



# abroad

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Complicated and expensive procedures prevent small farmers in Mato Grosso from registering and georeferencing their properties. In the community of São Joaquim we work together with farmers, the local registry, INCRA and the universities of Campinas and Wageningen on Fit-for-Purpose integrated methodologies to speed up the titling process.

## Broad support to speed up land regularisation in Brazil

Until recently, only plots larger than 400 hectares had to be registered as property, with inclusion in georeferenced cadastral maps. This literally results in blank spots on the tenure maps. In reality, in these blank spots one can find farmers occupying land (“posse”), or farmers stuck somewhere in the legal procedures towards regularisation. It could be state land (“terras devolutas”), municipal land or any other use and tenure.

Land data are fragmented and effective cooperation between land-related governmental institutions is lacking. These “island maps of properties” can give rise to many overlapping land claims. Land policy is difficult to achieve without the state knowing which land does or does not belong to it.

INCRA, the National Institute for Colonisation and Agrarian Reform, plans to achieve complete coverage in 2023. First, farms larger than 100 hectares will have to register, followed by farms of 50 and consequently 25 hectares until complete coverage is achieved. To meet this aim, fast and affordable data-collection tools and methods have to be in place. The project results will help to convince INCRA to register possessions and georeferenced properties with good enough quality.

A first trial will take place in the municipality of Tangará da Serra, using the instrument of administrative “adverse possession”. The boundaries of the plots are clearly visible in the field and there are no conflicts with neighbours. After collecting official documents, the farmers will go around their plots and measure all the corners of their land under the supervision of the project team of UNICAMP and Kadaster, the Dutch land registry. An app with LADM is used for the data collection in the field, including satellite imagery as base data for the measurements, together with modern GPS devices. The joint efforts of all parties aim to contribute to speeding up the land regularisation.



*This project is part of the LAND partnership between the Dutch Ministry of Foreign Affairs and Kadaster. The aim is to offer quick-response assistance to countries that face challenges in land administration.*

| José Arimateia | Bastiaan Reydon | Nicolas Porras | Mathilde Molendijk

# Long term experience at Kadaster (International)

**Co Meijer and Paul Saers both have been international advisor for Kadaster International for many years now. Being almost 'born and raised' at our organisation, they both combine a vast and detailed knowledge of the Dutch cadastral organisation and process, with extensive international experience all over the world. At the table is more than 80 years of experience. What are their lessons learned that can be shared with you?**

Co: Kadaster is very different now, compared to the first years of my career back in the seventies. Electricity was for light, offices were places where citizens had to go for information and services were limited to the consultation of our registries. Today, this is another world. Functionalities have become digital, contact is often almost virtual and the number of our services has exploded.

Paul: By nature, legal requirements and associated processes evolve slowly. But technology has revolutionised the ways we capture, manage and share land data. In the end, anywhere in the world it is about setting up reliable, affordable and effective land administration systems. In this process the compliance with legal and technical specifications is the most important challenge.

Co: The way Kadaster has developed its organisation over the past decades is a valuable example to other organisations in the world. Development of land administration is a multi-disciplinary issue:

it's about IT, standards, innovation, motivation of people and the preparedness to share knowledge and experiences. Nowadays we have a multi-purpose organisation where registry, cadastre and mapping are under one roof. I really consider this as a huge advantage in our national setting.



Paul Saers, Co Meijer

Paul: If I try to look into the future I think that the technological revolution in combination with collaborative and participative approaches will be key. This requires people that have, regardless of age, an innovative mind set and an eagerness to serve societal needs.

| Paul Saers | Co Meijer

## Celebration of 185 years Kadaster

This November, we proudly celebrated Kadaster's 185th anniversary. Some of the most important milestones in our history:

- In 1832 Land Registry in the Netherlands became a fact. Since then, every piece of land has been mapped. All land owners received rights for the first time.
- A few years later, Land Registry and mortgage storage are merged.
- In the following years, the quality of topographic maps developed quickly. Surveying professionalized, card production modernized.
- In 1924 the first land consolidation law was a fact.
- In 1932, the topographic service with aerial photography started.
- In de Sixties, the Cables and Pipes Information Center is set up to prevent excavation damage.
- In the Seventies, the map production digitises.
- In 1994, Kadaster becomes an independent governing body. From now on, it carries out its tasks independently as an organisation.
- In the early nineties Kadaster starts its international advisory services, resulting in Kadaster International with a present focus on the issue of 'Land rights for all'.
- In 2016 the digital cadastral map of the Netherlands is available as open data.

As part of our anniversary, we premiered the documentary 'DISPLACED' (in Dutch: 'ONTHEEMD'). This documentary, made by renowned directors John Appel and Heddy Honigmann, portrays residents from the Netherlands, Colombia and Nepal and the role of land rights in their lives. Soon this documentary will be available on [kadaster.com](http://kadaster.com). We will keep you informed.



## Experts discussing land and housing in Eastern African region



More than 250 participants discussed the future of the land and property sector in the Eastern Africa region during the ISK (Institution of Surveyors of Kenya) regional conference, from 8 till 10 November in Nairobi. Kadaster co-hosted this conference that was opened by the Kenyan Cabinet Secretary for Lands and Physical Planning, Prof. Jacob Kaimenyi and the Netherlands' Ambassador to Kenya, Frans Makken.

On the Fit-for-Purpose (FFP) Land administration approach, the participants discussed that innovative approaches will lead to land rights for all. There is a need to extend FFP, as used in the pilot project in Makueni County, to the rest of Kenya. They acknowledged that there is a critical role for the surveyor in designing and implementing FFP and the maintenance and upgrading processes. Other topics of the conference were sectional properties, real estate finance, professional practice and standards, impact of taxation, housing challenge and land management under devolved governance systems.

| Janine Bender

## Finding Common Ground to Accelerate Land Registration in Indonesia



Indonesia faces many disputes and competing claims over land. More than 60% of the land has not yet been registered. The Ministry of Agriculture and Spatial Planning (ATR/BPN) wants to have the entire country registered by 2025. In order to achieve this, they have to map and register 110 million parcels. With the current capacity and system requirements they will not be able to finish this task within this time frame. They are interested in adopting the concept of Fit-for-Purpose land administration to accelerate the land registration process. ATR/BPN together with Kadaster and other partners have the ambition to investigate the potential of a Fit-for-Purpose approach and want to start a pilot in Central-Java and Lampung (Sumatra). We expect that improved information and sensitisation, in combination with community-level ownership of the process, will significantly reduce the registration time and cost while ensuring high agreement and low dispute levels. The showcase should convince decision makers to adopt alternative methods for registering land and ownership information and use participatory approaches.

| Christelle van den Berg

## EDITORIAL



## A King's cadastre?

It's cold in Bhutan, winter is falling but we are warmly welcomed. Literally; the fire is lit outside the hotel. The Director General of the National Land Commission (NLC) Dasho Pema Chewang, and the Director of Kadaster International, Kees de Zeeuw, share experiences they have with their respective Majesties. It is very clear that our Dutch connection to the Royals is much more at a distance than the involvement of the King of Bhutan, especially when it comes to land. The Dasho even shows the frontpage of his phone; it's a picture of the Kings' one year old son! The Dasho travels frequently to remote places with the King and today he even returned to the capital in His Majesties own private helicopter! It's not a coincidence that the Dasho of NLC is close to the King. Every year people without land or other means of living can apply to the King for land. On the land they can build their house and farm for their subsistence. It seems like a good investment as we will see later that week when we visit Phuntsholing, bordering with the Indian city of Jaigaon; the main overland entrance to Bhutan. When we passed through the Bhutan - Jaigaon gate that separates the two countries, we immediately stumbled upon beggars, severely diseased, starved and disabled people. It's quite clear that the poor in India have no such King or system to rely on. "Our concept of happiness, becomes visible here" our guide and director of the policy and planning division of NLC says: "We do not believe that it will make anyone happy to see someone suffering like that. This is why our King helps people to maintain their dignity and ability to take care of themselves". The King supports approximately 500 families a year and almost none of them have to reapply for any form of support ever again. NLC has a special division dealing with the allocation of land and the festivities that go along with the granting-event. We are left wondering if we should arrange a get-together with our King and set up a special granting-division at Kadaster. Would it work for the Netherlands?...

| Suzanne Valkman, Regional manager Asia

# Dorine Burmanje appointed co-chair UN GGIM

The United Nations Committee of Experts on Global Geospatial Information Management (UN-GGIM) aims at playing a leading role in setting the agenda for the development of global geospatial information and at promoting its use to address key global challenges. It provides a forum to liaise and coordinate among Member States, and between Member States and international organisations.



At the 7th session of UN-GGIM, in August 2017, Dorine Burmanje, CEO of Kadaster, was appointed co-chair. She was nominated by GGIM: Europe. Together with the already appointed co-chairs, Mr. Timothy Trainor (Americas) and Mr. Li Pengde (Asia/Pacific), she presides the session as well as shapes the direction of the GGIM initiative.

The 7th Session of UN-GGIM also welcomed and applauded the establishment of a Working Group on Marine Geospatial Information. The Expert Group on Land Administration and Management, co-chaired by Kees de Zeeuw (Kadaster) and Mahasha Chaka from Lesotho, presented its working plan for the coming year. An Expert Group meeting is foreseen to take place as a side event of the Land and Poverty conference of the World Bank in Washington, March 2018.

During the High Level Forum in Mexico in December 2017, Dorine Burmanje will attend her first bureau meeting. The Bureau is responsible for directing and controlling the discussions at all plenary meetings and sessions of the Committee. The Bureau is also responsible for directing and monitoring the work of the Committee during intercessional periods.

| Kees de Zeeuw

## First Regional workshop Western Balkan

On 30 October, the Netherlands' Ambassador to Albania opened the first regional workshop of the SPATIAL project in the Western Balkan. Representatives of six cadastre, land registry and mapping organisations of five different countries exchanged information on the subject of customer oriented organisation. In presentations and working groups they explored and compared their situation to the other participants on subjects like customer contact channels, online platforms, customer and market research.

The project purpose is to Strengthen Professional Access To Information About Land (SPATIAL) in the Balkan



region in Europe. Kadaster experts are supporting their colleagues from six countries in this region.

| Paula Dijkstra

## Small Talk

### Chrit Lemmen appointed Professor



Starting 1 December 2017, Chrit Lemmen of Kadaster International is appointed Professor 'Land Information

Modelling' at the faculty ITC of the University of Twente. It concerns a part-time appointment for one day a week.

The appointment is based on the expertise, commitment and passion of Chrit Lemmen for land information modelling, and how it fits in the broader issues of upscaling land administration to protect land rights worldwide of all men and women in the future (in line with Sustainable Development Goal 1.4).

### Vietnam

In November, a group of 11 Vietnamese delegates came to Kadaster to learn more about land consolidation and re-allotment. The group includes the vice president of the Vietnam Cooperative Alliance, the vice minister of the Ministry of Agriculture and Rural Development and the Provincial People Committee of Quang Nam. In Vietnam all land belongs to 'the entire people' and the State is the representative owner. In response to the increasing scarcity of land in Vietnam, the State has used a mechanism of compulsory land acquisition to dedicate massive amounts of rural or peri-urban area's to urban uses. This has a certain socio-economic impact. The delegation is hosted by Agriterra to the Netherlands to exchange experiences and ideas on how to cope with the challenges.



### Kadaster Abroad

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