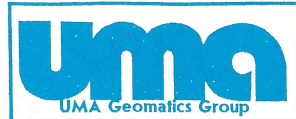




В Карпатах



in the Carpathians

LAND REGISTRATION PROJECT

In 1992 UMA Engineering Ltd. of Edmonton carried out a study which examined the feasibility of introducing the Torrens Land Title Registry System in Ukraine. This proposal was accepted by the Government of Ukraine and a pilot model land registry system is presently being realized in the Kosiv Rayon in the Ivano Frankivsk Oblast. The working model of the registration system will have the capability for a roll out on a country-wide basis.

February 27, 1995 marked the official start of the joint Canadian-Ukraine endeavour and since then, an office has been established in Ivano Frankivsk, technical equipment has arrived, public information sessions with Rayon and village people have taken place, and field work is progressing in several of the targeted villages. In early 1995, a team of advisors from UMA Engineering arrived from Canada to work together with personnel from the Ukraine State Geodesy Centre in the areas of public information and consultation processes, surveying, mapping, photogrammetry, and legislative review.

Land registration is an information system for recording parcels of land and people who use the land. The location, boundaries, ownership and interests for each land parcel are defined and registered, whether that land is owned privately, by the State, or a collective.

In addition, land features such as soil classification, land use and economic evaluation can also be recorded for each parcel.

Registration of land is a preliminary step towards forming a market economy. Recording of land-based information for such applications as agricultural or planning purposes promotes the orderly development of land resources. All related land parcel information can then be consolidated and shared. Actual data is captured from aerial photographs and ground surveys. This data is consolidated and entered into a computerized system, on the basis of which a land parcel map will be produced. Then, on the basis of the parcel map, field verification will be carried out through consultation with local residents.

As a concrete result, land certificates will ultimately be issued. The title of a registered piece of land can eventually be used as collateral for loans, and ensures that the rights and interests of a land owner are protected against false claims. Eventually, this registry system will assist in the divestiture of State Land to the

private sector, and will assist the population in more effective land management.

Project Aspects

Public Information Process

With major land reforms occurring in the country, people are extremely interested in learning about land registration. Public information and consultation sessions with local residents and interested parties such as businesses, government, and teachers, are an essential part of this project. The initial tasks in the Public Information Process is the creation of awareness and identifying the leaders each of the villages participating in the pilot project. As the survey crews prepare to work in a new area, meetings are called, and the land registration process is explained. The use of portable displays and overheads help to convey the concept of land registration to the villagers, and brochure are distributed at each public meeting.

Land Registration

The preliminary version of the software to support the computerized land registration system was completed in Canada, and is currently being translated into Ukrainian. The ownership data (such as the owners name, address etc.) is being collected by the field

survey staff and will later be entered into the computer system, where title information will be stored. Upon completion, this computerized land registration system will be implemented in a land registration office.

Geographic Information System (GIS)

Although not a major part of the project, a GIS will be designed to demonstrate the use of this technology to analyse geographically related data. Information about a parcel of land can be obtained by searching on textual information, or by pointing at a feature on the graphic screen. Using GIS, layers of information (such as soil type, land use) can be stored and displayed graphically. These layers can also be analysed through the use of polygon neighbouring and polygon overlays. For example, a user can display all the parcels of land containing a certain soil type, even when soil type is not an attribute against the parcel.

Legislative Review

This component of the project includes reviewing constitutional, administrative, civil, and land property legislation in Ukraine and identifying necessary amendments to existing legislation for land reform. Another essential ingredient is working with the newly created Agrarian and Land Reform Commission and providing recommendations for the establishment and maintenance of a land registration system.

Photogrammetry and Mapping

One of the main goals of the project is to apply new technology to the creation and storage of information about land and its owners. Field data is obtained from air photos and then stereo plotters are used to obtain exact coordinates of the land parcels, along with their areas and perimeters. The graphic information obtained is transferred to more powerful computers, where it will be supplemented by data about owners and legal documents for rights of ownership. The information can further be edited, scaled and then printed on a colour graphic plotter.

Surveying

Field work for the Project began in March 1995, and at the beginning of April, four new "Leica" Tachometers were acquired for the project. Fifteen geodesists from the Ivano-Frankivsk