

RECENT DEVELOPMENTS OF CADASTRAL ACTIVITIES IN ERITREA

**Presented at the FIG Working Week 2023,
28 May - 1 June 2023 in Orlando, Florida, USA**

Habtemicael WELDEGIORGIS, ERITREA

Ministry of Land, Water and Environment (MLWE)
Cadastral Office (CO)

1. Purpose of Presentation

The purpose of this paper is to present recently introduced innovative approaches to motivate cadastral registration, developments of cadastral activities in Eritrea, which include context of cadastre, study undertaken and lessons learned from the study.

Recent Developments of Cadastral Activities in Eritrea
Habtemicael WELDEGIORGIS, Eritrea

FIG Working Week 2023
'Protecting Our World, Conquering New Frontiers'
Orlando, Florida,, USA, 28 May-1 June 2023

2. Concluding Remarks

- Development and success of modern cadastre, heavily depends on sound, pragmatic policy directives, on human and institutional capacity development, utilization of cadastral technology, and commitments from government entities.

Recent Developments of Cadastral Activities in Eritrea
Habtemicael WELDEGIORGIS , Eritrea

FIG Working Week 2023
'Protecting Our World, Conquering New Frontiers'
Orlando, Florida,, USA, 28 May-1 June 2023

3. Introduction

- Despite the long history of cadastral system in Eritrea, and recent proclamation of mandatory registration, it still remains largely voluntary and in practice non-enforceable.

Recent Developments of Cadastral Activities in Eritrea
Habtemicael WELDEGIORGIS, Eritrea

FIG Working Week 2023 ‘
Protecting Our World, Conquering New Frontiers’
Orlando, Florida,, USA, 28 May-1 June 2023

4. Context of Cadastre in Eritrea

- Main purpose of cadastral system was to guarantee security of property ownership for Italian settlers, but remained voluntary and sporadic;
- It was based on the division of land into parcels, having maps and records;
- Registration Law (May 1997) declared mandatory registration , but in practice largely remained voluntary;

Recent Developments of Cadastral Activities in Eritrea
Habtemicael WELDEGIORGIS, Eritrea

FIG Working Week 2023
'Protecting Our World, Conquering New Frontiers'
Orlando, Florida,, USA, 28 May-1 June 2023

CONT'D

- It has unique PID, geometric & textual data & provides title registration of land use right & ownership of property built on land;
- Mission: 'to protect and guarantee security of immovable property ownership and use-rights over land';
- Vision: 'make registration of immovable property speedy and easier for all clients'.
- Inculcate a culture of team-working, supremacy of law, transparency, integrity, accountability, work discipline & professionalism as guiding principles;

Recent Developments of Cadastral Activities in Eritrea
Habtemicael WELDEGIORGIS , Eritrea

FIG Working Week 2023
'Protecting Our World, Conquering New Frontiers'
Orlando, Florida,, USA, 28 May-1 June 2023

5. Introduction of innovative approaches to motivate registration

- A pilot study was conducted from mid-July to mid-August 2022 to identify what immovable property in Asmara (capital city) is registered or not;
- The study results showed that about 30% of the planned houses are not yet registered, despite the mandatory registration law put in place;
- The identification of the unregistered buildings and exact owners and addresses helped the CO to contact and motivate owners to register their property, reminding of consequences of not doing so;

Recent Developments of Cadastral Activities in Eritrea
Habtemicael WELDEGIORGIS , Eritrea

FIG Working Week 2023
'Protecting Our World, Conquering New Frontiers'
Orlando, Florida,, USA, 28 May-1 June 2023

CONT'D

- As a result of this innovative initiative, the turnout of property owners to process registration of buildings in Asmara, has been very encouraging;
- This innovative study-based pilot initiative has saved people from worrying about penalty of not registration, benefitted them from information provided to them in person during study;
- The CO gained very useful information on the case load of unregistered buildings in Asmara, towns and semi-urban areas of the country, & assess the capacity to cover registration of existing buildings throughout the country.

6. Recent Cadastral Developments

- To keep pace with the advancement being made in cadastral systems, the Eritrean CO has embarked upon changing the traditional manual record keeping into modern record keeping digital system;
- Arbitrary service charge fee transformed into a value-based service charge system, to enable the Office become financially self-reliable & sustainably to grow;
- Cadastral literatures translated to local languages to enhance staff development;

Recent Developments of Cadastral Activities in Eritrea
Habtemicael WELDEGIORGIS, Eritrea

FIG Working Week 2023
'Protecting Our World, Conquering New Frontiers'
Orlando, Florida,, USA, 28 May-1 June 2023

CONT'D

- Cadastral Template 2.0 prepared in collaboration with the Department of Land;
- A study initiated on what & how to scan, digitize & integrate old cadastral records to digital database system;

Recent Developments of Cadastral Activities in Eritrea
Habtemicael WELDEGIORGIS, Eritrea

FIG Working Week 2023
'Protecting Our World, Conquering New Frontiers'
Orlando, Florida, USA, 28 May-1 June 2023

7. Challenges

- Inadequate human & institutional capacity development & cadastral technology ;
- Lack of institutional capacity to enforce mandatory registration;
- Absence of notary public outside Maekel Region constraining process of property transfer in secure way ;
- Inadequate budget for training & equipment;

CONT'D

- Absence of local learning institutions that provide relevant integrated cadastral education;
- Public awareness not being sufficiently raised.

Recent Developments of Cadastral Activities in Eritrea
Habtemicael WELDEGIORGIS, Eritrea

FIG Working Week 2023
'Protecting Our World, Conquering New Frontiers'
Orlando, Florida,, USA, 28 May-1 June 2023

6. Concluding Remarks

- Development of modern cadastre is a must for countries whose desire is to ensure sustainable development of their land and protect the environment;
- Success of any cadastral system heavily depends on human & institutional capacity development, & utilization of cadastral technology;
- Modern cadastre supports proper management of land and its resources & demands serious policy directives and enforcement mechanisms;

Recent Developments of Cadastral Activities in Eritrea
Habtemicael WELDEGIORGIS , Eritrea

FIG Working Week 2023
'Protecting Our World, Conquering New Frontiers'
Orlando, Florida,, USA, 28 May-1 June 2023

CONT'D

- The initiative taken by the CO to conduct the pilot study has been innovative & rewarding in enhancing registration of buildings in Asmara, which will be replicated in other major urban areas of the country;
- The graduated college students were deployed for a month, as part of their college community service;
- They were deployed in their respective counties of residence, & thus no transportation requirement or costs involved;
- The information was collated with the records of the CO.

CONTACTS

Habtemicael Weldegiorgis
M Sc, Development Management
Cadastral Office, Director General
Ministry of Land, Water & Environment
P. O. BOX – 976
Asmara, Eritrea
Email: habtatwg@gmail.com,
Tel. +291 1 124253/ 7 238497

Recent Developments of Cadastral Activities in Eritrea
Habtemicael WELDEGIORGIS, Eritrea

FIG Working Week 2023
'Protecting Our World, Conquering New Frontiers'
Orlando, Florida,, USA, 28 May-1 June 2023