

# **THE HELLENIC APPROACH FOR IMPLEMENTATION OF A MODERN CADASTRE DIFFICULTIES AND PERSPECTIVES**

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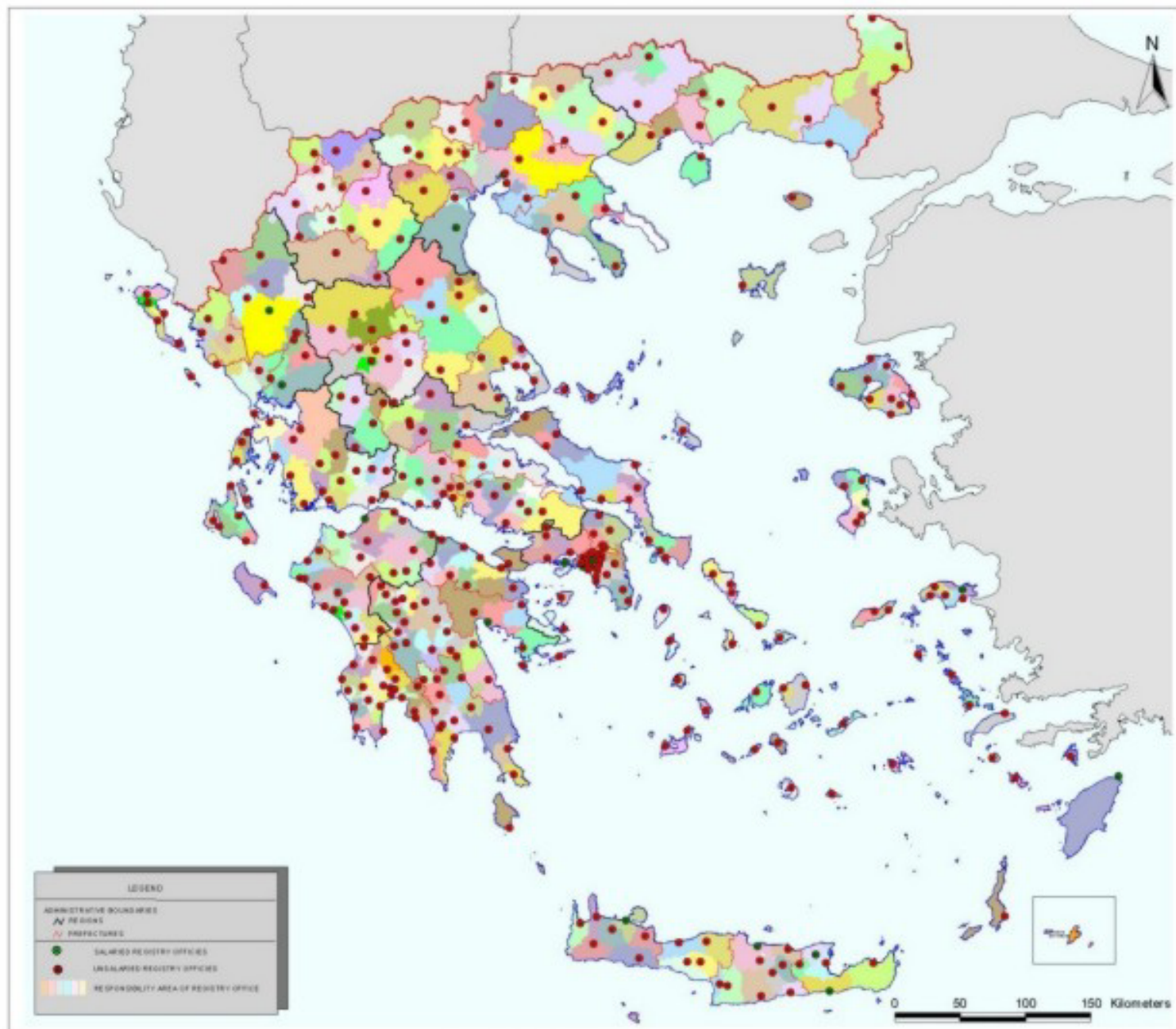
# System of Transfers and Mortgages

1853: Operation of a system of Transfers and Mortgages

- Registration of deeds
- Person-centric system
- Registration of all legal rights concerning land
- Sporadic geometrical data **in urban areas**
- Operation by the Private Sector under the supervision of the Ministry of Justice
- Legal information is not guaranteed by the State
- Network of 400 Mortgage Bureaux

Sufficient land tenure is achieved after investigation in the archives  
This system cannot support: efficient land market development and regional planning

## CURRENT SYSTEM OF TRANSFERS AND MORTGAGES



# Main problems of the system of Transfers and Mortgages

- Deeds do not prove entitlement
- Analogue system & person-centric

## Difficulties in access and data processing

- No correlation between descriptive and geometrical data
- Unknown & unprotected Public owned land
- Inappropriate tool for environmental monitoring  
in combination with the lack of Forest Maps
- The system provides no possibility for fair land taxation policy

# Alternative solutions for system modification

1. Improvement of the current Transfers and Mortgage System  
Introduction of Information Technology (IT)  
Limited possibilities for real improvement
2. Parallel establishment of a second agency:  
Land registry (Mortgage Bureau)  
Cadastral Office  
Difficulty in maintaining identical and up-to-date information
3. Implementation of a new Cadastral System  
Abolishment of Transfers and Mortgages System  
Maintaining of all data under the auspices of one organisation

# **Selection of the Cadastral System:**

## **Hellenic Cadastre project**

- Mature environment for good Public and Political acceptance for the cadastral system implementation
- Proper advertisement - Complete devaluation of the current system
- Governmental effort for a general policy reform due to the approaching entering of Greece to the EU Common Market
- Sufficient technical knowledge and tools at the Private sector for the compilation of a digital cadastre

The new system would:

- Improve the land tenure and the security of Public owned land
- Regulate the land markets
- Facilitate the environmental resources management and the regional planning
- Provide a tool for NSDI implementation

# **Concept of the new Hellenic Cadastre system**

Implementation and maintenance of a modern

## **Spatial Information System at National Level**

by collection, registration, organisation of the digital spatial  
and the associated legal information and

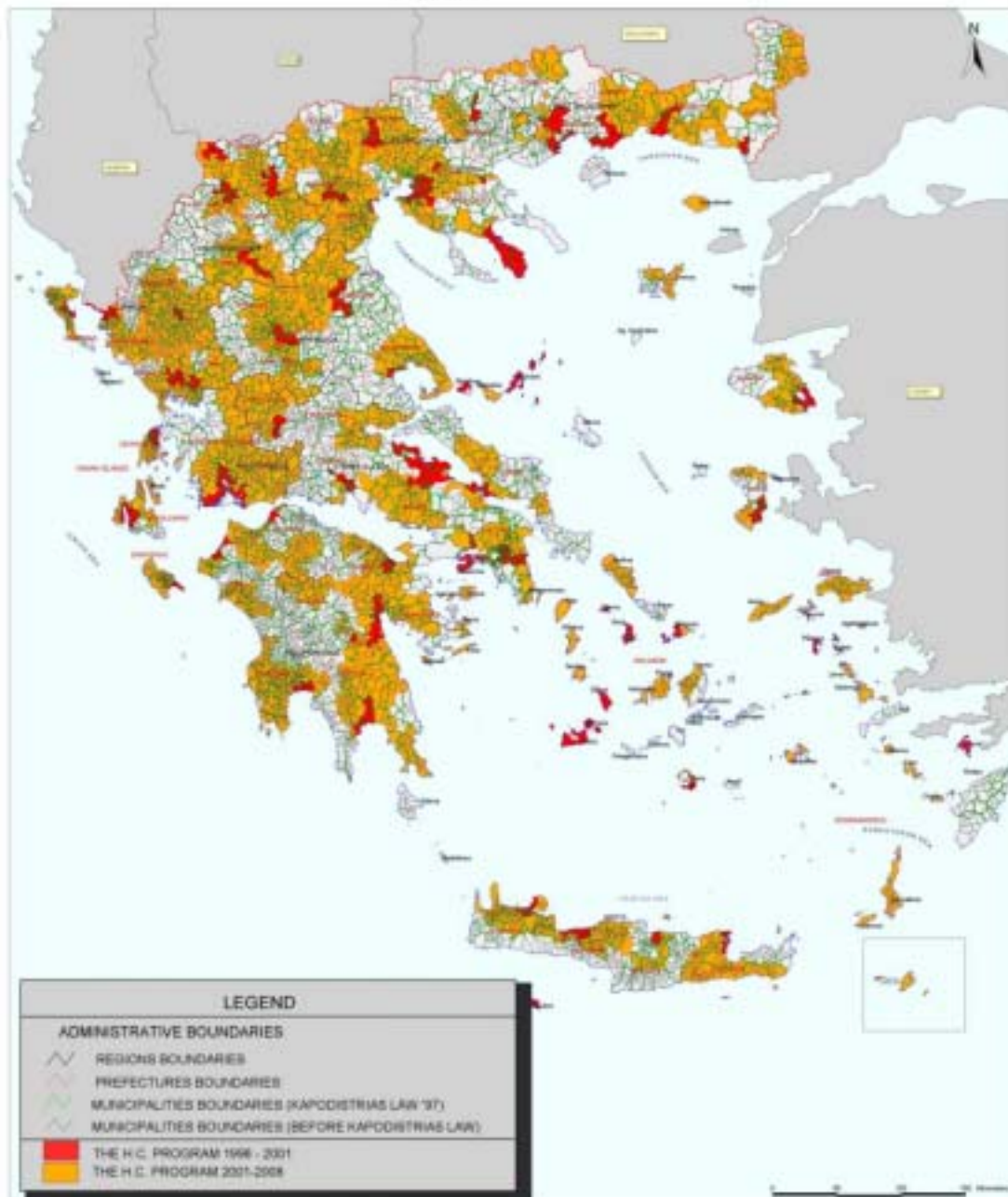
the creation of an effective managing system for keeping  
updated and easy to access all the cadastral information

## Main characteristics of the Hellenic Cadastre

- Title registration system – Positive countrywide cadastre
- One unique organisation **under the Ministry of E.RP.PW.**
- Compilation of CS are commissioned to Private Offices  
**Original time schedule 15 years (1995-2010)**
- Fully digital methods - GIS operation  
**Rural areas: Orthophotos at a scale of 1:5.000**  
**Urban areas: Vector maps at a scale of 1:1.000**
- New legislation for: **Implementation**      **Cadastral surveys**  
   **Adjudication process**  
   **First Registration**  
   **Operation/maintenance**
- Establishment of Cadastral Offices
- Available budget for the first 5 years      **US\$120M out of \$640M**  
Co-financing from EU (75%) & Hellenic Government (25%)



THE HELLENIC CADASTRE PROGRAM  
1996 - 2008



## Weak points of the proposed new System (1)

- Absence of a reliable Strategic and Implementation Plan
  - Lack of awareness and experience of Land Administration and Cadastral issues
  - Insufficient knowledge about the necessary procedures for the compilation of the Cadastral Surveys
  - Lack of updated necessary statistical data
  - Complete absence of cost-effective analysis
- Great vision and enthusiasm for the new system's capabilities
  - Exaggerated and diverted expectations from a cadastral system
  - Overestimation of the level of State-independence of the responsible agency
  - No quality control system for the deliverables
  - No serious consideration about the risks appointed by international and local experts

## Weak points of the proposed new System (2)

- No adoption of fundamental issues for successful cadastral implementation

Acceptance of the value of the cadastre by all State Services

Coordination and common relative policy in all Ministries

Common and flexible legislation framework for compilation and maintenance procedures

Affordable cost for the country's financial policy

- Plan for complete abolishment of the current system

Legal rights collection from the scratch

No use at all of the existing cartographic infrastructure

- Problematic transitional period

Simultaneous operation of the previous and the new system

Sporadic enrollment of small areas under cadastral survey

Maintenance of the cadastral data by the private offices during the implementation period

# Progress of the Hellenic Cadastre

- 1994 Proposal – Original Action Plan
- 1995 Law for the implementation
- 1996 Beginning of the Cadastral Surveys
- 1997 Establishment of the Organization (KTHMATOLOGIO S.A.)
- 1998 Law for the operation of the Cadastral Offices
- 2001 Proposal for new Strategic Plan
- 2002 Problems with EU contribution to the financing of the project  
Re-engineering ?
- 2003 ?

# Main problems of the Hellenic Cadastre (1)

- Failure in meeting the time-schedule requirements

**None cadastral survey** has come to an end so far

Only the **6.5%** of the jurisdiction is under cadastral surveys till now and these are expected to be finished gradually by the end of 2003

- Excessive compilation cost – far from estimated cost

For the 6.5% of the jurisdiction >20% of the initial estimated cost will be spend

Full compilation completion demands 250% of the originally, already high, declared budget

- Difficulties in the continuation of the EU financing

**Strict requirements** are to be imposed

## Main problems of the Hellenic Cadastre (2)

- No Cadastral Office operates so far
- No IT development plan available
- Absence of technical specifications for the maintenance of the Cadastral data
- Absence of quality control specifications for the deliverables
- Very expensive & time consuming adjudication process (objections examination)
- No inter-Ministerial cooperation in issues that affect the project:

Compilation of forest maps (Ministry of Agriculture)

Coastal zone management (Ministry of Finance)

Transfers and Mortgage Offices (Ministry of Justice)

More than 1 year “dead” period, creates difficulties in recovering and speeding up the project

# RE-ENGINEERING ?

- Administrative
- Legislation
- Economic/financial
- Technical
- IT development

## MAJOR REALIGNMENT OF THE PROJECT !

- New Strategic Plan
- New Implementation Plan

# Principles of the new Implementation plan (1)

- Clarification of the objectives and the target of the HC
  - Well-defined objectives
  - Clear strategy for their achievement
- Institutional arrangements
  - Institutional infrastructures
  - Clarification of the responsibilities of the agency
- Cost-effective analysis
  - Compilation: Low cost - short compilation time
  - Operation: Self-recoverable
- Technical specifications for the compilation and the maintenance
  - Selection of low cost techniques:
    - compilation of index maps
    - boundary determination with lower accuracy
    - use of existing cartographic data



# Principles of the new Implementation plan (2)

- Legal framework for the compilation and maintenance
  - Gradual merging (not abolishment) of the current system of Transfers and Mortgages with the new Cadastral system
  - Development of databases with servitudes, mortgages and seizures derived from the current system of Transfers and Mortgages
  - Cheaper collection procedure of the descriptive cadastral data
  - Simplification of the adjudication procedure with a prolonged period until the State-guaranteed titles
- Immediate operation of Cadastral Offices
  - Determination of the Regional Structure of the HC
- IT development
  - Cadastral database management
  - Monitoring of the work

# Perspectives of the HC project

**The HC project MUST succeed** : no doubt about that !!

The only solution is **its re-engineering** with:

- Maximum use of the existing legal and geometrical information
- Use of digital methods and GIS operation as originally planned
- Decrease of accuracy requirements for boundaries
- Simplification of legal adjudication process
- Use of ITU for decreasing bureaucratic procedures
- Adoption of a product availability policy and a self-recoverability approach
- **Cooperation among all Public Services and the involved professionals for the benefit of the project**