The Role of the LADM in the transactional flow of Land Administration

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Case: Colombia
CONTEXT TRENDS
Current market demands have led to higher expectations in information management, especially for other phases of the business cycle: 4D, 5D, 6D.

THE PROBLEM
Standardize the data model solves the needing of institutions, but not necessarily the citizen requirements.

SOME SOLUTION
Case Colombia: Mechanisms for linking the LADM with the procedures.
Context: Colombia

**DELAYED TRANSACTIONS TIME**
The citizen may go across many stake holders in sequential times, not connected systems, duplicating requirements.

**MULTIPLE INSTITUTIONAL ACTIONS**
regarding property, data collection, updating, titling, conflict resolution, tax burdens and rights registration, without effective coordination.

**VERY AMBITIOUS GOALS**
for updating the Cadastre and land titling, due to the recent peace agreement of the conflict that lasted more than four decades.

**CENTRALIZATION**
of cadastral actions in a single state entity, with limitations to cover the demand.
1. MANAGING THE INFORMATION IS NO LONGER ENOUGH

LADM is perfect to model the information – but the reality is not perfect
The negative impact of the intermediaries (Procedures) in the registry transaction chain is an indicator for competitiveness and investment for a country.
The Doing Business is the better case

The document refers a real case: Nicaragua 2016

https://www.doingbusiness.org

+105 Days
+12 interactions

https://www.doingbusiness.org
2. THE INTEGRATION OF TRANSACTION IN THE COLOMBIA LAND ADMINISTRATION MODEL

2.1 The Joint Vision of Land Administration

2.2 The mechanisms...
Capture and modeling data
Information Management: The point of true based on the LADM model
Integrate data into the transactional process

Point of truth
Operation Management: Modeling and in process alerts standardization.

MDM tasks: Alert! - blocking! - integrity! - versioning!

Information

Query

will of Parties

Paga servicios conforme a flujo

Query

will of Parties

Paga servicios conforme a flujo

Front Office

Surveyor

Notary

Land Registry

Cadaster Office

Back Office

Process de Conservación

Transaction

Ingresar datos de mensura en expediente

Llena formulario con datos de acto/contrato

Crea nuevas matriculas

Asigna nuevas claves catastrales

Derechos Mostrar los Inactivos

DOMINIO PLENO 16/02/2006

Tipo Estado Certificado Catastral

Derecho Estado INACTIVO

Tipo de Documento DOMINIO

100% Derecho

Fecha 02/09/2008

Afectaciones Mostrar solo los activos

Afectación 1,301.47 16/02/2016

Area Afectada Estado Detalle

Constitución ACTIVO

Fecha 02/09/2008

Expiracion 50%

ESCRITURA

Radicación RADICADO COMPRAVENTA TOTAL

88888888

MARTIN ERNESTO,

GONZALES GOMEZ

OCUPA CONCEPCION - ACTIVO

SIN DOCUMENTO

Point of Truth
1. The adoption of the LADM standard in public policy instruments facilitates decision-making at the intermediate levels of the institutions. Thanks to this, the transitory processes have allowed the continuity and breadth of the LADM design according to the reality of the country in Colombia, instead of abandoning government efforts to apply changes.

2. There is an evident need to make visible the central role of the citizen in the modernization processes of Land Administration. The success of this transformation will depend on the consideration of time, steps and requirements on the transformation of the transaction processes. This implies considering the transaction as an element to standardize.

3. It is feasible to use the LADM as an element of traceability of Land Administration transactions. Beyond the historical control of the versioning contained in the Source, the states of Check-in and Check-out are very useful for the real-time control of what happens to the properties.

4. The processes of modernization of Land Administration, needs to be seen from the perspective of the data maintenance, rather than standardize information management, as it will allow the inclusion of indicators that will focus on time, cost, traceability and transparency of the operations. Including these elements in the design stages of processes, tools and policies will undoubtedly lead to simplification as an obligatory step