

Modelling the Complex Land Administration in Brazil

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SUMMARY

Land administration is one of the pillars of economic development and poverty reduction. Land registration and cadastres make up an important part of land administration. In Brazil, recent initiatives attempt to build an efficient land administration system to overcome its deficiencies built from a history of disorderly land occupation and with many specificities of a colonial past.

The objective of this paper is to present the land registration process in urban areas in Brazil using a modeling of land administration approach. The purpose is to present in a model the procedures for three scenarios of the registration and transfer of urban properties: 1. Procedures for transfer a formally registered; 2. Procedures for registration of a semi-formal property (individual proceeding); and 3. Procedures for the registration of an informal settlement (collective proceeding). With the models it was possible to visualize the complexity of the procedures of registration and transfer of a property in the urban area. The procedure usually have many steps, many actors involved, they require a lot of time and they have high costs. In addition, the procedures show the absence of an urban cadastre that supports land registration.

In conclusion, in Brazil, despite recent developments of a legal framework and practices related to land, does not have a complete land administration system. The legal framework is extensive and often contradictory, processes are complex, expensive and take long, and there is still a long way until land and the information about land may be effectively managed.

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