

Opportunities for surveyors in modern land markets

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Objectives of presentation

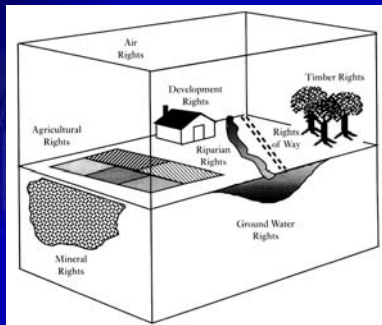
- Land administration systems continue to evolve
- Focus is wrongly on land administration reform since the driver is building land markets
- Land administration systems are evolving to support the marketing of complex commodities
- There are opportunities for land surveyors if they think “outside the box”

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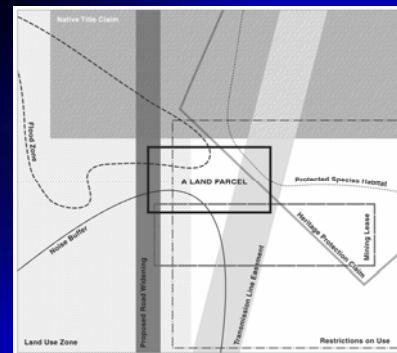


The focus has primarily been primarily on land parcels

Source: Land Administration (Peter Dale and John McLaughlin)



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But this is changing to a range of other polygons such as the overlapping rights, restrictions and responsibilities and other land related interests

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While complex commodities may look different than traditional land interests, they still rely on and build on the integrity of the cadastre.

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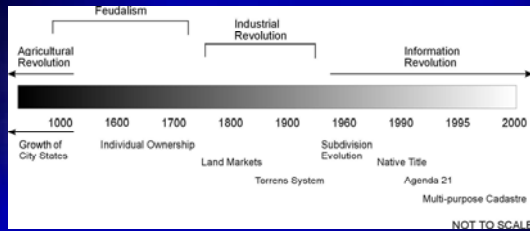
Examples of complex commodities which are traded

- Water rights
- Land information
- RRR in multi-unit titles
- Mortgage backed certificates
- Biota
- Carbon credits
- Resource rights
- Land trusts

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The people to land relationship changes

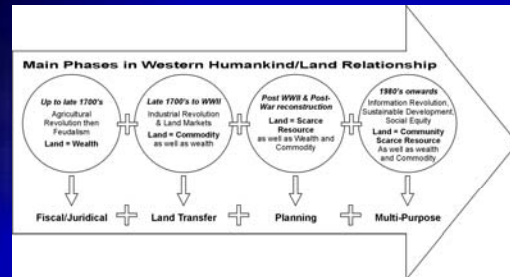


Reference: Ting et al, 1998

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As a result the Land Administration also changes and evolves

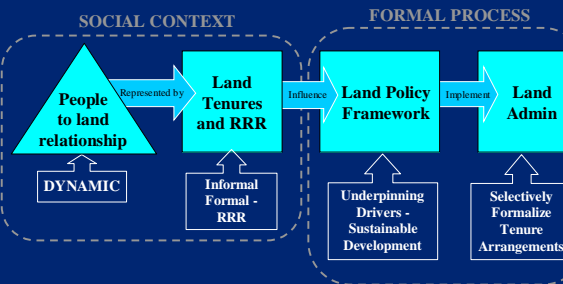


Reference: Ting and Williamson, 1998

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Understand how and why land tenures and RRR are created – as land policies evolve so do tenures evolve



Dalrymple, Wallace and Williamson, 2004

Land Administration Arrangements

(Enemark, Williamson and Wallace, 2004)



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Lots of advice on building land administration systems but how much advice is there on building land markets?

Yet land administration systems to a large degree are built to facilitate land markets!

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Evolution of Land Markets (Wallace and Williamson, 2004)





Development of complex commodities (Wallace and Williamson, 2004)

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Opportunities

- Using land information as a commodity particularly web applications
 - Focus on farmers, developers, real estate agents, environmental activists
- Issues in administering RRR in multi-unit titles (insurance, liabilities)
- Built environment spatial data
- How business is facilitated by “location”
- “Collect once use many” and interoperability

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Conclusion

- Growth of modern land markets and complex commodities, but little focus on understanding or building land markets
- Many land surveyors still focused on simple land trading
- Challenges and opportunities if we are prepared to think outside the box

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