Evolving Registration &#8211 How Do Established Registrars Embrace Change?

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SUMMARY

The expectations of citizens, the changing social environment, and government agenda all drive a need for evolution in the Land Authority a need that is commonly not met by the Land Registration infrastructure: especially the IT infrastructure. Our observation is that upgrading IT systems is seen as fraught with risk and exceptional costs – taking place only as a last resort in response to some irresistible force such as legislative change.

This approach results in infrequent, large, long, high-cost and effort programmes. They involve substantial data migration from old data models to new ones – carrying high risk of data error, and result in large "big-bang" style go-lives.

There is significant evidence that these improvement projects too often fail to deliver any benefits in a reasonable timeframe. Furthermore, where these projects are successful, what is delivered is often obsolete almost before it goes live.

The need for continued evolution and improvement of digital customer services is now a constant, and the traditional high-cost/effort/risk "big bang replacement" is no longer an adequate or appropriate model of change.

We will argue that carrying out an "en masse" transformation and migration is no longer necessary or desirable given the need to deliver change more frequently and that new approaches to data evolution are needed.

The Land Administration Domain Model (LADM) provides clarity for data model definition and supports structured evolution against a core data model - LADM can support interoperable concept definition and migration and

the supporting IT platforms need to do likewise. This means that Land Registers need to embrace an architecture which allows the seamless integration of multiple data models rather than the traditional “big migration” model.

In this paper, we shall present a case for a fundamentally different approach to both delivering and operating land administration systems. This change is driven by the need to create sustainability in the delivery of the land authority’s services, and to enable the land authority to evolve the services they offer over time.

The arrival of new legislation and policy will change the processes that are in use to perform land transactions. Maturing and evolving technology will make new approaches feasible, potentially leading to the widescale adoption of, for example, 3D cadastre. Key to the near future is the efficient re-use of land data to improve decision making and create innovative business opportunities.

These changes drive us to reconsider the fundamental data models underpinning systems – looking backwards we can see endless examples of where jurisdictions manage “old” data alongside “new” data – such as scanned paper records alongside vectorised maps; and looking forwards we can see the advent of 3D bringing with it yet another data model. Rather than seeing these things as a problem that the land authority would rather not have to deal with, we should accept that this kind of change is unavoidable: every land authority will have a mix of new and old data to manage. Today’s cutting edge data model will be a legacy within a few years.