



6TH FIG REGIONAL CONFERENCE  
COASTAL AREAS AND LAND ADMINISTRATION  
COSTA RICA FROM NOVEMBER 12 TO 15, 2007

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**WELCOME SPEECH OF THE CIT PRESIDENT**

Cordial Greetings, good morning.

Bach. Fernando Zumbado  
Minister of Housing

Eng. Stig Enemack  
President of the FIG

Dear partners from all other countries

Special guest

Ladies and gentleman.

Is really grateful and worthy for College of engineers and topographers has been chosen like headquarter in this 6<sup>th</sup> regional conference.

We all thank you and appreciate this gesture of solidarity given from the FIG to Costa Rica. We hope that you can travel to Central America in a near future.

Our small but warm country located in the Center of the America will be available to receive you with affection and respect that you deserve. We wish that you feel so welcome like in your own house and you will always welcome in Costa Rica. For us it will be a pleasure to have you here again.

Checking the topics that will be developed in these 3 days, we can deduce that there is a great link between earth, sea and people and it's our mean topic of our talkings. Costa Rica is a small territory with only about 51000 km<sup>2</sup> of continental area and 1254 km of territorial sea by the



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ocean Pacific and 212 km by the Caribbean Ocean. It becomes to Costa Rica in a first touristic place in Latin America.

The management of the coastal zones, the Sustainable development, the preparation of master plan and territorial planning, they become as a mandatory tasks to design and build the futures buildings in terrestrial Marine Zone.

Nowadays, our Coasts and beaches have a big development that have changed the building indexes it has to be evaluated with the responsibility to supply the existing water resources in the zone, fairly.

The impact in this commercial development, touristic in the coastal zones generates a substantial change in the earth resource of the big proportions. The first clue that can be detected like a social transformation, it is the worth change of the coastal zones that previously was sold by hectares but nowadays it is sold by M2 and is sold in dollars.

The territorial ordering becomes in the key to a strategic planning and updated Cartography, this is the substrate to any Manage development to be carried out.

**The figure of topographer Engineer figure will be relevant for the individual production of the cadastre planes, but also for the property institutional part, it for a suitable administration according with mandates of a demanding economy as for real-estate safety.**

Our country has made a Great Institutional effort. It has signed a contract of lending with BID (Institutional Bank of Development) it for an approximate amount of \$100 millions, it to guarantee the juridical safety of the real state.

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To execute this project, there are many institutional weaknesses that have been discovered and they have to be corrected as soon as possible. Among them, we mention Geography Institute without governmental support to keep an updated cartography of our country.

An address of national cadastre requires of Institutional reengineering orientated to the vision and mission to a regularization and compatibility of **real-estate record, whose aim is to guarantee a juridical safety of the rights on the property building and to improve the climate for public and private accomplishment investments of our country.**

Is for that reason that was necessary that private companies contracting for cartography update(for cartography matters), but also to defining a new system of reference CR05 and its cartographic associate projection CRTM05, linked to a international frame reference (ITRF2000) of the international land service and associated with the ellipsoid of the geodesic world system (WGS84), for that was necessary to redeem the national geodesic network from first and second order using the advantages offered by the measurements with G.P.S. and the net of Cor stations.

With these elements the Project will offer a national system of territorial information (STI) and a system of real state record (SRSR) both key for the territorial administration.

The other great topic, the zone maritime-terrestrial, it becomes in the mean attraction because it's intensive development in the last 10 years.

The physical demarcation of this zone includes an inalienable band Of 50 m. from the ordinary tide and another band of 150 m. of public character but concessional, it's demarcation corresponds to a legal mandate of National Geographic Institute. However has to be studied other options to improve its execution.

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Another important topic for developing in this conference is a workshop about the mean **educational problems of the region.**

It is necessary to do an effort to obtain the accreditation that is given by public universities in a topography major (it has to be obtaining through all universities). The National University and the Geodesy and topography Schools make a great effort and to accredit it's major. This is an example to follow by other 2 University centers.

We will take advantage of the workshop programmed for Wednesday by the Commission No. 2 of the FIG and coordinated by Mr. Pedro Cavero to advance in this important mission of the curricular aspect.

We hope that the other regional participant's countries also take advantage of this opportunity to interchange their experiences

Finally, we want to give gratefulness to Mr. Stig Enemack (FIG President) for incorporating in this 6<sup>th</sup>. Fig Regional Conference as mean topic: The possibility to give resources in favor of poor people. When coastal zones would be enables for tourist and commercial projects in the region.

For it, was proposed **San José agreement** which will give a regional sustenance to a valuable initiative.

We are sure that the Government agrees with Mr. Stig because it is similar as the government programs that are executed in our country nowadays.

This vision of solidarity that favors the poor people, causes that professional work would be more human.

As liberal professionals, we have seen the transformation of the coastal zones in a really short time without major planning, and as a serious aspect the bordering population will have a drastic change as far as the change of rural life to urban life and with high levels of leisure without a suitable preparation for this change.

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It is so clear to detect the causes of this social transformation, we concluded that the poverty rings generated in coastal zones must be treated and financed with the same resources generated by tourist industry.

It seems opportune to propose a canon by social compensation in each project developed in Maritime terrestrial zone to make more equitable the coastal development.

We think that territorial classification must be a policy of condition and an instrument of planning of development from a global, democratic and participative point of view that allows an appropriate political administrative organization of the nation.

We hope that multiple topics to developing in this 6<sup>th</sup>. FIG Regional Conference will be of pleasure and interest to all the present participants.

Thank you.

Eng. Juan Manuel Castro Alfaro  
President of the engineers' College topographers

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