

THEORY of CHANGE

Geodata – Urban Cadastre

What is the problem we are trying to solve?

Disordered urban growth that deprives tax revenues for local and central governments and allows fraud. Weak rule of law and insecure land rights not legally enforceable, and marketable, thus preventing families and businesses to access loans and mortgages.

What are the wider benefits we work to achieve?

What is our purpose / long term change?

What do we invest into the project?

What are we doing to bring about change?

What will change in the short term?

Outcomes

Impact

Inputs

Activities

Outputs

Project design and management

Building materials and equipment

Aerial means

Hardware and software

Know-how and expertise

Highly trained staff, such as legal advisors, architects, engineers, geographers, air pilots, surveyors, topographers, GIS specialists and IT specialists

Training capacity

Logistics services

Redefinition of land registry legislation

Training of public officials

Construction of a national database and integrated registry system (including cadastre, GIS and scanned legal documents of each property)

Design and construction of property registration centres

Planning and implementation of IT solution to support the registration centres

Rehabilitation of geodetic stations

Registration of existing State assets resulting from confiscation operations

Registration of the new centralities of the country (Housing Development Program)

Increased number of legalised properties

Centralized registration database, gathering documents from several agencies, available for use by several entities

Increased articulation between the several entities involved in the property registration process

System efficiency and reduced use of manual procedures associated with the registration process

Increased simplicity, automation and user-friendly features of the process

Better knowledge of the legal situation of buildings

Reduced or eliminated unclear situations related to property rights and legal issues

Improved quality of public service in property registration

Increased transparency and accessibility of the registration system

Improved protection of owners' property rights

Increased confidence of real estate companies, buyers and investors in the national real estate market

Increased revenue for the state through the collection of property taxes

Standard methodology for private sector implementation

Promote legal and organized urban growth. Improve business doing environment by securing landowners rights and promoting marketable land and property rights transactions.

Stakeholders

Angolan Central and Local Government (Ministry of Housing, National Institute of Housing, Ministry of Finance and Tax Offices, Provincial Governments, Municipal Administrations • Angolan Geographic and Cadastral Institute • Property developers and brokers • Banks • Construction companies

Beneficiaries

House and property owners and future owners

Property tenants

Public officials