

**10th Annual Assembly of the Inter-American Network on Cadastre and Property Registry
(RICRP)**

November 13, 2024

DECLARATION OF BRASILIA

**The Future of Land Access in Latin America and the Caribbean: Toward a More Democratic,
Equitable, and Sustainable Region**

The directors and high-ranking authorities of cadastre and property registry from across the Americas, gathered in Brasilia, Brazil, from November 11 to 13, 2024, on the 10th Conference and Annual Assembly of the Inter-American Network on Cadastre and Property Registry (hereinafter referred to as CONFCAT24):

REAFFIRMING the norms and principles of international law and the Charter of the Organization of American States;

AWARE that the Charter of the Organization of American States affirms in its preamble "that representative democracy is an indispensable condition for the stability, peace, and development of the region" and that one of the essential purposes of the Organization is "to promote and consolidate representative democracy within the principle of non-intervention";

RECALLING that the primary objective of the Inter-American Network on Cadastre and Property Registry (hereinafter RICRP) is to serve as the mechanism for systematic horizontal technical cooperation through which exchanges are promoted, multiplied, strengthened, and invigorated to develop, disseminate, and implement best practices in Cadastre and Property Registry across the Americas, in support of institutional development processes and their advancement at various levels of government;

BEARING IN MIND that the Annual Assembly of the RICRP serves as the main forum for dialogue and analysis of progress in the region on matters of Cadastre and Property Registry;

CONSIDERING that the Latin American and Caribbean region is exceptionally complex, with structural social inequality where land is one of the central factors sustaining this phenomenon, resulting in a marked disparity among the various territories of our region;

HIGHLIGHTING that the current global climate crisis demands urgent attention, action, and resilience to strengthen response capacity from all dimensions, particularly from the territorial dimension, where the intersecting axes of inequality converge, and which has also become a source of both local and international conflicts;

NOTING that addressing social issues begins with attention to underlying factors, such as economic, political, and environmental considerations, and that a comprehensive understanding of territory in all its facets—including cadastral and registry aspects—is a crucial factor in assisting national governments in the creation of actions and public policies aimed at solving social issues, as well as in supporting rural communities, Indigenous peoples, and Afro-descendant communities in the recognition and protection of their rights to tenure and ownership, with a gender-inclusive approach;

TAKING INTO ACCOUNT that within this context, the CONFECAT24 was held from November 11 to 13, 2024, in Brasilia, Brazil, in response to the agreements of the 54th General Assembly of the Organization of American States, as reflected in the Democracy Resolution on the Strengthening of Cadastre and Property Registry in the Americas, AG/RES. 3029 (LIV-O/24);

HIGHLIGHTING that during this 10th Conference and Annual Assembly, we have explored in depth the usefulness and contribution of the information generated by national cadastre and registry agencies as a resource to aid in resolving territorial issues and the climate crisis, promoting social welfare and peace around the world, in line with the strategic objectives of the RICRP;

BEARING IN MIND that the purpose of the gathering was to engage in dialogue on the importance of cadastre and property registry in democratizing access to land, with discussions centered around the following three thematic pillars:

1. The role of cadastre and registry in democratizing access to land.
2. Cadastre and property registry systems in their interface with society and the development of state policies.
3. Land governance in a context of climate change and environmental pressures.

EMPHASIZING that through these pillars, we have analyzed how the democratization of land access allows for the reevaluation of property rights and a better understanding of informal land tenure relations and their implications for environmental preservation and food security;

RECOGNIZING also the need for collaborative systems that, through digital governance and the implementation of new technologies (artificial intelligence and blockchain), improve the efficiency, transparency, and monitoring of land and property management;

EXPLORING new approaches to property valuation that incorporate environmental criteria with the goal of ensuring efficient land use, promoting sustainability and equity, and protecting ecological areas that require such protection;

OBSERVING the Bogotá Declaration from the 9th Annual Assembly of the RICRP, "Cadastral and Registry for the Service of Social Welfare, Democracy, and the Environment," dated December 1, 2023;

CAPITALIZING on the experiences and knowledge shared during the 10th Conference and Annual Assembly, **WE, THE DIRECTORS AND HIGH-RANKING AUTHORITIES OF CADASTRE AND PROPERTY REGISTRY FROM THE REGION, DECLARE THAT:**

1. The guidelines outlined in CONFCAT24 "The Future of Land Access in Latin America: Commitments for a More Equitable and Sustainable Region" constitute an integral part of this declaration; namely:

Improving the analysis of property data to offer better services, for which it is urged to enhance staff training with appropriate technology; transition to a fully geographic information system (GIS)-based environment; improve response times in service delivery to users; and improve the quality of property data in the property valuation register (cadastre).

Promoting interoperability between Property Registry and Legal Cadastre and other state institutions, with the goal of ensuring the simplification of procedures and reducing informality in land access. Additionally, we will make the necessary efforts to implement alternative methods for conflict resolution, in order to foster a climate of security and harmony.

Generating a new set of tools to make the formalization process more effective, in order to accelerate closing the gap and stop postponing the property rights of the most vulnerable families. To this end, we will seek to increase property registry acts for electronic submission and apply artificial intelligence in the registrar's assessment as a support tool.

Equipping countries with leading bodies for the Property Cadastre that aim to de-bureaucratize, streamline, and increase transparency in management through the digitization of cadastral and registry documents and processes, encouraging formalization and regularization of properties in the country, working toward the construction of a Multifunctional Cadastre.

Reaffirming our commitment to advancing the full digitalization and automation of processes in close collaboration between cadastral and registry institutions, and acknowledging the challenges in cadastre management, particularly in rural and remote areas, but being determined to leverage technological opportunities to enhance transparency and accessibility of our services to all citizens, with the implementation of modernization policies, including institutional interrelation, strengthening the Rule of Law, and focusing on sustainable development and environmental responsibility.

Strengthening the governance model of the Cadastre and Public Registry with the harmonized participation of national offices of Statistics and Geography as data and information providers on territory, population, and activities carried out in that territory. For the effective use of data, it must meet characteristics of relevance, timeliness, and quality, aimed at defining public policies and strategies for the modernization and improvement of cadastre and public registries. Furthermore, we must continue developing standards and strategies that promote legal, methodological, and technical interoperability, encouraging efficient, sustainable, and inclusive land management.

Committing to coordinate efforts among the countries of the region and make technical capabilities available to each institution.

Continuing with the updating and mapping of the national cadastre, linking the physical reality with the Property Registry, simplifying processes to democratize access to cadastral and registry services, incorporating new technologies, guaranteeing legal security in land tenure, and effective land management, contributing to the social, environmental, and economic development of the countries.

Promoting regulatory updates that enable relationships between public registries.

Reaffirming our commitment to promote and advance research and technical and social innovation, emphasizing data analytics and the use of Artificial Intelligence to transform cadastre management and its integration with registry systems. With this approach, we aim to guarantee continuous, prospective, and preventive monitoring of changes in land tenure and use, as well as associated conflicts. Additionally, we are committed to transferring knowledge and technology, fostering collaboration, and strengthening capacities in member organizations of the Network for efficient territorial and environmental management as an instrument for strengthening democracy in the hemisphere.

Strengthening the cadastre system of state-owned property for public, social, environmental, and economic policy purposes, considering other information elements provided by Spatial Data

Infrastructures beyond land tenure. This includes the definition of thematic areas of policy and public management to address economic ventures and management for Indigenous communities and groups.

Promoting and urging institutions to take actions that guarantee access to information, encourage the use of tools that streamline administrative procedures, and intensify efforts to achieve interoperability, modernization, and digitization of cadastres and property registries, while developing innovative regulations focused on environmental sustainability in land management.

Building a multifunctional cadastre that reflects the relationship between land occupation and use, as a central tool for land governance and to support the formulation and implementation of public policies that contribute to social inclusion, the guarantee of individual and collective land rights, environmental sustainability, and climate resilience.

Urging the strengthening of national and international multisectoral cooperation to share experiences in building innovative pathways and improving land governance.

As members of the Network, we are committed to strengthening the regional ecosystem of cadastre and property registry.

2. The democratization and digital governance of cadastral and registry information is, more than ever, of great relevance in the face of territorial, social, and environmental challenges;

3. The creation of spaces that allow for the exchange of experiences and best practices in cadastre and registry, but above all, that provide action plans to contribute to solving current issues through alternative mechanisms, is essential;

4. In light of the reality of big data, continuous training and professionalization are required to enable member countries to handle information with new technologies, such as artificial intelligence and blockchain.

We also DECLARE our firm intention to:

5. Promote the role of new technologies in Cadastre and Registry, with a focus on their contribution to environmental preservation.

6. Generate recommendations to guide public policy in the areas of Cadastre and Registry, highlighting their role in ensuring land tenure security and social peace.
7. Promote the democratization and digital governance of both cadastral and registry information, as well as the creation of mechanisms to enable its implementation in the region.
8. Dedicate efforts to strengthening collaboration with judicial bodies and comparing experiences, particularly in the resolution of property-related conflicts through specialized courts.
9. Rethink land tenure rights and relations in strategic ecosystems, such as Cadastre and Registry in times of climate crisis.
10. Continue consolidating the Knowledge Management Working Group and a Professionalization and Certification Program for cadastre and property registry.
11. Continuing with the ongoing update of the Network's portal, considering it as the sole space for knowledge exchange and communication regarding cadastre and registry in the region as a whole.
12. Generate a document with concrete proposals and action plans derived from the Conference and Annual Assembly that can be implemented across the region.
13. Acknowledge the composition of the Executive Committee of the Network for 2025: President - Colombia; Mercosur Region - Argentina; Andean Region - Peru; Caribbean Region – Dominican Republic; Central America Region – Panama; North America Region - Mexico; and thank Peru for its nomination as the host of the 11th Conference of the RICRP in 2025.
14. Approve the application for membership as RICRP associate bodies presented by the Lima Cadastral Institute (ICL) and UNIGIS Latin America.
15. Urge international cooperation to support the RICRP in the proper operation of this mechanism and the achievement of its goals, thanking the FAO and the World Bank for their collaboration, ensuring the coordination of efforts through the Network for the region.
16. Thank FAO for inviting Network members to participate in the II International Conference on Agrarian Reform and Rural Development, to be held in Bogotá, Colombia, in 2026; recognizing the importance of the participation of all member institutions in this important event.
17. Support the strengthening of the RICRP and urge the General Secretariat of the OAS to strengthen the Technical Secretariat by providing the Department for Effective Public Management with a position funded by the regular budget.

18. Thank the people and government of Brazil, especially the National Institute for Colonization and Agrarian Reform (INCRA), for their warm reception and excellent work as hosts for this 10th Conference and Annual Assembly of the RICRP.

19. Thank also the World Bank (WB), the Food and Agriculture Organization (FAO), and the Organization of American States (OAS) for their continuous support of the RICRP.

20. Declare that the results of the 10th Conference and Assembly of the RICRP, as well as this declaration, shall be presented by the Technical Secretariat of the RICRP and the Department for Effective Public Management of the OAS before the Legal and Political Affairs Committee (CAJP) of the OAS Permanent Council, in preparation for the 2025 Resolution on Strengthening Democracy.

21. To contribute to addressing the issues outlined herein, we will work toward the implementation of the previously presented actions from the signing of this resolution document, benefiting society and aiming to achieve democratization and environmental involvement within the context of land and property registry development in the region.

Signatory Countries

Argentina, Brazil, Chile, Colombia, Dominican Republic, Ecuador, El Salvador, Honduras, Jamaica, Mexico, Panama, Paraguay, and Peru.