion (internet) on land related issues in 2001.

Experiences were summarised in a 'lessons learnt report': strict uniformity of land tenure arrangements is not a topic any more, it may even not be desirable, more attention should be paid to customary and use rights, gender aspects, women's access to lands, infrastructural aspects, land tax should be included in the approach to land issues, mandates and legislation should be clear, otherwise there will be confusion on the ground.

A key issue is also the aspect of costs.

Adjudication and boundary surveying processes should preferably not be separated.

Performance indicators are relevant for monitoring purposes (see publication Kaufman/Steudler).

Liberalisation of the land market is coming more and more important.

Next steps: the land issue should have a more structural relation to poverty alleviation, people should better enjoy the benefits of land administration by embedding the activity in a broader development approach..

Is this all theory? In the Kampala workshop many excellent papers on the land issue were presented. From the Budapest workshop it can be reported that cadastral projects are established in former Soviet area's. In the Soviet Union there was no LA sector, there was a start from scratch. There are discussions on responsibilities between ministries. Discussions on governmental roles and the market role. Achievements in land consolidation are coming slowly, should be financed by the state is a question and most of the lands are still state owned.

During the Granada meeting there has been an agreement on co-ordination in a declaration. Interoperability in cadastral systems is important. 400 participants were joining this conference. There will be a follow up in Italy in December to investigate the establishment of a Permanent Committee..

GSDI is becoming an instrument for materialisation of benefits of land administration.

A memorandum of understanding is agreed between FIG and FAO; about women's access to land a FAO publication will follow.

## **7. Break out sessions.**

Working Group break out sessions. No minutes.

## **8. Introduction activities of WG 7.1, WG 7.2 and WG 7.3; ‘Country Profiles’, Mr. Daniel Steudler.**

Standardisation is recognised as an important issue.

A good relation to the FIG standards network is of great importance.

In subgroups there is attention to 3D cadastres, low cost land surveying techniques, under represented groups.

During the break out sessions the common contents of a digital cadastral database was discussed. There could be more attention to common issues instead of the differences.

Concerning standardisation good contacts with ISO TC 211 and OGC are a condition for development of OO databases (parcels, buildings, topography, rights, restrictions, links, etc). Those contacts should be strengthened. Standardisation for valuation is another issue (IVSC). The Working Group will organise seminars during the 2003 Krakow meeting. . The workgroup has the intention to organise a symposium on ICT renewal in the Netherlands.

Mr. Daniel Steudler gives an introduction to his proposal on standardisation of the country reports. This proposal was introduced to PCGIAP too. LA is a case for a generalised approach. This proposal was discussed during the annual meeting. Some of the questions are complex to answer for some countries, e.g. total value of mortgage. But the approach can be used to structure the business.

The chair agrees that we need a logical, systematic approach, no anecdotic approaches in the future anymore. This is also relevant for organisations like the Worldbank: how to measure performance in LA. The chairman proposes to start with a pilot where a few countries are involved to test the questionnaire.

Conclusion: continue the efforts to make country information available in a systematic way, the proposed template will be used for this, volunteers for the pilot are: Greece, Netherlands, Germany, Zimbabwe, Norway, Sweden and Hungary.

## **9. Symposium on Land Redistribution in Southern Africa.**

Report of this meeting is attached.

## **10. Country reports.**

Several country reports have been presented.

## **11. Plans for the future.**

The Chairman gives an overview of activities planned for the (near) future;

- Call for papers FIG Working Week.
- UN/EC CODI III
- WPLA Meeting Athens
- Commission 7 Symposium on IT renewal
- Annual Meeting Krakow

## **12. Closing**