

**Peter M. Laarakker**  
**Cadastre and Public Registers Agency**  
[Kadasterinternational@compuserve.com](mailto:Kadasterinternational@compuserve.com)

## **Kadaster in the Netherlands**

### **1. Organisation**

The Cadastre and Public Registers Agency in the Netherlands (called in short Kadaster) is since the 1st of May, 1994 an independent public agency. This means the maintenance of the landregister and the cadastre, the main task of Kadaster, is still a public function but that the political responsibility is limited. The responsibilities of Kadaster and the (limited) responsibilities of the minister are laid down in the Kadaster Organisation Act. Kadaster still executes, as said, a public function, but the independence guarantees that the tasks can be executed in a modern, businesslike way.

The independence means that Kadaster, with the purpose of improving effectiveness and efficiency :

- has its own policy in marketing and product development,
- conducts its own policy on staff and outsourcing,
- has its own policy on financial matters, within the framework of the law.

The minister of Housing, Physical planning and Environment still has the political responsibility for the continuity of the organisation.

For this purpose he fixes the tariffs for the products and services of Kadaster and he also has to approve the 5 year policy and the annual plans.

The objectives of the process of becoming independent have been reached. Kadaster is 100% cost recovering and was able by improving the efficiency of the operations, but also backed by a strong real estate market, to cut down tariffs by more than 50% over the past years.

Kadaster is headed by an Executive Board, consisting of 3 persons. The Executive Board reports on a limited number of issues to the minister, as said before, and also reports to a Supervisory Board that has the function of a board of directors in a private company.

Kadaster has 6 management units with 15 local branches in the country and a separate management unit in which the activities with respect to land consolidation take place.

The corporate staff and main office is based in Apeldoorn in the Netherlands. The total staff of Kadaster is 2400.

An important organ of the cadastral organisation is the User Council. This council consists of representatives of the umbrella organisations for:

- notaries
- municipalities,
- water management boards
- real estate agents
- banks
- consumer organisations

This board advises the Kadaster on issues with respect to the services of Kadaster that are important to them, especially product development and pricing issues are discussed.

These matters are also discussed on a lower level with technical experts of the different client groups. In this way the product development of Kadaster is co-ordinated with its client groups, which is of utmost importance in the ICT environment Kadaster is in.

### **2. Product and services**

The statutory duties of Kadaster are:

- a) the maintenance of the landregister and cadastre and the information supply from it,
- b) the production of information products from the data in the databases,

- c) the execution of land development activities,
- d) the maintenance of the national triangulation network,
- e) The execution of market activities.

ad a)

In 1999 Kadaster registered almost 1.2 million transfer and mortgage deeds and abstracted the essential details in the cadastral databases. Kadaster executed 112.000 parcel divisions, including the field work, and gave 9 million units of information from its registers to its clients.

The turnover of Kadaster, approximately 200 million Euro came for almost 70% from the registration fees and for 30 % from the sale of information.

ad b)

Information products can consist of:

- statistical information
- geocoding products
- selections
- special mapping products

An example of statistical information is the average selling price per postal code zone for a certain period of time. This information can be computed automatically and is very valuable to valuers etc.

An example of a geocoding product is the database of address-co-ordinates. This database is produced and maintained using the digital cadastral map and is used in products like route planners.

The production of information products, especially the selections is limited by privacy regulations.

ad c)

The activities of Kadaster in landconsolidation are based on the Land Development Act. The role of Kadaster is to monitor legal security for the landowners. In this framework Kadaster produces the allocation plan of each land development project in the Netherlands.

Product development is taking place in different ways, some examples:

- the possibility to convey transfer deeds in an electronic way is being developed
- a webserver is developed to make the cadastral information available through the internet. Because of privacy reasons Kadaster will only make available an object entrance on the internet,
- the quality of the information is continuously monitored and improved, where necessary,
- delivery times are standardised nation wide and monitored.

ICT is a crucial factor in most product development processes. For that reason at this moment Kadaster executes a overall review of all planned investments in the ICT infrastructure.

### **3. Customers**

Basically the customers of Kadaster are the 3.5 million legal and natural persons whose legal rights to a specific piece of real estate property are protected by the landinformation system. Together they own 7 million parcels.

However Kadaster deals in general with professional parties representing the individual owners or with government and non government organisations that need the cadastral information for their work. The direct contact with the entitled parties is a minor part of the activities of Kadaster.

The professional users of landregister and cadastral information are mainly the groups represented in the user council. More than 80% of the turnover is coming from the notaries, on behalf of the parties they represent.

#### **4. Distribution**

The physical distribution of land register and cadastral data is executed by the 15 local branches of Kadaster. Municipalities have the possibility to make a contract with Kadaster to be distributor of landregister and cadastral data also. The big advantage for a civilian is that the processes for which the responsibility lies with a municipality and in which cadastral data is needed, can be handled in one place. In this way the concept of one stop shopping is implemented.

More than 100 municipalities have signed such a contract.

The electronic distribution of land register and cadastral data is organised using a special network that now has almost 5000 subscribers. The information can be distributed in different formats, nowadays mainly e-mail and EDI are used. The Kadaster network is also connected to a number of networks of user groups like the notary network, municipality network etc. The advantage for the users of these networks is that all the information they need in their working processes is supplied through one network, implementing the digital form of the concept of one stop shopping.