

## 1. THE CADASTRAL SYSTEM AND PRACTICE IN ISRAEL

- Torrens system (registration of titles).
- The state (through the Survey of Israel, SOI) is responsible for boundaries.
- Growing trend of involvement of the private sector in cadastral practice (some 700 active private surveyors).
- Each mutation plan has to be checked and approved by SOI before starting its registration procedure.

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## Operating Supervising Surveyors – Two-year Experience of an Unusual Governmental Enterprise

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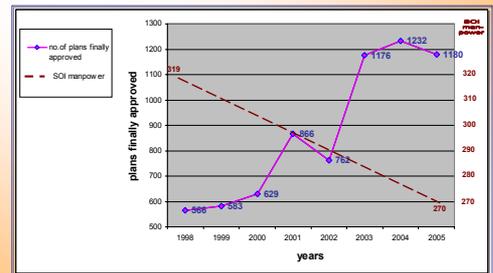
## 4. DELEGATION OF AUTHORITY TO SUPERVISING SURVEYORS – 2004

- In 2003 a decision was made by the SOI, to nominate supervising surveyors (“SVS”).
- The most basic principles are:
  - a. The choice by a bid, focusing on qualitative professional data.
  - b. No competition on fee. (A free market model – the state does not barge into the business.)

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## 2. THE INCREASING TASK AND THE DECREASING GOVERNMENTAL PERSONELL



- The opposite trends result in a long “waiting list” of mutation plans at the Survey.

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## 4. DELEGATION OF AUTHORITY TO SUPERVISING SURVEYORS – 2004 (cont.)

- e. The SVS is prohibited to check mutation plans, which had been prepared by himself... (“conflict of interests”)
- f. Client can choose between SVS, or, can order the supervising work from the Survey.

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## 4. DELEGATION OF AUTHORITY TO SUPERVISING SURVEYORS – 2004 (cont.)

- c. SVS will check mutation plans and instruct the private surveyors.
- d. SOI keeps the right of the final approval to itself, but also commits itself to complete it within 21 working days.

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#### 4. DELEGATION OF AUTHORITY TO SUPERVISING SURVEYORS – 2004 (cont.)

*At that moment, in a certain sense, a new era of cadastral practice started in Israel: prominent private sector representatives became involved and integrated, in an established manner, in a formerly pure governmental, statutory activity.*



#### 4. DELEGATION OF AUTHORITY TO SUPERVISING SURVEYORS – 2004 (cont.)

- i. 17 applications have been evaluated.  
10 winners have been chosen.  
Nominations have been presented to them by the DG in May 2004.



#### 5. THE FIRST YEAR OF OPERATION (cont.)

- Two positive facts:

1. SOI definitely fulfills its commitment regarding the 21 workdays deadline.
2. The number of incorrect plans delivered by the SVS is low.

*Both sides took the job seriously.*

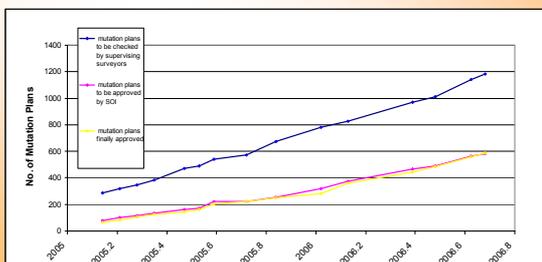


#### 5. THE FIRST YEAR OF OPERATION

- At the beginning - “mutual carefulness”
- In May 2005: the supervision of 400 plans had been ordered, 160 of them were finally approved by the SOI.
- In May 2005, an anonymous poll shows “mutual appreciation”
- the confidence of “both sides” in the project became stronger.



#### 6. THE CURRENT STATUS OF SUPERVISING SURVEYORS' PRODUCTION



Supervision of mutation plans completed by SVS



#### 5. THE FIRST YEAR OF OPERATION (cont.)

*After the first year, the results, were encouraging. Therefore, in late summer of 2005 SOI decided to increase the number of the SVS. As a result of the new bid, 7 other SVS were chosen and nominated by SOI DG in January 2006.*

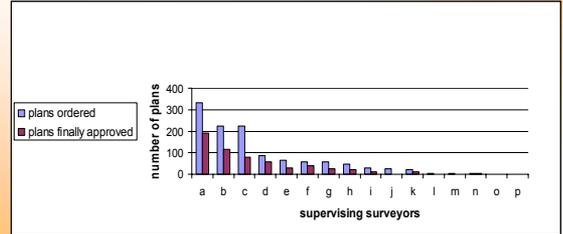


## 7. THE "PSYCHOLOGY" OF THE SUPERVISING SURVEYORS' PROJECT

- In the past, the approach was "SOI against surveyors".
- SVS check the mutation plans made by their colleagues (friends).
- They have to face their equals and correct their mistakes.



## 6. THE CURRENT STATUS OF SUPERVISING SURVEYORS' PRODUCTION (cont.)



Distribution of plans ordered / checked by SVS (September 2006)



## 7. THE "PSYCHOLOGY" OF THE SUPERVISING SURVEYORS' PROJECT (cont.)

*\*Surprisingly, the professional behavior and will to contribute to the success of the joint project had made SOI's employees good partners to the SVS.*



## 7. THE "PSYCHOLOGY" OF THE SUPERVISING SURVEYORS' PROJECT (cont.)

- They have to deal with delicate issues of gross negligence that occurs in bad work and handle the conflicting loyalties.
- A number of the private surveyors refuses to be checked by a SVS ("why is he worth more than me?")
- SOI and SVS should work together\*



## 9. ECONOMIC ASPECTS OF THE PROJECT

- The "free market" model is successfully applied ("let the market work").
- "Unfair" (?) competition between SOI and the SVS : the longer the approval of a plan by a SVS takes, the less advantage over SOI will be achieved, and the component of the price becomes significant.



## 8. "PHILOSOPHICAL" CONCLUSIONS

*Acting as a SVS is more than a job. In a certain meaning it is a mission - a difficult mission.*

*The personality of an individual SVS plays a significant role in his professional and economic success or failure.*



## 10. FUTURE: DILEMMAS AND EXPECTATIONS (cont.)

*Results are not bad, but final success is still to be proven. The average, comprehensive time of the supervision task should be significantly reduced, while keeping its quality on permanently high level. Declaration of a full success will be possible only after we achieve these ambitious goals.*



## 10. FUTURE: DILEMMAS AND EXPECTATIONS

SOI is demanded to prepare the next round of the bid.

Questions have to be answered:

- Will the quantities and qualities, performed by individual SVS be taken in consideration and how?
- Is there a real need for a further increase of the number of SVS?
- How can we give significance to the accumulating experience of the existing SVS, and yet, give a fair chance to "newcomers"?



# THANK YOU FOR YOUR ATTENTION!



## 11. ACKNOWLEDGEMENT

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