



ISTANBUL DECLARATION ON CADASTRE IN THE WORLD CADASTRE SUMMIT 2015

“Let us Cadastre the World...”

1. INTRODUCTION

Land had represented wealth and power from the first settlement to the end of 1700s. As a result of the increase in the capital after the industrial revolution, land became a good that can be traded rather than a source of wealth. After 1945, effective environmental planning need emerged especially in Europe’s urban areas and land was considered as a scarce source after the population growth as a result of the reconstruction works. In 1970s, due to the insufficient food production and scarcity in the sources, effective management of rural areas emerged as an increasing need.

Thus, land was seen as “socially” scarce source and the need to manage this source effectively was frequently mentioned in the international community. In this context, plenty of meetings and activities were organized by several global organizations, especially by the United Nations and the European Union.

Stated in the “Brundtland Report” by “The World Commission on Environment and Development” in 1987 and described as “Meeting today’s needs by taking future generations into consideration”, “Sustainable Development” was widely accepted throughout the world. Land can be used with a sustainable development approach only with good land administration and management. Healthy land policy is essential to ensure effective land administration and management. One of the prerequisites of developing land policies is to have sufficient land knowledge.





This relation between land knowledge, policy, administration, management and use has a dynamic structure just as the relation between humanity and land does. Countries should regularly revise their land knowledge administration regimes, land policies, land administration and management systems and land use in order to keep up with this dynamism. They less frequently revise such field as land policies where change and development occur slowly; however, they more frequently revise such field as land administration, especially land management.

Some of the reasons that make Land Administration Systems – LAS dynamic are as follows; these systems are directly affected by rapid technological developments, they are the main source of land information, including land policy making, that all public institutions and private sector need, and government wants to provide more effective service by using these systems. “Cadastre” is one of the main components of LAS. In addition, as the main source of data concerning the land use, “topographical map producing” and “land valuation” activities fall within the field of cadastre.

A well-functioning cadastre guarantees property, reduces land conflict, supports real estate taxation, ensures loan security, protects land sources, monitors environment and ameliorates urban planning and infrastructural development. Today, the most important duty of cadastre is to support sustainable development.

2. PREAMBLE

The World Cadastre Summit, having met at Istanbul from 20 to 24 April 2015.

The main objective of the meeting was to consider appropriate administrative and technical options for the cadastre to serve the different needs of countries at different stages of development. The meeting considered in general terms administrative options that included land policy, legal, institutional and technical options. In considering all options the meeting took into account economic and human resource issues and the cost of the various options.





The meeting also recognized that different countries have different needs for a cadastre at different stages of development. While the basic justifications for cadastral systems are economic development, environmental management and social stability, different countries will place greater importance on different areas at different periods of their development.

With the goal of establishing a new and equitable global partnership through the creation of new levels of co-operation among nations, regions, key sectors of societies and people,

Working towards international agreements that respect the interests of all and protect the integrity of the global environmental and developmental system on land,

Recognizing the integral and interdependent nature of the Earth, our home,
Proclaims that:

As stated by the United Nations in 1996;

Land is the ultimate resource, for without it life on earth cannot be sustained. Land is both a physical commodity and an abstract concept in that the rights to own or use it are as much a part of the land as the objects rooted in its soil. Good stewardship of the land is essential for present and future generations.

From a legal perspective, land extends from the centre of the Earth to the infinite in the sky. In the present discussion, however, the focus will be on that volume of space that encompasses the surface of the Earth, all things that are attached to it, and the rocks and minerals that are just below it. Land includes areas covered by water such as seas and lakes, all building and construction, and all natural vegetation.

Many countries already recognize the need for a cadastral system. Agenda 21 and the HABITAT II Global Plan of Action provide additional justifications for establishing and maintaining appropriate cadastral systems to serve the different needs of nations and their citizens.

Also, WCS recognize the statement of “FIG- International Federation of Surveyors Statement on the Cadastre”. As stated by the FIG;





This statement of the International Federation of Surveyors highlights, from an international perspective, the importance of the Cadastre as a land information system for social and economic development. It gives examples of legal, organisational, and technical issues that need to be addressed in order to establish and maintain a Cadastre. The statement also describes some of the different roles that surveyors play in the management and operation of a Cadastre. This statement does not recommend a uniform cadastre for every country or jurisdiction.

A Cadastre is normally a parcel based, and up-to-date land information system containing a record of interests in land (e.g. rights, restrictions and responsibilities). It usually includes a geometric description of land parcels linked to other records describing the nature of the interests, the ownership or control of those interests, and often the value of the parcel and its improvements. It may be established for fiscal purposes (e.g. valuation and equitable taxation), legal purposes (conveyancing), to assist in the management of land and land use (e.g. for planning and other administrative purposes), and enable sustainable development and environmental protection.

3. PRINCIPLES

1. The relation between human and land started with the existence of the world and throughout civilizations it has kept its importance to this day. As known, “land” is the basic foundation of life, the reason of “existence” for both individuals and countries, the assurance of the future and the main element of the economy. Cadastre should support the “property right” as a basic human right.
2. “Cadastre” is a universal concept and it is defined as “the work of officially mapping and systemically registering the areas, borders and values of all kind of land and property”. Therefore, "cadastre" is an important public inventory documenting the records of ownership, bordering and responsibility regarding the land with “title deed” on parcel and answering the questions of “whose, where and how much”.





That is why “cadastre” has an utmost importance for development of countries and the future of the individuals in our globalized world.

3. Today, “cadastre”, along with being the foundation of land management, should be understood and practiced by countries and individuals. However, today, land in which life and economy prospers and all information regarding land must be reachable and to manage the lands better, they must be registered based on maps with cadastre.
4. Considering the fact that national sources throughout the world are international public goods, main principles regarding the usage and management of these sources need to be included within the international principles of law so that a course of action on securing human life can be achieved.
5. It is necessary to eliminate the obvious inequality created by the fact that women who constitute more than half of the world population own a very little percentage of the property, to ensure more effective participation of women in economy and to reduce the poverty, for women to play a more active role in the social life.
6. In countries where a functioning cadastre base does not exist, it is necessary to carry out fit-for-purpose cadastre studies in line with the modern cadastre structure, taking into consideration the needs and social-economic structure of the country. The countries having well-functioning cadastral system should support those countries by sharing their know-how.
7. In countries where infrastructure of cadastre exists or is being developed, it is necessary to create databases using Geographical Information Technologies, creating cadastre systems with a common language system with restructure studies and in line with the principles of Land Administration Domain Model – LADMN. It is also necessary for the spatially data sets which are used in the land management to have up-to-date content for the application needs and to be shareable with information technologies.
8. Data exchange between the land management activities, which are carried out in different establishments, and interoperability of the data





should be possible. Countries should support forming spatial data infrastructure with political, technological and standard components for sharing of data base from different sources in different administrative levels; and also it is necessary to put into force a vision in line with the standards of the ISO.

9. The main key to all kinds of information, especially to information of property, is digital. Developments in the information technologies made quick access to cadastral data possible. In order to use technological development in cadastre systems effectively, written and linear cadastre data should be digitized. Thus, procedures like data storing, access to data, data analyze etc. can have a legal ground in the digital process.
10. Digital cadastre makes access to property information easier, more widespread and cheaper. Easy access to information can sometimes threat personal privacy rights regarding property. That's why, the access level of the authorized personnel or organizations should be determined to ensure effective usage of the information so that there will not be any damage to property security.
11. Rights, limitations and responsibilities regarding the land have an ever-changing form and relation not only with the surface of the location but also with underneath and above the surface of the location. Thus, vertical dimension (third dimension) and time (fourth dimension) should be represented and official registration studies should be carried out in cadastre.
12. Rapid urbanization, industrialization, globalization, rapid population increase and grand engineering projects raised the expectations for cadastre. Therefore, countries need new policies to manage the current transformation without compromising property security to get the optimum gain from the land, to protect agriculture fields and clean water sources which gain increasing importance and to pass on public goods, forests and coasts to younger generations. Thus, cadastre should include all the surface of the country that is composed of land and water without taking into consideration the quality and ownership of the properties.





13. In order to actualize management of the land within the framework of sustainable objects, content and organization structure of the traditional cadastre system should be restructured to include land tenure, land value and land use which are the main land administration components, and in this context, it is necessary for cadastre system to have an integrated structure with systems of property assessing and production of topographic map.
14. In order to raise awareness regarding the rights and restrictions on property, representation of all rights and restrictions on land, especially public restrictions, the usage of the land object approach, which is defined in Cadastre 2014, is necessary.
15. Unique numbers may be given to private persons and legal persons who have the right to use and have an authority over decisions regarding these properties along with ground plot, land and building parts which are defined as land object. It is necessary to form relations between properties and persons, and also to form a relation in a single form throughout the world between 'people who have right on properties' and 'properties'.
16. Ownership, value and usage information, which is in responsibility of the Cadastre, should be correct and updated real-time. Registry, value assessment and mapping tasks are generally in the responsibility of different establishments, that's why, there is an inconsistency of data. Thus, it is necessary to establish coordination between institutions to assure currency of the database.
17. While building cadastral systems, it is necessary to cover an important part of the initial expenses from public resources, afterwards cadastre should take cost recovery approach into consideration but, at the same time, it should be affordable for the landowners and users.
18. It is necessary for private sector to take part in cadastre activities, in this framework it is also necessary to issue licenses internationally for surveyors who will serve in this area and government should control procedures carried out by the private sector.





19. As land is a natural source, which is globally and rapidly exploited, it is necessary to spread the idea that cadastre is an activity on a global scale and it has an environment friendly image. On the other hand, since the capital investments are leveled to a global scale from a national scale, the land acquisition process of these investments should be understandable and transparent.
20. Capacity building should be encouraged and physical infrastructure should be improved in the cadastres to provide qualified and standardized cadastral services.
21. The technical services of cadastre develop constantly as it is affected by technology. It is needed to organize periodical on-the-job trainings for the working personnel and special training programs of cadastre based on the cooperation of the related departments of the universities and other organizations on a national and international level.
22. A “Cadastral Affairs” initiative on a global scale is needed within the pattern of the United Nations or other similar global organizations. In this context, an “International Association of Cadastre” and a “Cadastre Research & Development Center” would be formed at the global level; to contribute to the further developments of the country's cadaster services, by training and consulting and producing solutions to solve problems,

are required.

Presented with due respect to world public opinion.

Participants of The World Cadastre Summit, Istanbul 2015

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