Land Administration and Spatial Enablement – Victoria’s Experience

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Outline

• About Land Victoria

• Land Victoria’s Key Policies and Strategies

• Spatial Enablement Vision of Land Victoria

• Spatial Enablement Tools and Projects
Land Victoria - the business we’re in ... our products & services

What are its boundaries?
Who owns it?
What’s on it?
How can we improve it?
What can be done with it?
Who can use it?
Where is it?
What is it worth?

- Title Searches
- Property Certificates
- Planning Certificates
- Survey Marks
- Surveying
- Valuations
- Land Registrations
- Geographic Names
- Property Registers
- Water Register
- Historical Land info.
Land Victoria’s Strategic Goals and Objectives

• Commit to proactive and innovative workforce planning

• Integrate and spatially enable Land Victoria’s land information

• Manage and deliver high profile change projects

• Seek out new registration of interest opportunities for Land Victoria
Spatial Enablement Vision of Land Victoria

**Vision**

**Principles**
- Cadastral Information Provision in Digital Format
- Standardised Data Exchange between Databases and Users
- eLand Development

**Outcomes**
- Authoritative Digital Cadastral Information
- Survey and Cadastral Data Reuse
- Efficiency in Plan Preparation, Examination and Registration

**Means**
- High Spatial Accuracy Digital Cadastral Database
- Digital Plans of Subdivision
- Fully Electronic Subdivision and Examination Processes
SPEAR is an Internet-based system which supports development approval processes in Victoria. In addition to subdivision applications, SPEAR now supports **all planning permit application types** (i.e. use and development, licensed premises, waiving car parking requirements, advertising signs, etc).

**Designed for use by:**
- Councils
- Surveyors and planning applicants
- Referral Authorities
- VCAT (Victorian Civil and Administrative Tribunal)
- The public
Spatial Enablement Tools - SPEAR

- Councils
- Referral Authorities
- Applicants / Surveyors
- Public
- State Government
- VCAT
Spatial Enablement Tools - ePlan

- Efficiency in land subdivision and registration process
- Efficient update process for cadastral databases including accuracy improvement
- Inclusion of increasing number of interests (RRRs) in digital format
- Standardisation and compliance with the national digital standard
- Data re-use without further enhancement
Spatial Enablement Tools - LANDATA

Counter Services: 0.5%  
Internet Channel: 3%  
Self Service: 3.5%  
Brokers: 93%

Search Services

Electronic Conveyancing System
- Pre-population
  - Title, Lodgement Check
  - Plan check

VOTS (titles)
- Images plans & instruments

SPEAR (digital plans)

Search System
- Planning certificates
- Mapping system

Property Certificates
- Councils, Revenue Office, Roads, etc
Spatial Enablement Tools - EC

**Clients**
- Vendor
- Purchaser
- Incoming Mortgagee
- Vendor's Representative
- Purchaser's Representative

**Subscribers**
- Financial Settlement Manager
- Reserve Bank
- Financial Institutions
- Revenue Office
- Land Registry

**Document Formats**
- Paper Documents
- Electronic Documents

**Participation / EC System Rules**
- $ transaction details
- Duty calculation and information
- Pre-population data, checks and instruments

**Contracts versus Information**
- Red = Contracts
- Black = Information

**Subscriptions**
- Relying Party Agreement
- ABN-DSC Subscriber Agreement
Spatial Enablement Projects - Improving Spatial Accuracy of Mapbase

• Current map base is a computer based graphical presentation of cadastral parcelation and index

• As a graphical database - varying degrees of spatial accuracy of parcel geometry, currency and geographic position.

• Data capture and compilation techniques have developed over time

• Drivers for change
  – New technologies - GIS, GNSS and ePlan
  – Increased resolution/use of imagery
  – Complementary change in expectations and requirements by data users
Spatial Enablement Initiatives – Digital 3D Cadastre Working Party

• 3D land data requirement and understanding its implications for Land Victoria

• Identification of drivers:
  – User friendly presentation of 3D data
  – Effective 3D data management in the Mapbase
  – Management of infrastructures and assets below and above land parcels,
  – Disaster mapping and modelling,
  – Climate change and registry of emissions
  – Mining and land administration.