



INMECA
Instituto Mexicano de Catastro

Effective Land Governance

Perspectives from the Mexican Cadastre Institute (INMECA)



Overview of Land Governance

Land governance refers to the set of processes, policies, laws, institutions, and norms that govern the management, use, and access to land:

- Natural resources associated with it, such as water, forests, and biodiversity.
- Equitable distribution of land tenure rights and access.
- Regulation of natural resource utilization.
- Resolution of land-related conflicts.
- Promotion of sustainable land use practices.



The importance of effective land governance lies in several aspects:

- Legal Security.
- Conflict Reduction.
- Environmental Sustainability.
- Social Equity.
- Economic Development.



Key Points:

- Land governance in Mexico faces challenges such as regulatory fragmentation and land tenure conflicts.
- Technological modernization and community participation are key opportunities for improving land management.
- Collaboration with international partners can bring knowledge, funding, and training in land governance.



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WHAT CAN THE CADASTRE DO?



The Mexican Cadastre Institute

The Institute promotes and organizes among its associates the implementation of a permanent, modern, and dynamic training and professionalization of the cadastral function in accordance with national standards, with the aim of establishing them as best practices. It also designs and regulates the operation of cadastral systems at the municipal level, using legal and regulatory comparisons among experts in the country.

• Mission

Create the conducive conditions to achieve the development and proper functioning of cadastral activity in Mexico, which improves and standardizes cadastral processes in order to integrate a territorial information system that allows for the best development of our country.

• Vision

To be the leading institution in cadastral matters that brings together various cadastral actors with the aim of improving the activity, ensuring the transparency of processes and the integrity of the generated data, enabling the creation of a territorial information system that contributes to the development of our country.



Challenges

- Cadastral systems are not recognized as tools that assist in the sustainable development of cities, determine land use planning, or provide legal certainty to real estate markets and citizens' assets.
- There is a significant backlog in geographic information systems.
- Each State and Municipal entity has developed its own culture, as well as its own regulations, processes, and computer systems, which have resulted from accumulated experience. This leads to high resistance to change and strong rejection of both foreign models and the interference of external agents for change.
- There is no standardization of procedures and services provided by cadastral offices, nor is there a connection between them and the Public Property Registry.
- Modernization halts and restarts with each change of administration in each entity (State and Municipality), resulting in a lack of continuity in projects.



- Lack of professionalization and continuity among public officials working in cadastral offices.
- Alphanumeric databases are outdated, as well as land values, leading to low property tax collection rates.
- Outdated legislation and technical regulations.



Actividad catastral en los municipios



2 463

Municipios y Demarcaciones Territoriales de la Ciudad de México

431

Catastros municipales
que solo realizan gestión catastral

309

Catastros sin actividad catastral ni
cobro de impuesto predial

861

Catastros que realizan gestión
catastral y cobro del impuesto predial

1

Catastro no supo
ubicar su clasificación

842

Catastros que solo realizan
cobro del impuesto predial



Universo de predios en cartografía



2 135

Municipios que contestaron esta sección

945

Catastros municipales
con cartografía

1177

Catastros municipales
sin cartografía

13

Catastros que desconocen
la existencia de cartografía

18,737,487

Universo de predios
registrados en cartografía



Best Practices

- Nuevo León - Centralized Cadastre
- Yucatán - Cadastre linked 100% to the Public Property Registry
- Hidalgo - Cadastre with over 100 layers of information
- Querétaro - Cadastre value updating
- Campeche - Information layers and linkage with other agencies
- Quintana Roo - IDE to form a care system



Base de datos geoespacial catastral a nivel estatal

Capas Búsqueda Información

MAPAS BASE

- BING MAPS
- OPENSTREETMAP
- TOPOGRÁFICO CON SOMBRAS
- ORTOFOTOS DEL INEGI
- HIPSOGRÁFICO DEL INEGI
- TOPOGRÁFICO SIN SOMBRAS

CAPAS

- LOTIFICACIÓN
- PROPIETARIOS
- ORTOFOTOS
- PREDIOS VINCULADOS AL REGISTRO PUBLICO

CAPAS MULTIFINALITARIO

ASENTAMIENTOS IRREGULARES

PROYECTO PEC 2022

PDU

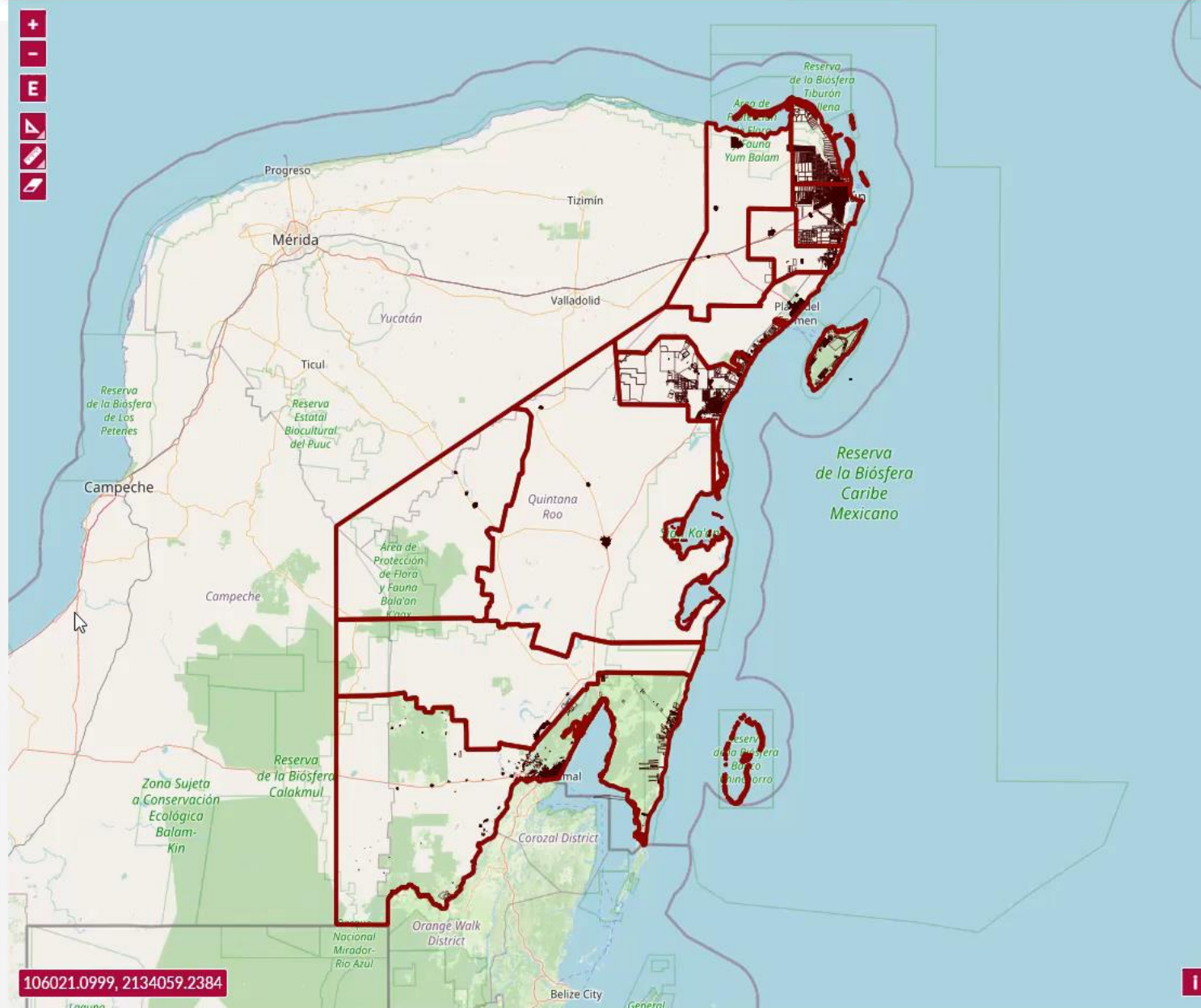
INVESTIGACIÓN DE VALORES

TABLA DE VALORES

TURISMO

RAN

Map navigation controls: zoom in (+), zoom out (-), home (E), pan, and other tools.



106021.0999, 2134059.2384

Imagen de Google Earth



0 2 km

Ortoimagen del Igece (20240206)

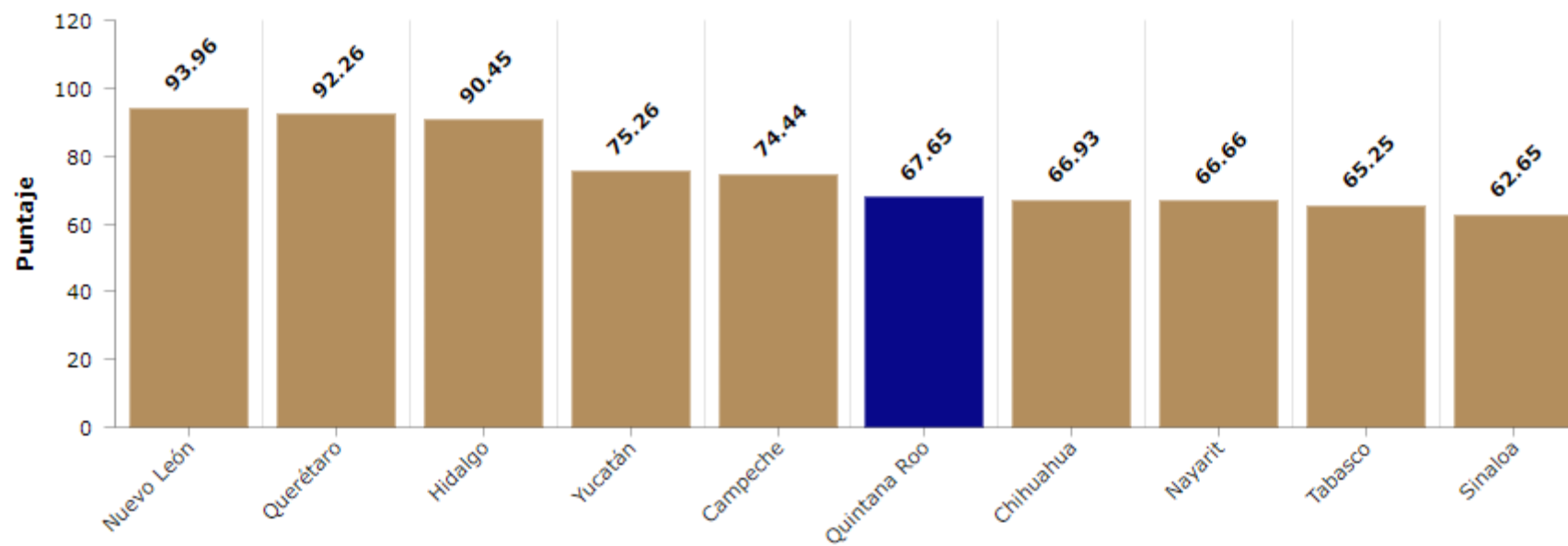


0 2 km



Índice de Modernización Catastro 2024

Se toma la calificación del último diagnóstico cerrado por la entidad federativa





Today, several states provide assistance to municipalities in:

- Cartographic updating.
- Value updating.
- Property tax collection.
- In some cases, directly processing with citizens.



The cadastral activity in Mexico needs to be restructured.

- The integration of alphanumeric databases remains a municipal obligation.
- Cartography, its updating, and maintenance become a state obligation.
- The implementation of a geographic information system and the administration and use of the linked data remain a federal authority.
- Creation of a national entity to regulate the activity and enable the standardization of processes and data generation.
- General Law



Similarly, it is necessary for cadastral institutions to be provided with the following tools:

- Job stability.
- Professionalization.
- Technical and financial resources.
- Integration into national and state development plans.



Potential collaborations between INMECA and CPCI:

- **Knowledge Transfer:** Exchange of experiences and knowledge with countries that have faced similar challenges in land governance.
- **Training and Technical Assistance:** Collaboration with international organizations to provide training and technical assistance on topics such as geographic information technologies, environmental management, and conflict resolution.
- **Research Cooperation:** Participation in joint research projects and analysis on topics related to land governance and sustainable development.



Conclusions:

- **Importance of Cadastre in Land Governance:** Cadastre plays a fundamental role by providing accurate and up-to-date information about land tenure and use. Its functions include property registration, land management, and conflict prevention, contributing to more effective and transparent governance.
- **The current issues encompass various aspects:** Lack of resources to maintain updated cartography and alphanumeric databases. Job instability. Intermittent and inconclusive processes.
- **The restructuring and creation of a general norm:** will allow for the necessary conditions to integrate property inventories and, in turn, link the necessary information for decision-making. Support among the three levels of government is essential to improve cadastral activity.
- **The integration of an SDI is necessary:** This will allow for the integration of georeferenced data, its use, updating, and maintenance, enabling the creation of public policies that impact better land governance.



Thank you!

M.A.P. Ricardo López Rivera, General Director of the Geographic and Cadastre Institute of the State of Quintana Roo, President of the Mexican Cadastre Institute, A.C., and President of the Permanent Committee on Cadastre in Ibero-America.

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