

# Country Report 2003

(Based on the PCGIAP-Cadastral Template 2003)

## Argentina

Country/state for which the indications are valid:	Argentine Republic
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### I. Country Report

#### A. Country Context

##### *Geographical Context*

The Republic of Argentina is located in the southern, western and maritime hemisphere. Its territory comprises a South American continental part, islands and a sector of Antarctica.

The Argentine Antarctica lies between 25° and 74° W and south of 60°S down to the South Pole.

The main features of the Argentine territory are the following:

- South American continental space: 2,791,810 km<sup>2</sup>. Most of the economic activity is developed in this area.
- Antarctic continental space: The population living in this territory belongs to scientific bases and family groups. Its area is 969,464 km<sup>2</sup>.

The Argentine territory, in the southern tip of the South American cone, enjoys a great climatic diversity due to its wide latitude, which includes both the Tropic of Capricorn and the geographical South Pole. Its different climates and the presence of agricultural lands place our country in a privileged position as regards diversified extensive production, especially grains and oil-seeds. For the same reason, it has sectors with excellent natural prairies for cattle raising.

The national situation:

Argentina contains a wide range of social-economic spaces. 80% of the economic activity is concentrated in the "litoral-pampeana" region (littoral-plains), and 45% of the territory is located in a warm climate zone. This imbalance is also reflected in population distribution and density, as 30% of the inhabitants are concentrated in 0.1% of the territory. Patagonia, with 4%, is the least populated region, though it comprises over 28% of the total area of the country.

This vast territory shows particular geographic environments which, coupled with population density asymmetries, create important geopolitical gaps.

Its environmental characteristics, population distribution, empty spaces and the present layout of the communications system have caused distant regions to develop their own activity, disregarding economic centers and tending towards self-supply.

The geological features of the Argentine continental shelf - of continental and insular nature - are suitable for hydrocarbon generation and trap formation, and for the eventual exploitation of polymetallic nodules. This makes the platform a future economic factor, which leads to the need for its preservation.

<http://www.defensenet.ser2000.org.ar/Archivo/libro-argentina-eng/arg-part1.htm>

### ***Historical Context***

Several groups populated what is now Argentina at the beginning of the 16th century: Tehuelches, Rehuelches, Rampas, Matacos, Guaycures, Huerpes, Diaguitas, Mapuches, etc.

When, in the early 16th century, the first Europeans came to Argentina, the Native Americans had already halted the Inca drive southwards from Peru through Bolivia into northern Argentina. The Spaniard Juan de Solís landed on the shores of the Plata estuary in 1516, but the Indians resisted to his conquest intent, he was killed and the expedition failed. Magellan touched at the estuary four years later, but turned southwards to winter on the Patagonia's shores, after that he discovered the strait that connects the Atlantic and Pacific oceans.

In 1776 the Viceroyalty of Río de la Plata was created-including today's Chile, Paraguay, Argentina, Uruguay and part of Bolivia- with Buenos Aires as its capital. On 25 May 1810, the cabildo of Buenos Aires deposed the viceroy and announced that it was governing henceforth on behalf of king Fernando VII, the captive of Napoleon.

Representatives of the various provinces convened at Tucumán in March 1816. On the following July 9 the delegates proclaimed independence from Spanish rule and declared the formation of the United Provinces of South America (later United Provinces of the Río de la Plata).

By the beginning of the 20th century Argentina had become one of the richest countries in the world, and its population had been boosted by the arrival of millions of Europeans. Civilian rule was generally peaceful and stable until a military coup in 1930. Another coup occurred in 1943, after which Juan Domingo Perón, a key figure in the coup, emerged as the country's leader. He encouraged the growth of labour unions and raised wages, and in 1946 he was elected president. Perón and his wife, Eva ( Evita ), who was a champion of social welfare programmes, were immensely popular among the masses, but as the economy deteriorated Perón became increasingly autocratic. His efforts to secularize the nation brought him into conflict with the Roman Catholic Church and alienated his military officers; he was overthrown in 1955.

After a series of military governments, Perón was allowed to return to power in 1973, but he died in 1974, leaving his second wife, Isabel, who had no political experience. Isabel led the military to take power in 1976. The army then embarked upon its own "dirty war" against those it considered subversive; thousands were murdered or disappeared.

Since 1983 until now, Argentina has a democratic government.

Actually, Mr. Kirchner took office as Argentina's new president 25<sup>th</sup> May 2003. Consolidating democracy and starting a new era for the country.

<http://www.argentour.com/historia/indexing.html>

### ***Current Political and Administrative Structures***

Argentina is a federation of 23 provinces, plus the Federal Capital District (Buenos Aires City). In the years since 1983, the country's democratic institutions have achieved unprecedented stability, and military intervention no longer appears even a remote prospect. The system of government (at both the federal and provincial levels) is based on the "separation of powers" into 3 distinct branches: the Executive branch, the Legislative branch and the Judiciary. No member of one branch of government can simultaneously perform official duties in another.

At the Federal level, the Executive branch comprises a President, a Vice-President and a Cabinet of Ministers. The President and Vice-President are chosen by direct popular vote for a

four-year term. One consecutive re-election is permitted. The ministers are appointed by the President. The main responsibilities of the Federal Executive branch include: general administration of the country; application and enforcement of federal laws; issuing of "Emergency Decrees" in place of congressional legislation if required; negotiating and signing of international treaties and agreements; management of customs; collection of federal taxes and duties; management of armed forces.

The Federal Legislative branch consists of a bicameral Congress. The two houses are the Senate and the Chamber of Deputies. The Senate is made up of 72 senators: 3 per province, chosen by the respective provincial legislatures, and 3 senators for the Federal Capital District, chosen by direct popular vote, all for a six-year term. The Chamber of Deputies is made up of 257 deputies, chosen by direct popular vote for a four-year term.

The Federal Judiciary is made up of trial courts, appeals courts and one Supreme Court.

[http://www.dfat.gov.au/geo/argentina/argentina\\_country\\_brief.html](http://www.dfat.gov.au/geo/argentina/argentina_country_brief.html)

### ***Historical Outline of Cadastre***

The Argentinean Cadastre completes an important role in society and had a long history of development over many years. It has advanced significantly and expansively over the last few years due to the technological advances in geo-information on the one hand, and to the possibilities of realising cadastral development projects that have been carried out in the majority of provinces, either with World Bank finance or provincial contributions.

The implementation in the cadastres of Land Information Systems, orientated toward the multi-purpose cadastre, has increased their potential significantly in respect of the services they provide to society. Consequently, many opportunities and challenges are foreseen in the future.

## **B. Institutional Framework**

### ***Government Organizations***

The agencies responsible for Land registration and for cadastral survey depend on provincial government. Cadastral organizations depend of different Ministries according the Province.

The current situation is as follows:

<b>Provinces and Autonomous City of Buenos Aires</b>	<b>Name of the Organization</b>	<b>Ministry</b>
Buenos Aires	Provincial Directorate of Territorial Cadastre	Ministry of Economy
Catamarca	General Cadastre Administration	Ministry of Economy and Finances.
Chaco	Provincial Directorate of Cadastre and Cartography	Planning Secretary
Chubut	Cadastre and Land Information Directorate	Ministry Of Government, Work and Justice
Córdoba	Directorate of Cadastre	Ministry of Finance
Corrientes	General Cadastre Directorate	Ministry of Finance, Works and Public Services.
Entre Ríos	General Cadastre Directorate	Ministry of Finance.
Formosa	General Directorate of Territorial Cadastre	Ministry of Economy, Works and Public Services.
Gobierno de la Ciudad Autónoma de Buenos Aires	Directorate of Cadastre	Secretary of Urban Planning and Environment.
Jujuy	General Directorate of Inmovables	Ministry of Finance.
La Pampa	General Directorate of Cadastre	Ministry of Economy and Finances.
La Rioja	Provincial Cadastre Directorate	Ministry Coordinator of Government
Mendoza	Provincial Cadastre Directorate	Ministry of Finance.
Misiones	General Directorate of Cadastre of the Misiones Province	State Secretary of Economy, Finances, Works and Public Services.

<b>Provinces and Autonomous City of Buenos Aires</b>	<b>Name of the Organization</b>	<b>Ministry</b>
Neuquén	General Directorate of Cadastre	Ministry of Finance, Works and Public Services.
Río Negro	Dirección General de Catastro e Información Territorial	Ministry of Economy
Salta	Dirección General de Inmuebles	Ministry of Finance.
San Juan	Provincial Cadastre Directorate	Ministry of Works, Public Services and Environment.
San Luis	Provincial Directorate of Geodesy and Cadastre	State Ministry of Economy
Santa Cruz	General Directorate of Cadastre	Ministry of Economy and Public Services.
Santa Fe	Cadastre and Land Information Service.	Ministry of Economy and Finances.
Santiago del Estero	Provincial Cadastre Directorate	Ministry of Economy, Production and Environment
Tierra del Fuego	General Directorate of Cadastre and Fiscal Land	Ministry of Works, Public Services.
Tucumán	Provincial Cadastre Directorate	Ministry of Economy

### ***Private Sector Involvement***

Regarding private sector involvement we must point out that parcel, division, unification, amalgamation, land consolidation and other cadastral operations, are carried out by private land surveyors and registered in the cadastral organizations.

Equivalent procedures are carried out by notaries, who carry out deeds, easements, mortgages and other documents regarding land.

### ***Professional Organization or Association***

The Cadastral Federal Council is the body integrated by 24 members, corresponding to the cadastral organizations of all the (23) provinces and the Autonomous City of Buenos Aires.

Because the cadastral organisations are located in the provinces, there are also institutions in each province that embrace professionals involved in cadastral tasks. Such institutions are integrated in a national body called FADA, that is a member of FIG.

FADA is made up of approximately 3,500 professionals in all the country.

### ***Licensing***

There isn't specific licensing regime for cadastral surveying professionals working in the cadastral system. University degree is required.

The provinces have delegated control of the professional activities in institutions integrated by the professionals of their jurisdictions. Such institutions, that are FADA' members, verify the required conditions for carrying out professionals' tasks.

There is one Institution for each province and one for the autonomous city of Buenos Aires. In some cases they group together land surveyors, engineers and other related professions.

### ***Education***

There are twelve Universities offering the degree of Land surveyor. Approximately five students per University graduate each year.

## **C. Cadastral System**

### ***Purpose of Cadastral System***

Cadastral system covers the following roles: legal (land transfer, land market), fiscal (land valuation, land tax), and multiple purpose role (planning, local government). As each province

has its own cadastre the emphasis in the roles mentioned above vary according to the province, mainly in the multipurpose one.

### ***Types of Cadastral Systems***

As Argentina is a Federal Country there is a Provincial Cadastral Organization in each province and in the Autonomous City of Buenos Aires.

The scope of the cadastral systems of the province has been mentioned above.

The multipurpose role of cadastre is complemented mainly by municipal cadastres according to the provincial organization and development.

### ***Cadastral Concept***

The concept of Cadastre in Argentina can be considered equivalent to the definition given by (FIG, 1995).

### ***Content of Cadastral System***

Parcel is the common registration unit for cadastres in Argentina.

It is all land parcel division, unification, amalgamation, etc. must be registered in the cadastral organization. Also horizontal property units are registered.

## **D. Cadastral Mapping**

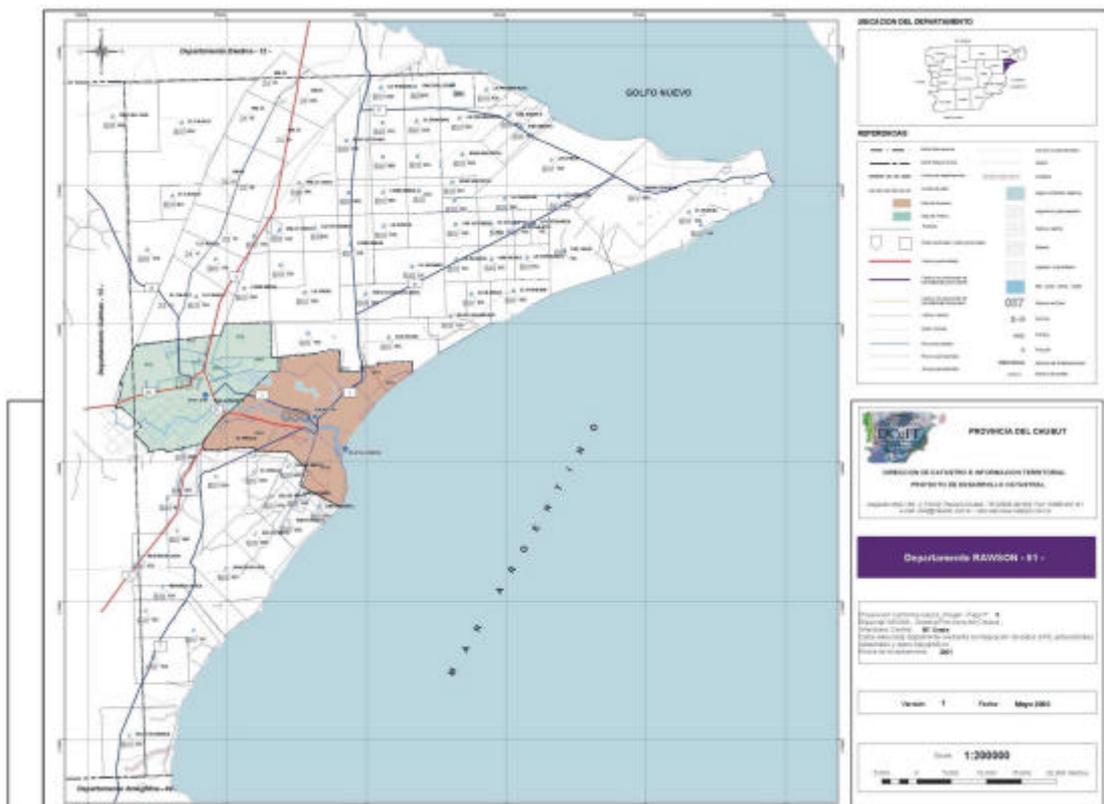
### ***Cadastral Map***

Cadastral maps cover basically urban and rural areas. Urban maps have mainly geo-reference, administrative and parcel boundaries, buildings and complementary improvements.

Rural maps are basically integrated by geo-reference, administrative and parcel boundaries and topographic data.

### ***Example of a Cadastral Map***

Example of rural cadastral map is illustrated with one of the provinces (Chubut).



### ***Role of Cadastral Layer in SDI***

Role of cadastral layer in SDI is considered in the last few years. Cadastral Federal Council, FADA and other organizations, make an effort to disseminate the importance of cadastre as a fundamental component for the SDI development in the Country.

Taking into account the proposed solutions for such problems, in 2002 the Cadastral Federal Council and FADA presented a Project of National Cadastral Law. This project includes the role of cadastre as a fundamental component for the SDI development in the Country.

## **E. Reform Issues**

### ***Cadastral Issues***

Complete the development of the Land Information Systems started in the 90's and carried out through World Bank loans in most of the provinces of the Country.

Guarantee the sustainability of the Land Information Systems.

Overcome the identified problems by the provinces in a survey carried out for the Cadastre area of the National office of the Interior Ministry.

The identified problems and proposed solutions, emerging from the survey are mentioned below.

### **Matrix of problems found for finished projects and projects in execution**

Provincia	Estado del Proyecto	Identified problems (for codes see below)				Actions to overcome the problems
		Technical	Institutional	Political	Others	
Catamarca		TP1 - TP4 - TP7	IP1 - IP2 - IP3 - IP5	PP1 - PP5	OP2	Proposed solutions are indicated beside the identified problem.
Chaco		TP1 - TP7	IP1 - IP4 - IP5	PP4	OP2	
Chubut		-	IP4	PP3	-	
Córdoba		TP5 - TP6 - TP7	IP1 - IP5	-	-	
Corrientes		TP6 - TP7	IP1 - IP4 - IP5	PP2 - PP4	-	
Entre Ríos		TP1 - TP6 - TP7	IP5	PP2 - PP5	-	
Formosa		TP1 - TP4	IP1 - IP3 - IP4	PP1 - PP3 - PP5	-	
Jujuy		TP1	IP1	-	-	
La Rioja		TP2 - TP4 - TP6 - TP7	IP1 - IP2 - IP5 - IP6	-	OP2	
Misiones		s/d	s/d	PP2	-	
Neuquén		-	-	-	-	
Río Negro		-	-	-	-	
Salta		-	IP4	-	-	
San Juan		-	IP1	PP5	OP1	
San Luis		TP1 - TP4	IP2 - IP5 - IP6	-	-	
Santa Fe		-	IP5	PP5	-	
Santiago del Estero		TP1 - TP6 - TP7	IP1 - IP5 - IP6	-	-	
Tierra del Fuego		-	IP1 - IP5	-	OP1	
Tucumán		TP3	IP1	PP2 - PP5	OP1	

TP = Technical, IP = Institutional, PP = Political, OP = Other Actions to overcome the problems

## Matrix of sustainability proposals

### Technical problems

Code	Problems	Proposed solutions
TP1	Need for complementary training	Training for permanent updating
TP2	Dependence on external technical assistance,	Organise own technical working groups during project execution and foresee the effect of the end of external consultant's assistance.
TP3	Conflictive execution	Permanent monitoring of the people responsible for project co-ordination at provincial level, UEP and UEC
TP4	Lack of decision tacking at technical level	Reinforce geo-information management of people in charge of the organisations
TP5	Need of parcel registers completeness	Stimulate the integration of organisations in order to share data maintaining data quality standards
TP6	Need of completing the alphanumeric and graphic information integration.	Take advantage of the best practices carried out by other cadastral organisations by means of exchange of experiences.
TP7	Need of system development applications	Promote the use of results of successful cadastral projects.

### Institutional problems

Code	Problems	Proposed solutions
IP1	Lack of the appropriate organisation model, inside provincial governmental structure and its relationship with municipalities, that integrate and complement cadastral project results,	Development of new approach of geo-information management among the organisations involved in the cadastral projects; promote agreements and other ways of inter organisational co-operation.
IP2	Decision-makers are not clearly identified.	Re-engineering of cadastral Organisations functions, principally the managerial ones.
IP3	Limited diffusion of obtained results	Contribute solutions to provincial problems through results and tools developed in the cadastral project Organise diffusion campaigns, congress, etc.
IP4	Some municipalities don't have enough capacity building to take on the responsibilities assigned to them by the province, regarding Land Information System management.	Promote agreements and other ways of co –operation with provincial organisations with appropriate development for capacity building in municipalities (mainly through technological transfer, stages, courses, etc.).
IP5	Lack of information systems in the Property Registers cause problems regarding juridical and cadastral information integration.	Systematise and computerise the information of property register.
IP6	Resources for sustainability of the systems haven't been foreseen.	Analysis of better distribution of assigned resources. Try to find alternatives to obtain products or results through commercialisation or exchange agreements of own products and services.

### Political Problems

Code	Problems	Proposed solutions
PP1	Political Willingness isn't perceived to use cadastral information as a decision making tool.	Make known the strategic value of the cadastral products.
PP2	Mobility and rotation of personnel associated to the political election time.	Propitiate the management continuity.
PP3	Systems of exemption of rural parcel tax, without taking into consideration the data provided by cadastral project results.	It is recommended to take advantage of the data obtained by cadastral projects so that the exemptions have technical support.
PP4	Lack of co ordination between provincial and municipal actions due to political differences, in places where the vast majority of the population is concentrated.	Work on agreements that privilege the common effort of the taxpayers.
PP5	Fear exists regarding political impact if new parcel valuations are applied.	Persuade that the use of adequate aliquots not necessarily increase pressure on the taxpayer. Introduce new parcel values in order to guarantee justice and tax equity.

### ***Current Initiatives***

Strengthen the Cadastral Federal Council in order that it can comply with a wider range of requirements.

- Make efforts in order to achieve, as soon as possible, the new National Law of Cadastre.
- Disseminate the results of the above mentioned survey.
- Increase the coordination, cooperation and communication among cadastral organizations and related ones, in order to improve their capacity building.

### **References**

For drawing up the questionnaire, the following people and organizations contributed.

- Cadastral Sector (responsible for World Bank projects), Interior Ministry. Contact persons: Myriam Urtubey, (urm@psf.gov.ar) and Roberto Do Cabo (bosco@interar.com.ar)
- Hilda Gismano (hgismano@criba.edu.ar), Coordinator of the National Council of Land Surveying Schools (CONEA). Topic of contribution, Education.
- Norberto Frickx (ingfrickx@arnet.com.ar, President of the National Federation of Surveyors), Topic of contribution, Professional Organization.

## **II. Questionnaire**

### **1. Cadastral Principles**

#### ***Deed or title registration***

1.1 Is your cadastral system based on deeds registration or on title registration ?

- deeds registration
- title registration
- other: .....

#### ***Registration of land ownership***

1.2 By law, is registration of land ownership compulsory or optional ?

- compulsory
- optional
- other: .....

1.3 If felt necessary, please, comment on the actual practice and the legal consequences.

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#### ***Approach for the establishment of the cadastral records***

1.4 Are landowners required to register their properties systematically during the initial establishment of the cadastre or is registration sporadic, i.e. triggered only by specific actions (such as for example sale) ?

- systematic
- sporadic
- both
- all properties are already registered
- other: .....

## 2. Cadastral Statistics

### Population

2.1 What is the **population** of your country ?

36,223,947

2.2 Please, estimate the **population distribution** between urban and rural areas.

urban:	...89.31...	%
rural:	...10.69...	%
<hr/>		
total:	...100...	%

### Number and distribution of land parcels

2.3 Please, estimate the approximate **total number of the smallest uniquely identified land units**, often called "land parcels" in your country, including urban and rural areas ?

13,498,491

*The total number would include all freehold and state owned land, regardless of registered, non-registered or informal holding.*

2.4 What is the approximate **total number of registered strata or condominium units** ? This number would be in addition to the number of land parcels indicated in 2.3 ?

.....

2.5 For **URBAN areas**, please, estimate the **distribution between the smallest uniquely identified land units, often called "land parcels"** (i) that are legally registered and surveyed, (ii) that are legally occupied but not registered or surveyed, and (iii) that are informally occupied without any legal title (this may include illegal occupation or squatting).

*If the estimation is too difficult or complex using land parcels, you may base your estimation alternatively on the number of people occupying these forms of land parcels.*

legally registered and surveyed:	.....	%
legally occupied, but not registered or surveyed:	.....	%
informally occupied without legal title:	.....	%
<hr/>		
total:	...100...	%

2.6 For **RURAL areas**, please, estimate the **distribution between the smallest uniquely identified land units, often called "land parcels"** (i) that are legally registered and surveyed, (ii) that are legally occupied but not registered or surveyed, and (iii) that are informally occupied without any legal title (this may include illegal occupation or squatting).

*If the estimation is too difficult or complex using land parcels, you may base your estimation alternatively on the number of people occupying these forms of land parcels.*

legally registered and surveyed:	.....	%
legally occupied, but not registered or surveyed:	.....	%
informally occupied without legal title:	.....	%
<b>total:</b>	<b>...100...</b>	<b>%</b>

***Number of professionals***

Please estimate the total number of *academic professionals* that are active within the cadastral system and the proportion of the time that they actually commit for cadastral matters (as opposed to work outside of the cadastral system) ?

2.7 Total number of **professional land surveyors**, such as licensed surveyors active within the cadastral system:

3,500
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2.8 Proportion of the time that these land surveyors commit for cadastral matters:

..%
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2.9 Total number of **lawyers/solicitors** or equivalent active within the cadastral system or land market:

.....
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2.10 Proportion of time that these lawyers/solicitors commit for cadastral matters or land market:

.....%
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***Remarks and Comments***

Please, identify the best aspect of this questionnaire ?

The best aspect of this questionnaire is its dim, which is understand the role of Cadastre in SDI and its consideration as a key component for SDI development.

Please, suggest the area in the questionnaire that could be improved ?

## Number of Land Parcels

PROVINCE	PARCELS IN EACH PROVINCE		
	URBAN	RURAL	TOTAL
Buenos Aires	5,600,000	300,000	5,900,000
Catamarca	84,023	62,643	146,666
Chaco	61,000	49,000	110,000
Chubut	133,436	7,358	140,794
Córdoba	1,720,140	236,032	1,956,172
Corrientes	232,861	20,448	253,309
Entre Ríos	400,201	78,212	478,413
Formosa	126,155	18,850	145,005
Gobierno de la Ciudad Autónoma de Buenos Aires.	318,634		318,634
Jujuy	139,337	13,595	152,932
La Pampa	141,981	28,413	170,394
La Rioja	60,914	10,500	71,414
Mendoza	409,102	76,802	485,904
Misiones	193,261	63,934	257,195
Neuquen	144,524	10,574	155,098
Río Negro	210,163	25,320	235,483
Salta	180,857	16,489	197,346
San Juan	131,134	35,894	167,028
San Luis	130,436	30,727	161,163
Santa Cruz	92,300	2,700	95,000
Santa Fe	1,265,845	150,539	1,416,384
Santiago del Estero	121,500	23,500	145,000
Tierra del Fuego	23,296	311	23,607
Tucuman	265,062	50,488	315,550
<b>TOTAL</b>	<b>12,186,162</b>	<b>1,312,329</b>	<b>13,498,491</b>

**Source of data:** This chart was made up with data provided by the cadastral organisation of each province.

## Total number of Land Surveyors in some provinces:

Provinces and Autonomous City of Buenos Aires	Name of the Organization	Item 2.7 (Total Number of professional land surveyors)	Item 2.8 monthly working hours per each Land Surveyor	Professionals of the private sector
Buenos Aires	Provincial Directorate of Territorial Cadastre			
Catamarca	General Cadastre Administration	17	147	50
Chaco	Provincial Directorate of Cadastre and Cartography	4	120	51
Chubut	Cadastre and Land Information Directorate	7	120	76
Córdoba	Directorate of Cadastre			
Corrientes	General Cadastre Directorate			
Entre Ríos	General Cadastre Directorate	3	120	132
Formosa	General Directorate of Territorial Cadastre			
Gobierno de la Ciudad de A. Buenos Aires	Directorate of Cadastre			
Jujuy	General Directorate of Inmuebles			
La Pampa	General Directorate of Cadastre	5	154	34
La Rioja	Provincial Cadastre Directorate			
Mendoza	Provincial Cadastre Directorate			
Misiones	General Directorate of Cadastre of the Misiones Province.			
Neuquén	General Directorate of Cadastre			

Río Negro	Dirección General de Catastro e Información Territorial	12	140	50
Salta	Dirección General de Inmuebles			
San Juan	Provincial Cadastre Directorate			
San Luis	Provincial Directorate of Geodesy and Cadastre			
Santa Cruz	General Directorate of Cadastre			
Santa Fe	Cadastre and Land Information Service.			
Santiago del Estero	Provincial Cadastre Directorate			
Tierra del Fuego	General Directorate of Cadastre and Fiscal Land			
Tucumán	Provincial Cadastre Directorate			