
Legalize Computerized Land Records

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Data conversion for LOC

- Background
- Problem areas
 - Data conversion costs
 - Error handling
 - Legal aspects



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Background

- 9,5 million parcels converted up to mid-2007;
- Cost for converting one parcel (textual information) is EUR 0.6;
- It is calculated that another 30 million parcels will be converted in coming years.

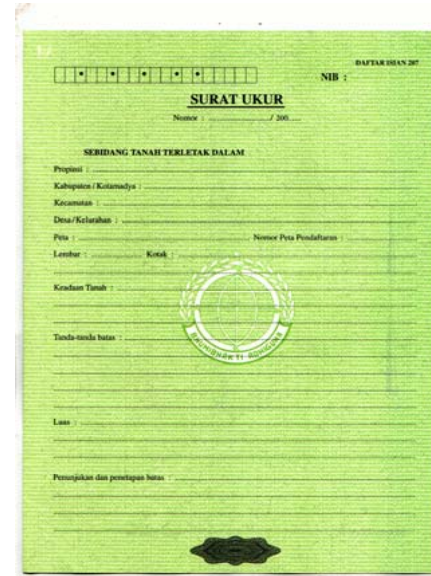
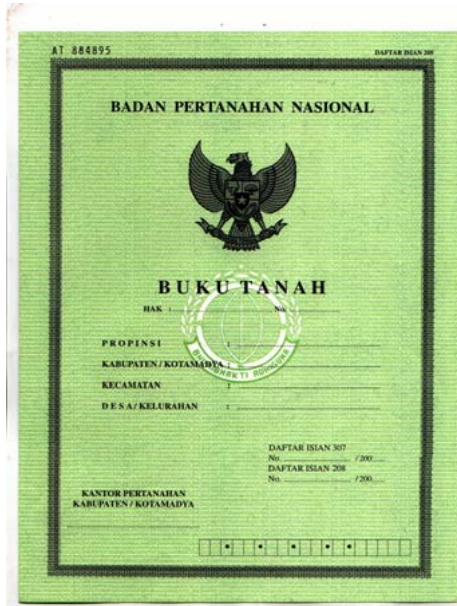


How to reduce data conversion costs?

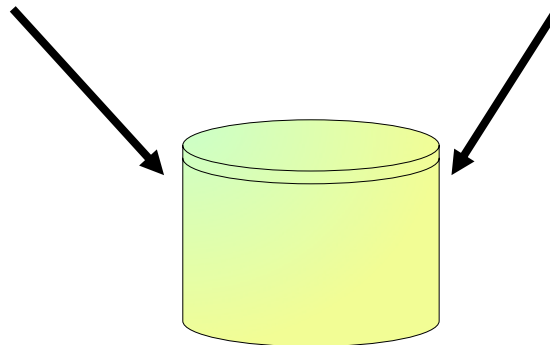
- Is it necessary to convert historic information (e.g. previous owners)? Such information can, if needed be retrieved in archived documents!
- Reducing the information to be converted by 10-20% will reduce the costs by EUR 1.800.000- 3.600.000!



Error correction



Identifiers:
NIB
BT number
SU number



Identifier errors cause linking problems



Daftar Tanah (BPN Form 203)

NIB	Area	Cadastral map		Old NIB	Right		State Land	SU no. & date.	GU no.	Explanation
		Map no.	Box no.		Type & right no.	Encumber. Right Type & right no.				
1	2	3	4	5	6	7	8	9	10	11

Use the Daftar Tanah in the conversion process

- All parcels should have a NIB;
- All identifiers (NIB, BT no. and SU no.) controlled in a preparation phase.



Legal aspects

Regulation PP24/1997

Article 36

(1) The maintenance of land registration data shall be implemented in the case where there are changes in the physical data or juridical data on a land registration object which has been registered.

(2) The right holder in question shall register with the Land Office the changes as meant in paragraph (1).



Legal aspects cont.

Article 45

(1) The Head of the Land Office shall refuse an application for the registration of a right transfer or an encumbrance for any of the following reasons:

the certificate of the land right in question and the documents on the condition of the land right in question no longer match the registers existing at the Land Office;

