

Israel Land Administration (ILA)

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SUMMARY

THE ORGANIZATION, HIS ACTIONS AND HIS GOALS, WITH EMPHASIS ON SURVEYING AND MAPPING. (MAPPING DEPARTMENT)

93% of the land in Israel is in the public domain; that is, either property of the state, the Jewish National Fund (JNF) or the Development Authority.

The Israel Land Administration (ILA) is the government agency responsible for managing this land which comprises 4,820,500 acres (19,508,000 dunams). "Ownership" of real estate in Israel usually means leasing rights from the ILA for 49 or 98 years.

This article will describe the ILA organization which is the most important organization in managing land policy of the state of Israel.

There are 700 workers in the organization.

The article will concentrate on the functions that the ILA is responsible for, his destinations and activities on different areas.

Among the topics display, there will be a web site, online service for the citizens (e-government) and SIM in land management.

The article will describe the mapping department in the ILA, which counter 50 employees from them 7 licenses surveyors that hold management positions.

The mapping, surveying and Gis are the base for the entire land property activity. Therefore there is an enormous importance for this area in the organization and for qualitative works and advanced technology.

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1. BACKGROUND: ESTABLISHMENT OF THE ISRAEL LANDS ADMINISTRATION (I.L.A)

The area of state of Israel is about 21.5 million dunams (about 5.5 million acres).

Some 93 percent of these lands are public domain, the property of the state, the Keren Kayaemet Le-Israel (Jewish National Fund, J.N.F) and the Development Authority.

Before the establishment of the I.L.A, the lands had been managed by a number of bodies.

The J.N.F administrated the lands acquired since the beginning of Zionist settlement; The development Authority – established under the development Authority Law (Transfer of Assets) 1950 – managed the lands entrusted to the custodian of Absentee (Abandoned) Property after the war of independence; The state of Israel, which replaced the British Mandate, administrated all lands registered before its establishment in the name of High Commissioner.

The need to centralize the administration of national lands in a single State institution was what impelled the legislator in adopting the following laws:

1.1 BASIC LAW: ISRAEL LANDS (1960)

This lays down the principle that Israel's lands are those owned by the state, the Development Authority and the J.N.F. this basic law established that the State lands shall not be sold, and title to their ownership may not be transferred.

1.2 ISRAEL LANDS LAW (1960)

This determines those cases in which there can be a deviation from the principle laid down in the Basic Law: Israel Lands.

1.3 THE ISRAEL LAND ADMINISTRATION LAW (1960)

This enables the establishment of the I.L.A as the body for administering henceforth the lands of the above-mentioned organizations. In addition, a Council for State Lands was appointed by the Government. The council formulates lands policy, supervises the functioning of I.L.A and approves its budget.

1.4 THE CONVENTION (COVENANT) BETWEEN THE STATE OF ISRAEL AND THE KEREN KAYAEMET LE-ISRAEL (JEWISH NATIONAL FUND, J.N.F)

This Convention was signed in 1960. It declares that, from the date of its signing, all lands of the J.N.F, the State and the Development Authority should be administered by the State through the I.L.A.

Thus, in 1961, was I.L.A. established as a state institution charged with managing the State's lands. The president of the supreme court, justice Agranat, best described its function: "The legislator prominently articulated his intent to ensure that land-administration policy setting out the future implementation of all activities and enterprises affecting state lands in Israel and those of the Development Authority and the J.N.F. should be coordinated, State-determined policy, to be established by the council of Israel State Lands appointed by the government". , justice Agranat went on to describe the legislator's objective: "Transactions involving this lands shall be carried out in accordance with the policy laid down, namely be concentrated from now on in the hands of a single authority, appointed by the government and function under supervision of the above-mentioned Council; and whose acts shall be subject, in consequence of Government's obligation to report on them, to the Knesset's surveillance and control."

2. BASIC PRINCIPLES OF LAND POLICY

The goals of land policy were defined by the government of Israel in 1965. It was established then that land policy must be directed towards fulfilling the national objectives in developing the country, absorbing immigration, dispersing the population and the closing the social gap.

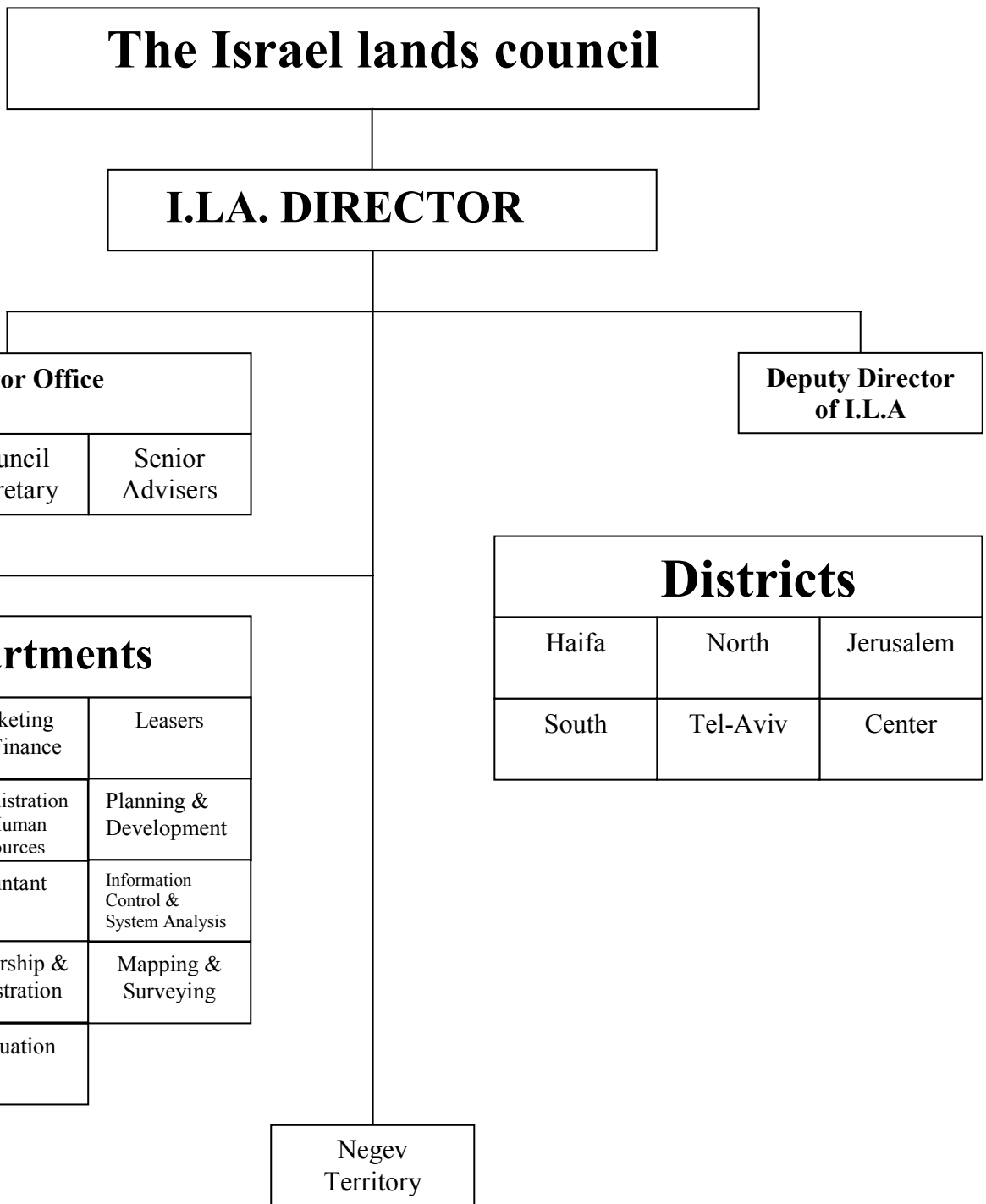
2.1 FUNCTIONS OF THE ILA

1. Guarantee that the national land is used in accordance with Israeli laws.
2. Actively protect and supervise state lands.
3. Make state land available for public use.
4. Plan, develop and manage state land reserves.
5. Initiate planning and development (Including relocation of existing occupants).
6. Regulate and manage registration of state lands.
7. Authorize contracts and agreements with other parties.

2.2 POLICY OBJECTIVES

Designating land areas for public and state requirements
Assuring land reserves for future needs
Preservation of agricultural lands
Land usage in accordance with the law
safeguarding the state lands

3. THE ORGANIZATIONAL STRUCTURE



3.1 THE ISRAEL LANDS COUNCIL

The Israel lands council was established under the I.L.A. law (1960). It is the body which determines land policy, under which State lands are administrated. It supervises the work of the I.L.A. and approves its budget.

Under this law, the government appoints the members of the council, with 11 representing the J.N.F. and 12 representing the Government. The Chairman of the council is the Minister of house&construction.

The council has set up several committees among its members (for urban land, agricultural land, budget and control, a committee for exemptions from tenders, land-allocation to public institutions, and an appeals committee for Consent Fees).

These committees hold detailed preliminary discussions on items on the Council's agenda, and keep track of subjects being dealt with by the I.L.A.

Once a year, I.L.A. submits a detailed report to the Council concerning its activities. This report is then tabled by the Chairman, the minister of house&construction, in the Knesset.

3.2 I.L.A. STRUCTURE

I.L.A. is an organizationally in-depended body, established under the I.L.A. law of 1960. It is an arm of the Government and one of the executive braches of national administration. Its employees are civil surveyors, subject to the statues and regulations governing civil surveyors in other Government departments.

There are 700 employees in the I.L.A.

I.L.A.'s budget is included in the State Budget as a commercial enterprise, and its status in Civil Service Commission is defined as "an affiliated unit."

The director of I.L.A. is appointed by the Government and subordinate to the Minister of house&construction.

The director of the I.L.A. works side by side with the I.L.A. Board, which composed of department managers and districts directors.

The Board of the I.L.A. advices the I.L.A. Director on different fields of activities that he copes with. They lay guide lines to execute the I.L.A.'s policy in planning activities, wording procedures, guiding unit's managers in the I.L.A. and leading them in decision making, implementation of orders and policies.

4. I.L.A. DEPARTMENTS

The roles of I.L.A.'s Departments are to guide, direct and establish the areas of activity within the frameworks under their authority:

4.1 MAPPING SURVEYING AND GIS DEPARTMENT

Mapping and surveying are the basis for I.L.A. work in all areas

Today when the GIS is the main work environment there is a crucial fact to the worker

That needs to learn and to be up date by the technology.

The department responsible for all the mapping and surveying activities in the I.L.A., among this activities:

- Responsibility for the professional work of the mapping and surveying units in the districts (50 employees).
- Preparing specifications and regulations as guidelines for the districts.
- Responsibility for the managing of 100 surveying firms that works for I.L.A
- Responsibility for the gis database
- Responsibility for the mutation plan
- Responsibility for guiding and learning.

There are six district surveyors in the mapping and surveying units, which are certify surveyors and the department manager that is also a certify surveyor.

4.2 MAPPING IN THE I.L.A. DISTRICTS

All action on the state's land must be based on a map. The I.L.A. manages his activities by the location of his districts. The mapping units in the districts give mapping services to units inside the I.L.A. and beyond the I.L.A.

The district surveyor in the I.L.A. is the only one permitted to authorize surveying maps that the I.L.A based on.

Guidance in survey fields, between them:

Ordinary survey

Registration survey.

Management and reception of Gis material

Specification for mapping and surveying.

Surveying for planning and for calculate quantities for quarry.

Aerial survey.

The Mapping Department collaborates with external bodies, like:

1. the survey of Israel
2. land registry Bureau
3. Ministry of Interior (local committees).
4. Finance Ministry
5. Contractors and outside surveyors.
6. Municipalities

The surveyors in the ILA handle hundreds of projects a year in the fields of mapping and surveying while endorse and approve thousands of work performed by other bodies.

The role of the surveyor in this organization is very challenging and sensitive one.

It holds within him management capabilities, professional and personal integrity, the ability to assimilate new systems and constant technology innovations.

All of those are for him to be able to reach the organization goals.

4.3 THE PLANNING AND DEVELOPMENT DEPARTMENT

It is responsible for planning and developing administration by I.L.A. both on its own initiative and in cooperation with other bodies, Government ministries, local councils, etc. the importance of its functions lies in initiating projects of planning and land uses according to the law to satisfy the demand for residential and resort Areas and the like. It should be noted that allocation of lands is possible only after the lawful planning-procedure took place, and the land's value can be established by the Government Assessor.

4.4 THE URBAN LAND DEPARTMENT

Directs land allocation in the urban sector for all uses: industry; commerce, residential and public requirements. This Department also deals with the ongoing relationship between I.L.A. and the public at large which includes handling requests for additional construction or for land use changes, managing residential properties of the Development Authority and coordinating activities of corporations in which the I.L.A. participates in management.

4.5 THE AGRICULTURAL DEPARTMENT

It directs the allocation of agricultural lands of I.L.A. through homesteads, long-term seasonal cultivation.

This Department undertakes the preservation of agricultural land so that its designated use is not changed. This activity is carried out by the Department's staff in the framework of the Committee for the Preservation of the Agricultural Land, set up under the Law of Planning and Construction (1965) and appointed by the Minister of Interior. The Agricultural Department also deals with the uses of lands for national parks, nature reserves and a forestation, allocation land for security needs, and the uses of land for infrastructure, waterworks, electricity and similar services.

4.6 DEPARTMENT OF INFORMATION, CONTROL SUPERVISION AND SYSTEM ANALYSIS

This Department is responsible for providing computerized services for all organizational needs; in order to improve the service to the public and the work procedures, as well as to enhance the authenticity of the information.

The Department is the body responsible for the I.L.A. web site, online support
Computers and peripheral equipment.

The computerization field in the I.L.A. is one of the most progressive in the world, he
Includes the GIS and remote working.

For every decision or order there is a computer connection, each work executed and kept in the computer systems and as an additional all the material in the I.L.A. has been scanned into the systems so there is no need to leafing in paper files.

The Department of information, Control and System Analysis is established and its functions determined – to prepare new, up-to-date work procedures; to organize budgeted work programs and follow up on their implementation; to apply computerized work methods in all branches of I.L.A. activity.

4.7 DEPARTMENT OF EVALUATION

The department is responsible for examination and implementation of assessments of transaction of the I.L.A..

4.8 DEPARTMENT OF SUPERVISING AND INSPECTING THE LAND

It is I.L.A. task, as noted, to inspect the use of the leased land and to assure that the land is utilized in a legal way and in accordance with the appropriate leasing agreements. The inspection helps in gathering data for efficient management of the properties and in making sure the rights steps are taken in cases of squatting and illegal settlement on state lands, or when deviations or breaches of contract occur.

4.9 REGISTERING OWNERSHIP AND EXCHANGE DEPARTMENT

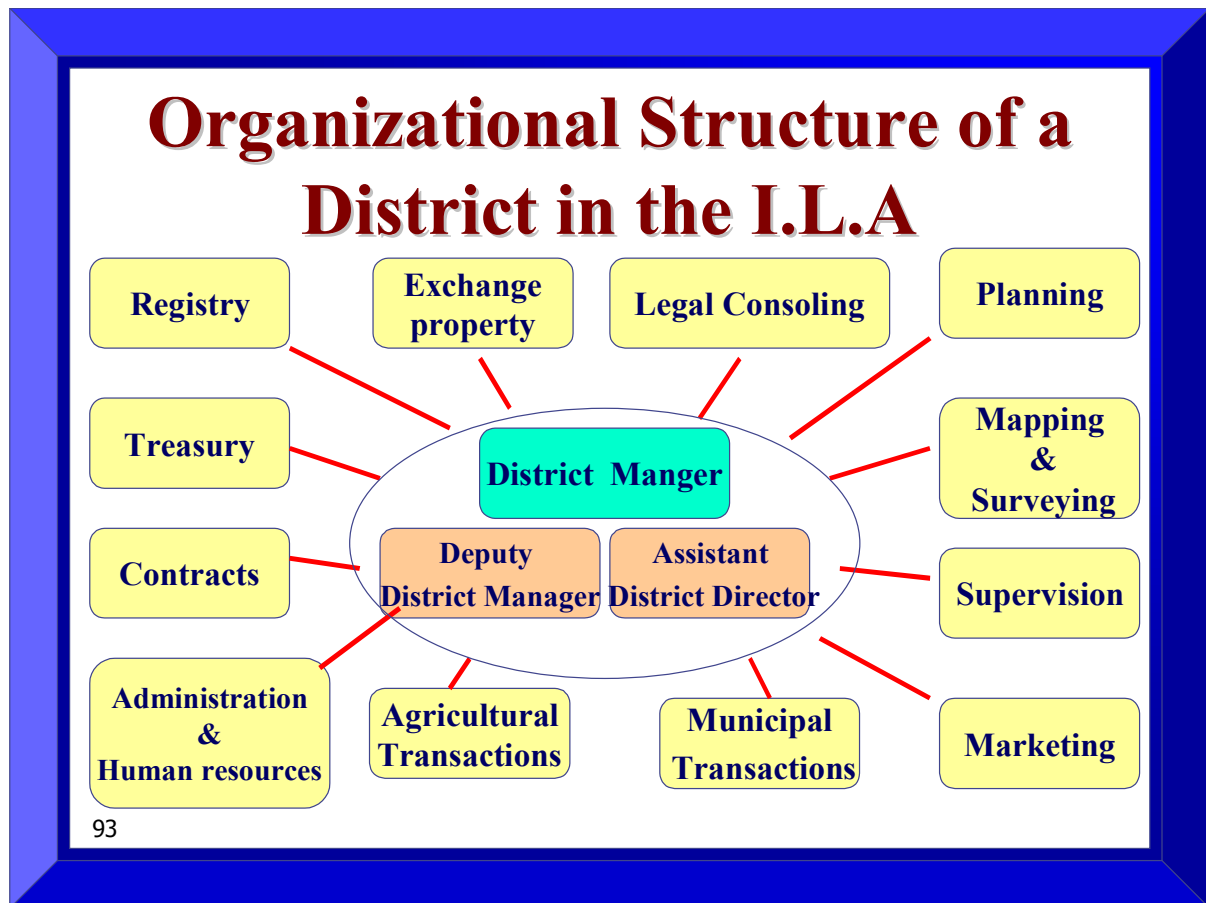
- Responsibility for the cadastre in I.L.A
- Responsibility for the registering of the leasers in the land registry Bureau.
- Exchange property.
- Managing the data registering in the I.L.A database.
- Acquiring Land for Public Purposes.

5. THE DISTRICTS

I.L.A. has 6 districts: Jerusalem, the north, Haifa, the central district, Tel-Aviv and the south.

In these districts, all activities connected with land management, including the provision of services to the citizen, are carried out.

In the Districts we have units like the Department in the I.L.A board



6. LAND PLANNING AND DEVELOPING

6.1 COOPERATION WITH GOVERNMENT AGENCIES AND LOCAL AUTHORITIES

I.L.A. is aided by government agencies in several areas of its activities, and also assists them in planning and arranging the development of land allocations at the recommendation of the government ministers, in dealing with joint projects, and in other cooperative activities.

Some of the ministers with which I.L.A. works are:

- Ministry of the Interior – in national planning and preparing master plans and detailed blueprints, in the National Planning Council and the district planning commission.
- Ministry of Agriculture – in allocating agricultural lands according to the Ministry's policy
- Ministry of industry – in locating sites for commerce and industry, their planning and allocation
- Ministry of housing and Construction – in making lands available for the ministry's housing goals.
- Local authorities – in all aspects of planning and developing lands in the jurisdiction of the authorities, and in generating initiatives and the land allocations.

In a similar manner, I.L.A. cooperates with other Government ministries and public bodies such as the J.N.F., the Nature Reserve Authority, the Ports Authority and others.

6.2 PLANNING

The physical and programmatic planning of lands is one component in land policy as a whole, and represents as an important device for guiding land development throughout the country. Land planning determines the goals, the use and the current utilization of the land, and influences its value.

One basic principle in assigning land is that this is not done until its planning has been completed, as well as the determination of land purpose.

The planning of land before it is assigned enables I.L.A. to control whether the land is being used for the purpose for which it was allocated.

Under the law of planning and construction of 1965, national planning policy is the responsibility of the ministry of the Interior's national planning and construction Council. Responsibility for detailed planning devolves on the district commissions for planning and construction. However, I.L.A. is the body responsible for land policy and its administration, in a dual capacity:

To contribute to planning which will result in efficient use of lands in its charge, while maintaining an overall view of economy's needs; and to create a "pool" of lands at a rate and quantity which will make possible their allocation in conformity with the lands policy.

I.L.A. planning activities are varied and deal with several areas.

The planning of towns and development programs, initiating programs for all lands managed by I.L.A. and checking their implementation:

- Initiating, updating and innovating projects and plans for areas and settlements throughout the country.
- Planning urban centers designed to raise the level of services in settlements and their environs and the quality of life in them, thus increasing their attractiveness.
- Preparing special projects in neglected urban zones in metropolitan centers in order to restore these zones to normal condition and urban activity.
- Initiating attractive programs financed by factors outside the State Budget, private or public sources, or financing by investors abroad.
- Adopting positions with regard to planning according to the method of land allocation and its use, to make it conform to approved programs.
- Representing the I.L.A. and maintaining contact with external bodies in all matters related to the above subjects.

6.3 DEVELOPMENT

Developing an area and preparing it and utilizing it according to the planning scheme are basic conditions for ensuring execution of land policy. Area development also serves as an

important means for supervising and pursuing the implementation of the contract conditions on the part of the recipients of the land, enabling the I.L.A. to assure that the area is used for the purpose designated for that plot and within the time specified in the contract.

One of the goals of development is to create a channel for assigning lands within a framework of entire neighborhoods. Development permits the organizing of the initiation factors into a single body, which coordinates and carries out the neighborhoods infrastructures.

Additional goals of development include laying out the preliminary infrastructures in development areas where the demand for land is low and there is a high level of risk in the investment applied to the project. In these areas, I.L.A. supplies the initial investment to increase the demand for the land, while the subsequent development is left to private developers, the cost of the development and improvement becomes part of the cost of the developed land, which is an actual meaningful product as far as the developers are concerned. I.L.A. is interested – in general in the lands market as a central factor and particularly in development areas – in influencing land prices and stabilizing them.

6.4 SURVEYING FOR PLANNING DEVELOPMENT AND MARKETING

The district surveyor has to make sure that planning procedure is done on a right surveying background and that it is done in the most effective way that will serve the purpose. Most of the planning in the I.L.A. is done by outsourcing companies that the I.L.A. gave them authorization to plan. From the moment the territory is given to that company to plan, they have to make sure that it is defined correctly and through the entire planning process they need to confirm the mapping work at the district surveyor, to make sure that the planning will be done correctly.

Because there are matters of great sensitivity and significance in planning, the I.L.A. requirements in that field (of surveying for planning) are more detailed and higher, from the standard surveying regulations.

The I.L.A. sees great significance in managing and executing surveying in the best way, through the entire planning process. The goal is to develop to marketing and to register the plot in the land registry Bureau.

6.5 SURVEYING FOR LAND MARKETING AND DEVELOPMENT

After the planning stage is done starts the development survey and the marketing stage of the land. It is done through allocating or through a bid. The Mapping units edit the maps that are based in a way that they could use as a legal document while throwing the contract with winner of the offer, the district surveyor has to verify that the land is "clean" and the boundaries are in the exact place on the maps, the mapping unit prepares the maps based on field surveying and input the data into the GIS database, the district surveyor verifies that the development works done according to the plan.

7. ALLOCATION OF LAND RIGHTS

In accordance with land policy, I.L.A. assigns urban land rights exclusively through leasing.

Before deciding on the allocation of land, I.L.A. makes sure it is not privately-owned and it is free for liens, threat of expropriation, or other commitments. It also examines whether the allocation of that land conforms the purpose designated for it, through the municipal building program is adhered to, and whether the land is free of squatters or trespassers.

Land allocation is implemented by several methods:

7.1 BY TENDER FOR ASSIGNING LAND IN THE URBAN SECTOR

The guiding principle of I.L.A. is to accord equal conditions for all bidders and to apply a standardized, controlled procedure while preserving secrecy regarding the bids.

Notices of tenders are published at least in two-daily newspapers and on the web site, and bids on tenders can usually be put in up to 30 days after the date of the notice.

Occasionally, I.L.A. specifies minimum prices in its tenders, with a National Tenders Committee checking an authenticity of the bids and deciding on the winning bid in accordance with how worthwhile it is for I.L.A. And with the accepted regulations. Its recommendation is submitted for the approval of the Director of I.L.A.

The winning bidder signs a lease agreement in which he undertakes to complete the designated house within 3 years.

7.2 BY REGISTERING FOR A LOTTERY FOR ASSIGNING LAND IN THE URBAN SECTOR

Programs for individual construction are offered to the public by I.L.A. in conjunction with other bodies, including local authorities, in accordance with approved municipal programs.

In his first instance, the program is published in notices in the daily press, with the final date of registration and the address for getting the program booklet.

Later, the booklet is published, including the list of plots and their size, the cost of the land and the development for each plot, the registration requirements for the lottery, and the process of acquiring the land through the lottery. Similarly, the rights and obligations of those succeeding in the lottery are detailed. The prices of the plots appearing in the program booklet are fixed by an assessment of the Government Assessors on the Ministry of Justice.

In the stage, a public lottery-drawing is held to determine the winners, to whom the land will be allocated for building, and it contains the arrangement under which they choose their plots.

7.3 ALLOCATING URBAN LAND WITHOUT A TENDER

The prevailing land policy established that allocating urban land – except for that assigned for public purposes – shall be conducted by the public tender. At the same time, the Israel Lands Council is authorized to release I.L.A. from the obligation of issuing a tender in certain instances. Thus, for example, allocations for public purposes (drainage, electricity and water supply), for educational cultural and artistic objectives, for health or welfare services, etc., are exempt from tender.

Even allocating land for entertainment, sport and holiday-resort purposes, or other public needs, which the Sub-Committee of Israel Lands Council deems desirable, at the request of

the director of I.L.A., is not subject to tender. Exemptions from tenders are generated only after the Government ministry involved has recommended this.

7.4 ALLOCATING URBAN LAND ON A SHORT-TERM BASIS

Short-term allocation is carried out in cases where I.L.A. wishes to ensure the possibility of re-acquiring the area at the end of a limited time: for example, when a plot, planned for construction, is meanwhile, pending its lease, requested for use as a vehicle parking lot, a garbage dump or another temporary use. Other cases of short-term allocation occur when the lands is designated for agricultural use, but is not actually being cultivated, or not yet planned, or being re-planned, but can be allocated temporary for another purpose until the completion of the planning process.

In these cases, a short-term allocation will be made, as noted, while establishing conditions that will guarantee that no permanent construction shall take place on the leased land. Temporary building will be permitted only after receiving explicit permission from I.L.A. and only if the purpose for which the allocation has been made requires such house, and on condition that the dimension of the building is reasonable in relation to the size of the plot.

In order to ensure, as far as possible, that the option remains open of evacuating the leased land at the end of the agreed period, the lessee must supply a bank guarantee to I.L.A.

8. ASSIGNING RIGHTS TO AGRICULTURAL LAND

Farming land is allocated according to Agricultural and settlement planning, whether for a permanent settlement through title, or for seasonal cultivation, or for a long-term period not through title.

Allocation for permanent settlement through title is made in the organizational framework of a moshav (cooperative village) or kibbutz (collective village) or a farming society. The allocation is for 49 years and includes a plot for house a residential home and two plots for farming

Additional long-term allocations, but without a title, are made to framers who are not organized in a joint framework. Here, too, the lease is for 49 years, for farming purposes only, especially when the land requires financial investments.

As noted, one further method is possible: that of seasonal cultivation and grazing, for a period not exceeding 3 years.

Allocating land on a long-term basis and through title, up to 49 years, is arranged through a decision of the Agricultural Planning Authority and at the recommendation of the Supreme Lands Committee. Allocation for seasonal cultivation is carried out whit the approval of the District Leasing Committee after an application is submitted to the District.

9. ADMINISTERING THE LANDS AFTER THEIR ALLOCATION

Once a land allocation has been made, I.L.A. collects the rental fees. It also engaged in inspection of the land, and in amending the lease agreements: transferring lease rights, additional construction, changing the destination of the land, splitting up plots, etc. all these remain as functions of I.L.A. even after concluding a lease.

9.1 SUPERVISION AND INSPECTION

The inspection departments are engaged in acquiring direct data from the area involved regarding the state of maintenance, demarcation of boundaries, the way the land is utilized, the scope of utilization, and the rights of concession-holders

9.2 SURVEYING FOR SUPERVISION

The mapping units has to get the most updated facilities for the supervision units

The services that are given to them are:

- Updated surveying maps for examination of land invaders.
- Courts opinion
- Decocting aerial photographs.
- Quick answering for problems that arise from the field (mapping in 24 hours).
- Ortho-photos in different preciseness and resolutions

Purchases of ortho-photo that photographed in digital cameras.

Another area in which I.L.A. involves itself after land is leased is carrying out surveys. These concern identifying of areas, determining their condition, how they aroused, and the identities of their concessionaires.

The surveys serve to crystallize proposals connected with leasing lands for farming, quarries, and with paying compensation under the Law of Land Acquisition (1953) and the Lands Statute (Acquisition for Public Purposes) of 1943, as well as to concentrate lands or exchange them.

10. CHANGES IN LAND RESERVES

I.L.A. activities create changes in the land reserves: reserves of lands are liable to grow through purchase, exchange or acquisition for public purposes. On the other hand, the reserves may also diminish because of exchanges, compensation for land under the Lands Acquisition Law and the Lands Statute (acquisition for public purposes) and through the sale of land.

11. REGISTERING OWNERSHIP AND EXCHANGE DEPARTMENT

I.L.A. initiates the registration of lands under its management in the Lands Registry directly or through Government corporations .

-The registration in the cadastre records includes three main stages:

- a. Mutation plan preparations by surveyors and its registration in the Land Registry Bureau.
- b. Preparing the orders, the plans and the codex of the condominiums.
- c. Registration of the leasers in the Land Registry Bureau – examining the leasing agreements which were signed by the inhabitants, preparing the leasing bills and the mortgage bills which are required for the registration in the Land Registry Bureau.

The stages are related to one another and any impediment of one of them causes the impediment of the next stage.

In an enlightened society, an owner's right to property in general and land particular, on the one hand, and the state's right to expropriate land from private owners for the general welfare, are two principles which exist side by side. The general good requires that the state or a local authority shall limit private ownership, and even expropriate their rights for public purposes – all carried up within the law.

11.1 SURVEYING FOR REGISTRATION

The Mapping Department is responsible of promoting survey procedures that are needed to land registration of the I.L.A. on the leaser name.

Those procedures include:

1. Initiating registration plans in lands where it is necessary.
2. preparing registry plans, some by direct management and some by companies that have authorization from the I.L.A. each plan is a survey project that requires budget and tight management. A project like that continues for 1 to 3 years.
3. Examination and signing on registry plans that are made on I.L.A. lands. This kind of examination is needed to ensure that the plan was made according to the I.L.A. obligations.
4. Surveillance and reception of the data to the GIS systems.
5. Preparation and survey management to arrange (legalize) lands.

12. CONCLUSIONS

I.L.A needs to be aware to frequent changes that require implement actions to maintain stability of the Land Market

The I.L.A. is the most important body in the land market and one of the most important in Israel economy and as so he has great responsibility.

I.L.A. makes great affords to fulfill successfully his missions. Among those missions are: deepening the internet use for the benefit of the public, so they will be able to get more information and do more activities online, reducing the friction with the lessees, by granting them ownership on the land rights, direct lessee marketing or owner lessee marketing. For all of the above to happen the mapping field has to invest most of his time in promoting GIS oriented work and progressing the stages that enable to register the plot in the land registry.

Bureau.

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BIOGRAPHICAL NOTES

Yoav Coller born in 1968, a licensed surveyor (since 1997) and a registered professional engineer (Since 1996). Graduated from Geodetic Engineering division of Technion – Israel Institute of Technology. Worked in a private firm as a surveyor (1996-1998). Head of Mapping unit in Israel Land Administration (1998-2005). Head of mapping and Registration unit in Israel Land Administration (since 2005). Head of mapping registration and surveying department in Israel Land Administration (since 2007).

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