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”

The focus has primarily been primarily on land parcels

Source: Land Administration (Peter Dale and John McLaughlin)

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

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

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

As a result the Land Administration also changes and evolves

Reference: Ting et al., 1998
Reference: Ting and Williamson, 1998

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

Land Administration Arrangements

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

Evolution of Land Markets

Reference: Ting et al., 1998
Reference: Ting and Williamson, 1998

Reference: Dalrymple, Wallace and Williamson, 2004
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Development of complex commodities (Wallace and Williamson, 2004)

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

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