

**FIG-Vicepresident Prof. Holger Magel
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Key factors for a successful secure tenure campaign

- **A widely accepted national land policy**
- **The recognition of informal (including customary) land rights;**
- **A cadastral system and register – as the main part of local administration systems – adopted to local conditions and accessible by the local people;**
- **A functional, however simple (cost effective), land valuation system;**
- **Adequate procedures for land readjustment and land consolidation;**
- **Legal recognition of formal and informal institutions for conflict resolution;**
- **Spatial Data Infrastructure and other surveying and mapping infrastructure;**
- **Inter-sectoral land use planning as an important objective of land management;**
- **Effective and efficient project management;**
- **People's participation: participation of NGOs and CBOs and strengthening of Civil Society.**

Key factors for a successful secure tenure campaign

The success and sustainability of any project of this kind as good as it might be designed always also depends on having the appropriate personnel to implement it. Therefore, capacity building for public institutions as well as for citizens and NGOs has to be an integral part of all projects concerning land issues.

The Commitments of the Professionals

With respect to the need and demand for capacity building, the intention of the Habitat Professionals Forum is to contribute to fill this gap. To name just some of the activities pursued to support capacity building by FIG:

- organization of conferences and seminars by the nine commissions such as for example those in Mexico City, Nairobi and Delft in cooperation with the World Bank, the United Nations and UN FAO and UNCHS (Habitat);**
- implementation of an education database;**
- introduction of academic membership;**
- publication and dissemination of brochures such as the FIG Guidelines on Women's Access to Land or FIG Agenda 21;**
- support of member associations.**

Access to Land is more important than ownership

Experience has contributed to important lessons learnt: It has become common knowledge that access to land is more important than ownership, that access to land has to be broadened to resource tenure including water and forest rights, that a focus is needed on the regulatory framework, that legalization of informal settlements has to be accompanied by the integration into the urban fabric, that locally adopted systems are more effective than the import of sophisticated, time and cost intensive Western models, brief: the euphoria that the solely distribution of titles will solve all problems related to land had to be reconsidered. The idea that by giving titles to informal settlers, land markets will work and squatters will have access to credit which together will lead to the up-grading of the informal settlement and to the reduction of poverty had to be questioned. Why should a bank give credit to someone who owns a shabby shack in an inundation area at the periphery of the city far from every

infrastructure? Also, still today some people believe in ‘the mystery of capital’ (de Soto 2000), it has long been clear, that the market by itself won’t make it. Instead of delegating the whole responsibility to the market, governments and parliaments have to improve access to land by groups whose needs are not met by the market. The state should regulate the supply of land for housing, ensuring that land can be acquired by different means and that the norms it establishes are respected. Therefore, national land policies determining the roles of all actors involved are a crucial precondition for the realization of tenure security. This has to include – and normally does – a commitment to the decentralization of land administration and land management.

Future challenges

- **First of all the implementation of recently established national land policies;**
- **Second, a clear definition of the role of the market; its assets and limits;**
- **Third, a clear distinction of responsibilities between the public, private-profit and the private-non-profit sector and consequently**
- **Fourth, reorganization of land administration systems and**
- **Fifth, addressing the issue of power: it is not uncommon for the land administration agency to be considered one of the most corrupt government agencies in a developing country, respectively retarding or preventing the implementation of land policy reforms;**
- **Sixth, widening land tenure to resource tenure and integrating the demand for security of tenure in international agreements on natural resource management such as the convention to combat desertification (CCD);**
- **And last but not least, further promotion and development of capacity building in land management and land tenure.**

Proposed issues for discussion

- **To what extent do people actually need property titles? What tenure alternatives are available?**
- **What are the basic components of a land administration strategy (cadastral tool box)?**
- **What could be performance indicators to monitor the impact of land administration?**
- **How can Civil Society be further integrated?**
- **What is the role of the public sector?**
- **What can be done by the market?**
- **What are the chances and limits of private-public-partnership?**
- **How to deal with corruption related to land?**
- **How can capacity building further be improved?**
- **How can the role and co-operation of architects, planners, surveyors and other professionals be improved?**
- **In which fields the professional associations should become more active?**