

Land Administration and Cadastral Systems

In support of sustainable Land Governance

Prof. Stig Enemark

 President
Aalborg University, Denmark

3rd LAND ADMINISTRATION FORUM FOR THE ASIA AND PACIFIC REGION
TEHRAN, IRAN, 24-26 MAY 2009

Greetings from Copenhagen



Greetings from the Home Base



Outline of Presentation

Land Administration Systems

- Rights – Restrictions – Responsibilities
- Spatially Enabled Government

The Global Challenges

- The Millennium Development Goals
- The Role of FIG and the Global Surveying Community

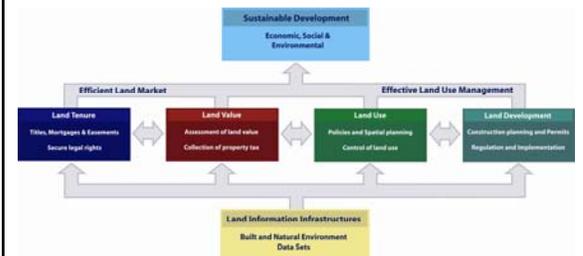
Land governance

Land governance is about the policies, processes and institutions by which land, property and natural resources are managed.

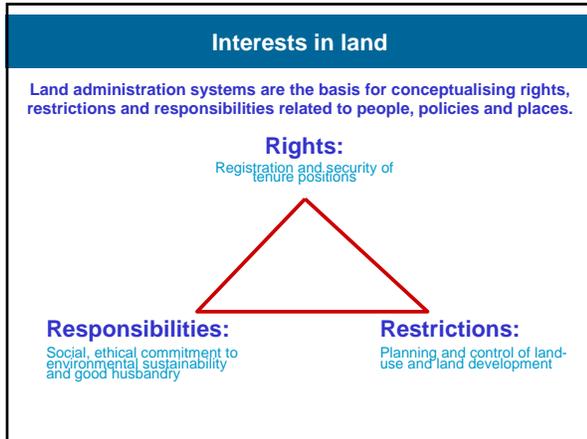
This includes decisions on access to land; land rights; land use; and land development.

Land governance is about determining and implementing sustainable land policies.

LAS provide the infrastructure for implementation of land policies and land management strategies in support of sustainable development.



Land Tenure: the allocation and security of rights in lands; the legal surveys of boundaries; the transfer of property through sale or lease; and the management, adjudication of disputes regarding rights and boundaries.
Land Value: the assessment of the value of land and properties; the gathering of revenues through taxation; and the management and adjudication of land valuation and taxation disputes.
Land-Use: the control of land-use through adoption of planning policies and land-use regulations at various levels; the enforcement of land-use regulations; and the management and adjudication of land-use conflicts.
Land Development: the building of new infrastructure; the implementation of construction planning; and the change of land-use through planning permission and granting of permits.



The increasing role of property rights

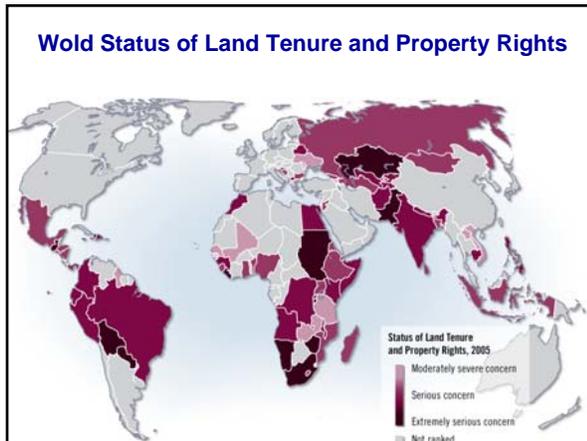
"Civilised living in market Economies is not simply due to greater prosperity but to the order that formalised property rights bring"

Hernando de Soto – 1993

Continuum of rights (GLTN-agenda)

From: illegal or informal rights

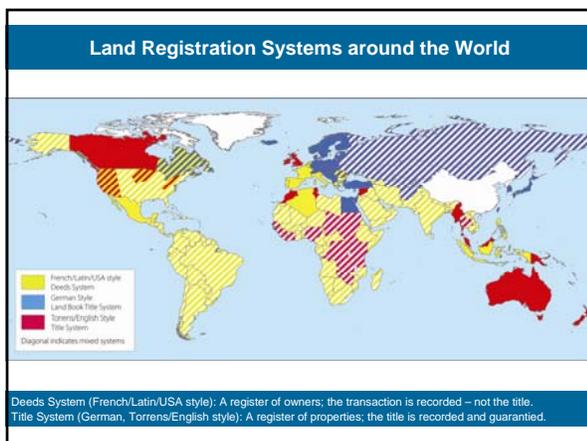
To: legal or formal rights



What is a good property system ?

- People in general can participate in the land market; widespread ownership; everybody can make transactions and have access to registration
- The infrastructure supporting transactions must be simple, fast, cheap, reliable, and free of corruption.
- The system provides safety for housing and business, and for capital formation

Only 25-30 countries in the world apply to these criteria.



A worldwide Comparison of Cadastral Systems

Cadastral Template

A Worldwide Comparison of Cadastral Systems

Cadastral country reports based on a jointly developed PCGIAP/FIG template. Established under UN mandate by Resolution 4 of the 16th UN/ICC AP in Okinawa, Japan in July 2003. UN endorsement for cooperation with UN/CEP, WFP, UN/CCA, UN/COG, and UN/COG.

Data per Country
See context: 11 Dec 2007, 42 countries

Select a Country

II. Principles and Statistics
See context: 4 Jan 2008, 42 countries

1. General Principles
2. Population
3. Parcels
2.1. Professionals

Latest Updates

- Country report of Latvia (31 Dec 2007)
- Country report of Norway (8 Aug 2007)
- Country report of Spain (18 Dec 2006)
- Update of Latvia and Switzerland (8 Aug 2006)
- Country report of Austria (4 Jan 2008)
- Country report of Latvia (28 Dec 2007)
- Country report of Tanzania (12 Jul 2008)
- Country report of Finland (29 Apr 2008)
- Country report of Hungary (7 Jun 2004)
- Country report of Netherlands (19 October) (23 May 2004)

I. Data per Data Fields
See context: 4 Jan 2008, 42 countries

Select a Field

Documents

- Questionnaire for Countries (English, Spanish, Portuguese)
- Professionals
- Administrative Documents

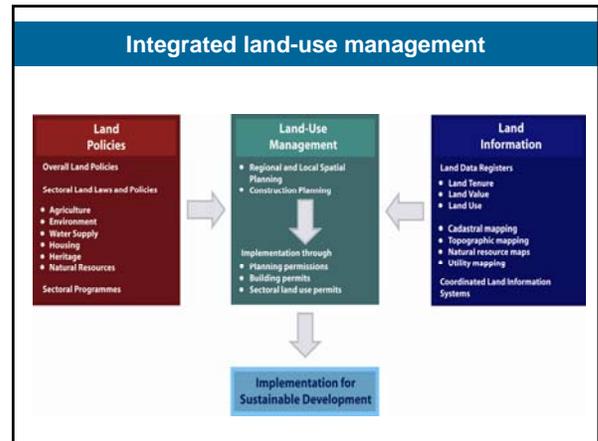
The "Cadastral Template" has been developed by a research group at the Department of Geomatics of the University of Melbourne. It consisted of Prof. Ian Williamson, Dr. Abbas Rajjoubani, and Daniel Steudler, supported by Prof. Sigmund Eriksen from Aalborg University, Denmark.

www.cadastraltemplate.org

Property Restrictions

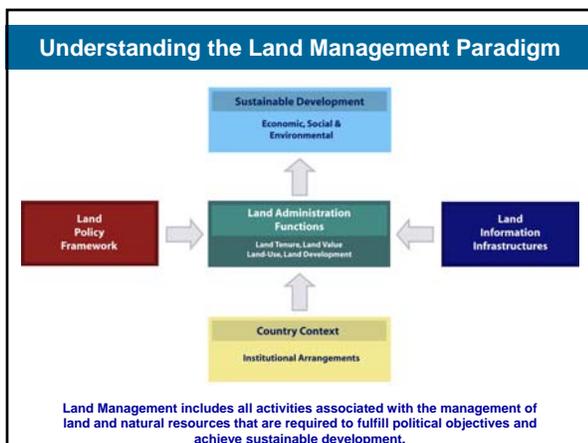
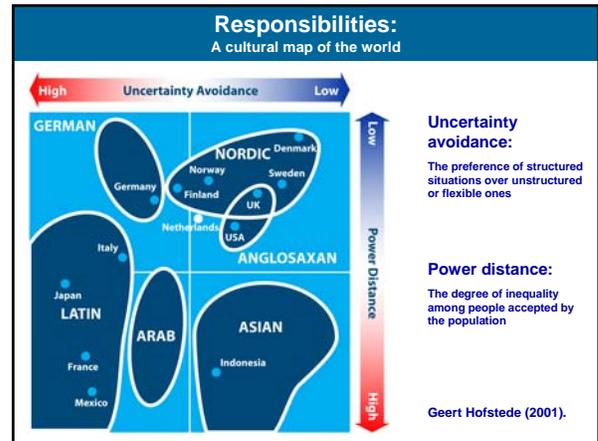
- two conflicting approaches

- The free market approach** (current debate in the US)
 - Land owners should be obligated to no one and should have complete domain over their land.
 - The role of government to take over, restrict, or even regulate its use should be non-existent or highly limited.
 - Planning restrictions should only be imposed after compensation for lost land development opportunities
- The central planning approach** (European perspective)
 - The role of democratic government include planning and regulating land systematically for public good purposes.
 - A move **from** every kind of land use being allowed unless it was forbidden **to** every change of land use is forbidden unless it is permitted and consistent with adopted planning regulations and restrictions.



Three core principles

- Decentralisation of planning responsibilities**
 - Local representative democracy responsible for local needs
 - Decentralised responsibility for decision making with accountability for economic, social and environmental consequences.
 - Providing monitoring and enforcement procedures
- Comprehensive planning**
 - Combining aims and objectives, land-use structure planning, and land use regulations into one comprehensive planning document covering the total jurisdiction
- Public participation**
 - Providing awareness and understanding of the need for planning regulations in respond to local needs.
 - Legitimising local political decision making



Place matters

Everything happens somewhere

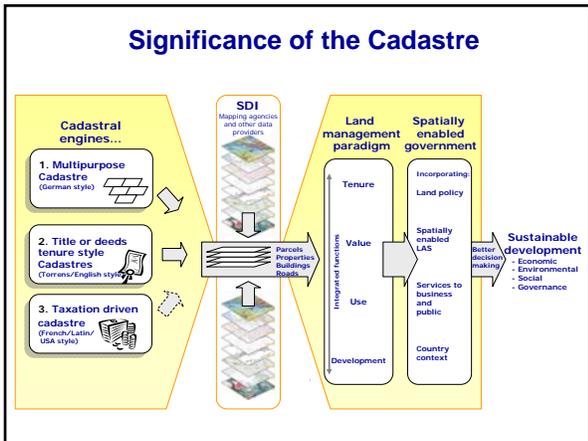
If we can understand more about the nature of “place” where things happen, and the impact on the people and assets on that location, we can plan better, manage risk better, and use our resources better.

“Heading toward spatial enabled society”

Spatially Enabled Government

A spatially enabled government organises its business and processes around “place” based technologies, as distinct from using maps, visuals, and web-enablement.

The technical core of Spatially Enabling Government is the **spatially enabled cadastre**.

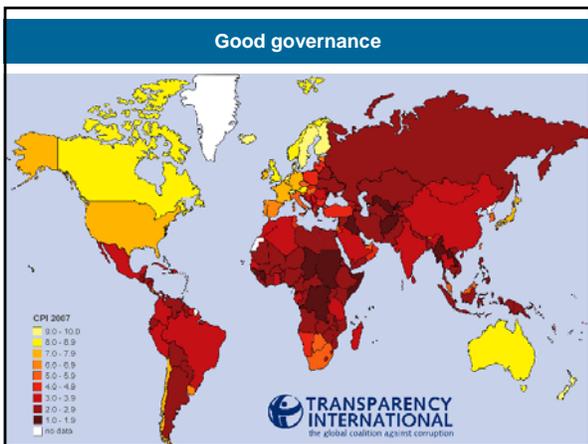


Good Governance is:



- **Sustainable and locally responsive:** It balances the economic, social, and environmental needs of present and future generations, and locates its service provision at the closest level to citizens.
- **Legitimate and equitable:** It has been endorsed by society through democratic processes and deals fairly and impartially with individuals and groups providing non-discriminatory access to services.
- **Efficient, effective and competent:** It formulates policy and implements it efficiently by delivering services of high quality.
- **Transparent, accountable and predictable:** It is open and demonstrates stewardship by responding to questioning and providing decisions in accordance with rules and regulations.
- **Participatory and providing security and stability:** It enables citizens to participate in government and provides security of livelihoods, freedom from crime and intolerance.
- **Dedicated to integrity:** Officials perform their duties without bribe and give independent advice and judgements, and respects confidentiality. There is a clear separation between private interests of officials and politicians and the affairs of government.

Adapted from FAO, 2007



e-Government

“E-Government” refers to the use by government agencies of information technologies that have the ability to transform relations with citizens, businesses, and other arms of government

E-Government initiatives should be part of broader reforms to improve public sector performance in:

- Delivering services to citizens
- Delivering services to businesses
- Increasing efficiency

Knowledge Management in e-Government

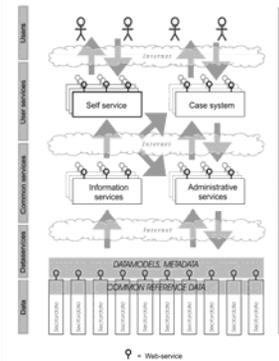
Knowledge management is about optimising the use of the basic asset of any organisation namely knowledge.
 Knowledge management is an integrated approach to managing the information assets of an organisation/enterprise
 Knowledge management is – in fact – just common sense.

• Knowledge Management in e-Government

Is about the sharing and organising of knowledge just like spatial information management is about organising and sharing of data.

It is about designing and implementing a suitable IT-architecture for organising spatial information that can improve the communication between administrative systems and also establish more reliable data due to the use of the original data instead of copies.

The Service –Oriented IT Architecture



Users: All kind

User services:

Self services collect and organise data from different sources for specific purposes
 Case systems design and support the processes in government administration

Common services:

Information services support the distribution of data
 Administrative services secure the process of access to and updating of the data

Data services:

Provide functionality
 For distribution and administration

Data: Official (authentic) governmental
 Registers and map databases
 • Quality, authenticity, and actuality
 • Flexibility and accessibility
 • Standardisation

Outline of Presentation

Land Administration Systems

- Rights – Restrictions – Responsibilities
- Spatially Enabled Government

The Global Challenges

- The Millennium Development Goals
- The Role of FIG and the Global Surveying Community

Global Partnerships in Land Management



Is strongly committed to the MDGs and the UN-Habitat agenda on the GLTN

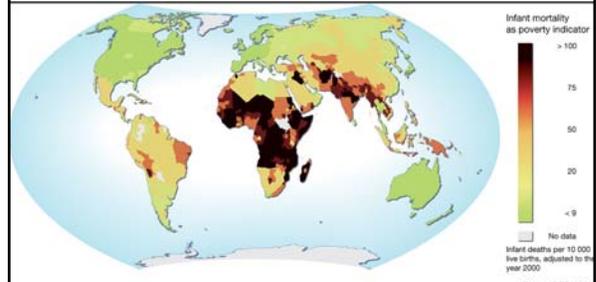
The UN Millennium Development Goals

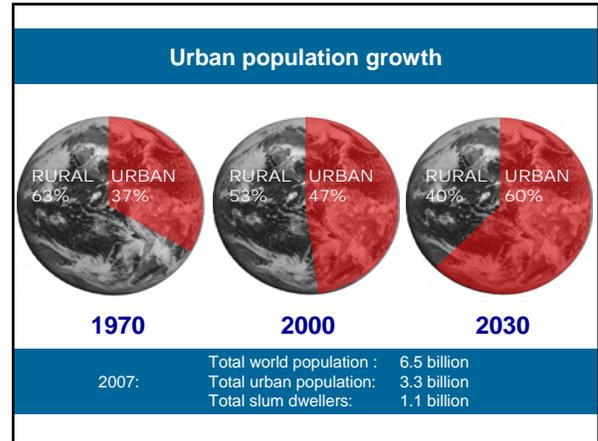
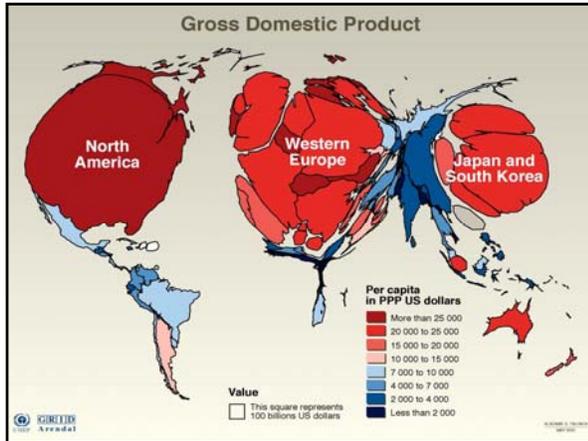
- Goal 1: Eradicate extreme poverty and hunger
- Goal 2: Achieve universal primary education
- Goal 3: Promote gender equality and empower women
- Goal 4: Reduce child mortality
- Goal 5: Improve maternal health
- Goal 6: Combat HIV/AIDS, malaria and other diseases
- Goal 7: Ensure environmental sustainability

Goal 8: Develop a Global Partnership for Development

The framework includes 18 targets and 48 indicators enabling the ongoing monitoring of annual progress

World status of poverty



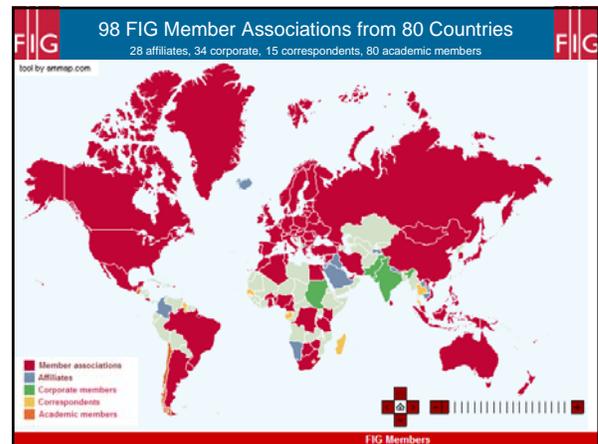


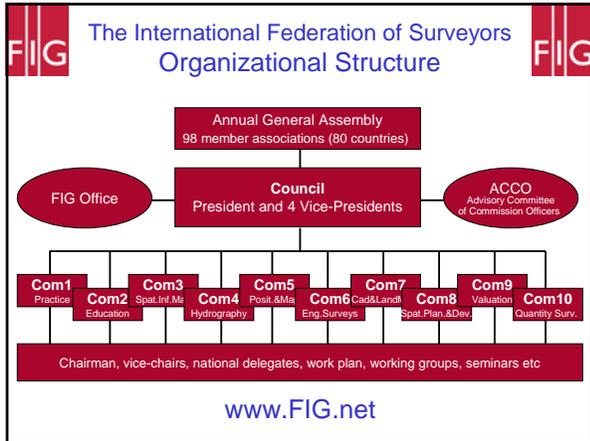
It is all about:

- People,** human rights, engagement and dignity
- Politics,** land policies and good governance
- Places,** shelter, land rights, and natural resources
- and Power,** decentralisation and empowerment

FIG Global Partnership with

- **FAO**, projects on capacity building, good governance, land economics, etc....
- **UN-HABITAT**, partner in the GLTN network, projects on informal settlement, informal development, gendered land tools, etc....
- **World Bank**, joint conference on Land Governance in support of the MDGs





The Role of FIG

- **Professional Development**
 - Global forum for professional discussions and interactions
 - Conferences, symposia, commission working groups,
- **Institutional Development**
 - Institutional support for educational and professional development at national and international level
- **Global Development**
 - Cooperation with international NGO's such as the UN agencies, World Bank, and sister organisations
 - Joint activities and common policy-making to reduce poverty and enforce sustainable development



The Role of FIG

FIG this way, intend to play a strong role in building the capacity to design, build and manage national surveying and land administration systems that facilitates sustainable Land Governance.

