

Developing a national cadastre under the SNIEG

The National Development Plan for Mexico 2007-2012 established as one of its strategies to protect property rights and provide security as a condition to enhance economic growth and investment through the provision of legal certainty in real estate transactions. In Mexico land property rights can be of three classes. The first one refers to land owned by governmental entities (federal, state or municipal agencies) and therefore it is called *public*. The second, owned by individuals, is called *private* property. Finally, *social property* is owned collectively by the “ejidos” and communities mostly in rural areas.

32 States are responsible for private land registry systems recording land transactions and registering property rights, while the 2457 municipalities manage their cadastres mainly for tax purposes and the provision of public services. Public property rights are responsibility of the Agrarian, Territorial and Urban Development Ministry (SEDATU by its acronym in Spanish). In order to support and reinforce local capacities to operate and standardize all these systems which operate on different analytical schemes and data structures, the Federal Government launched in 2008 a Program to modernize State Registries and municipal cadastres. At the same time the SEDATU, formerly the Agrarian Ministry (SRA) worked with INEGI to integrate its Rural Land Registry Records with the cadastre data. The first step was to establish a “Common Framework” based on a shared view of the different agencies involved. It included the use of Information Technologies to create standardized integrated databases and interoperability protocols for the exchange of data.

The program activities have been supported by the National Statistical and Geographical Information System (SNIEG), coordinated by INEGI, through the development of several standards that have been recently enacted. Among other, SNIEG’s Technical Committees set the National Geodetic Reference System, the Geographic Information Metadata and Addresses Standards. INEGI also integrates and keeps the Catalogue of Human Settlements updated, and also provides a visualization tool that supports the integration of registry and cadastre data.

This case study describes the activities and work that have been developed with SEDATU to integrate the Rural Cadastre System that accounts for about 40.4 millions of parcels and represents about the 45% of all the land in the country.

ENRIQUE DE ALBA