

# Integrated Land Management for the Society

- A Global Perspective

Prof. Stig Enemark

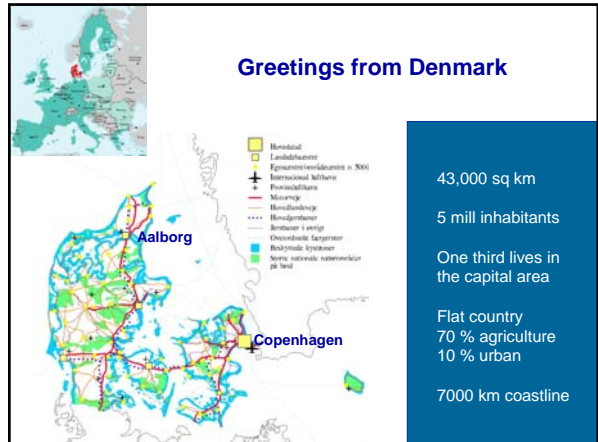


President

Aalborg University, Denmark

SEMINAR ON LAND MANAGEMENT  
Ministry for Municipal and Rural Affairs, Deputy Ministry for Land and Surveys  
RIYADH, SAUDI ARABIA, 5 - 6 APRIL 2008

## Greetings from Denmark



## Greetings from Copenhagen

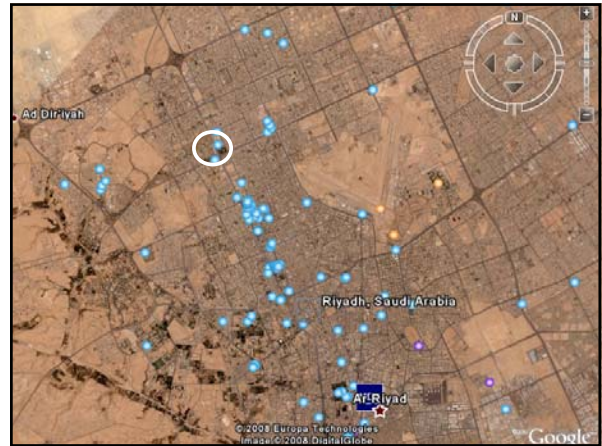


## Greetings from the FIG Home Base



## Aalborg – my home town





### Outline of Presentation

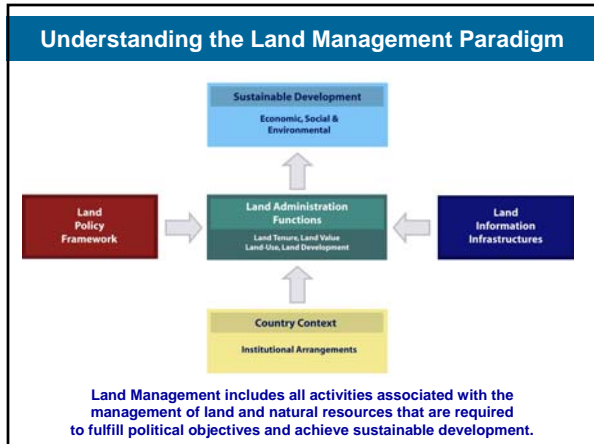
Land management is about managing interests in land. In generic terms this is about managing rights, restrictions and responsibilities in land.

**Underpinning Land Management**

- Rights – Restrictions – Responsibilities
- Spatially Enabled Government

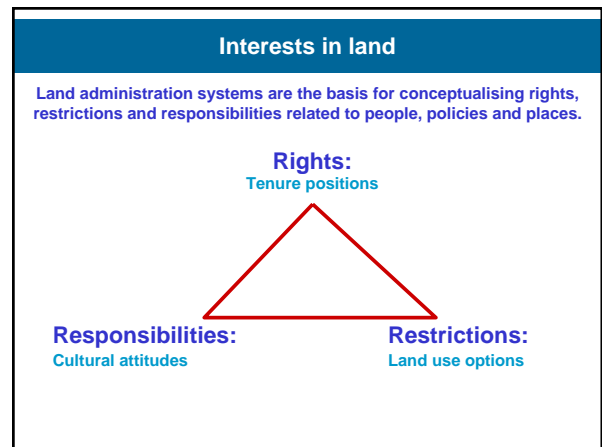
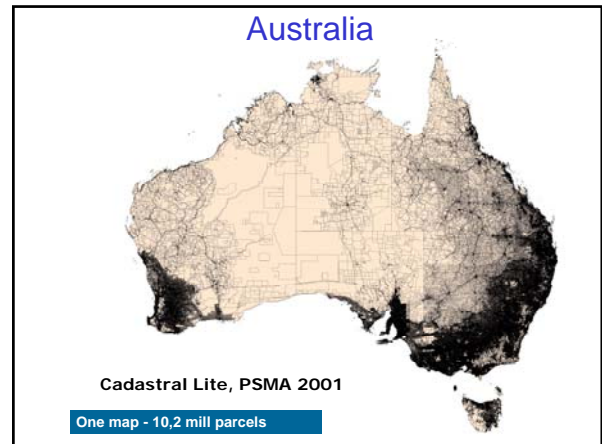
**The Role of FIG**

- Facing the Millennium Development Goals
- "Building the Capacity"



### Lack of an integrated approach

- In many countries there is a tendency to separate land tenure rights from land use rights
- Planning and land use control is not linked with land values and the operation of the land market.
- This may be compounded by poor management procedures that fail to deliver required services.
- This reveals a much deeper problem: the failure to treat land and its resources as a coherent whole.
- Many countries around the world - also in Europe – are facing problems in this regard and with regard to informal urban development.

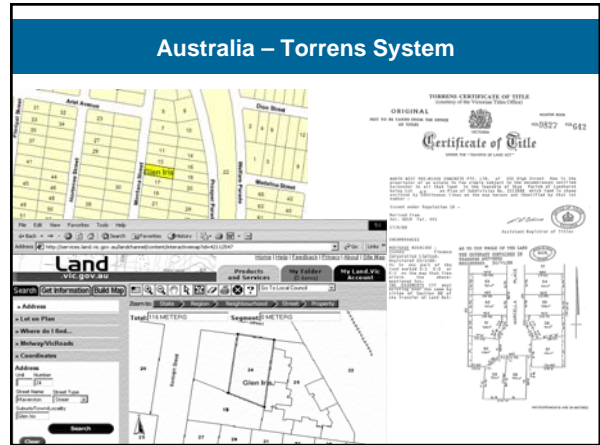
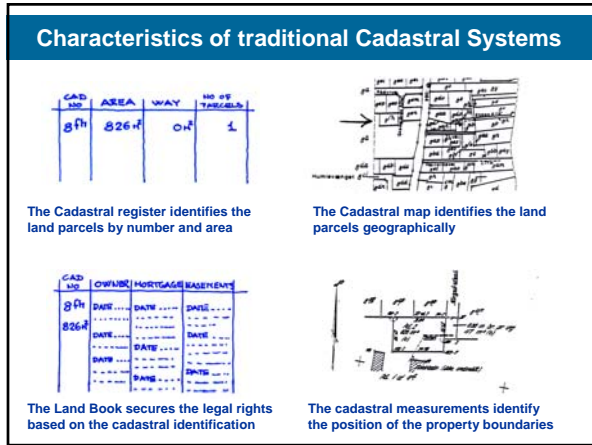
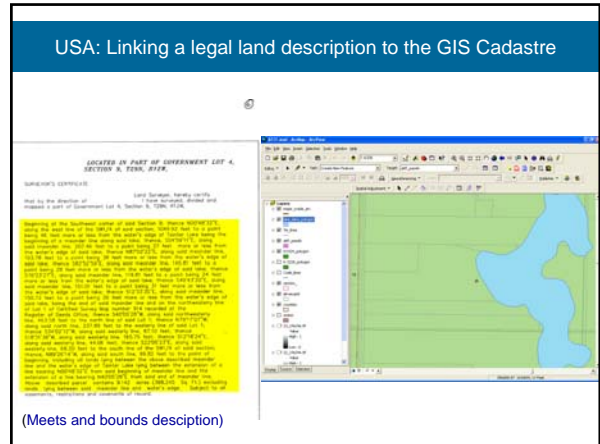
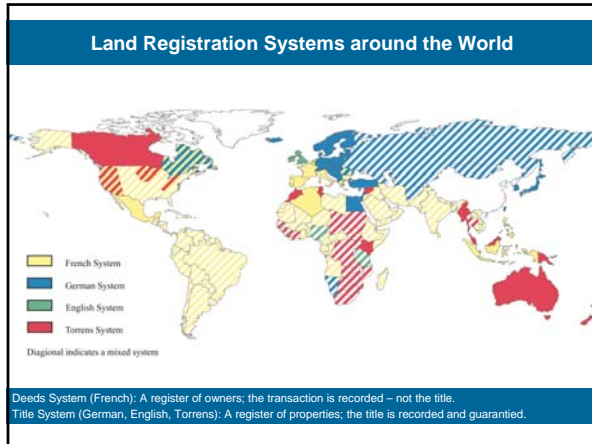


- ### The RRR 's
- **Property Rights**
    - Are concerned with ownership and tenure
    - Are normally available in the Land Registry
  - **Property Restrictions**
    - Are concerned with controlling use and activities on land
    - Are normally available through planning documents or general land use provisions
  - **Property Responsibilities**
    - Relate to a more social, ethical commitment or attitude to environmental sustainability and good husbandry.
    - The human kind to land relationship is dynamic.

### 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"**

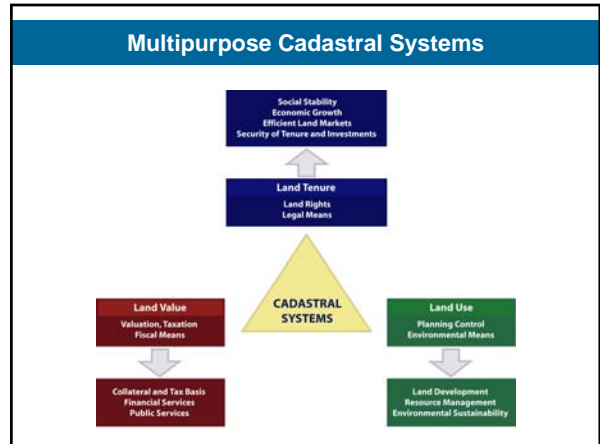
*Hernando de Soto - 1993*



### 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 FIG/AFG template.  
Established under UN mandate by Resolution 4 of the 16th UNCCC AP in Okinawa, Japan in July 2003.  
UN endorsement for cooperation with UN-ECE WPLA, UN-ECA COOL and PCIDEA.

**Data per Country**  
See online: 4 Jan. 2008, 42 countries  
as from:   
as of:

**Field Definitions**  
See online: 4 Jan. 2008, 42 countries

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

**II. Principles and Statistics**  
See online: 4 Jan. 2008, 42 countries  
1.1 Cadastral Principles  
2.1 Population  
2.2 Parcels  
2.3 Professionals

**Latest Updates**  
• Country report of China (31 Dec. 2007)  
• Country report of Korea (8 Aug. 2007)  
• Country report of Israel (18 Oct. 2006)  
• Update of Latvia and Netherlands (8 Aug. 2006)  
• Country report of Austria as 30th country (14 Jan. 2006)

**Documents**  
• Questionnaire for Download (English, Basque, Portuguese)  
• Publications  
• 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 Rajabifard, and Daniel Steudler, supported by Prof. Stig Eriemark from Aalborg University, Denmark.

[www.cadstraltemplate.org](http://www.cadstraltemplate.org)

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**Country Selection**  
A - Country Context  
A1 - Geographical Context  
A2 - Historical Context  
A3 - Current Political and Admin. Structures  
A4 - Historical Outline of Cadastral System  
B - INSTITUTIONAL FRAMEWORK  
B1 - Government Organization  
B2 - Public Sector Involvement  
B3 - Prof. Organization or Association  
B4 - Landmark  
B5 - Education  
C - CADASTRAL SYSTEM  
C1 - Purpose of Cadastral System  
C2 - Types of Cadastral System  
C3 - Cadastral Concept  
C4 - Content of Cadastral System  
D - CADASTRAL MAPPING  
D1 - Cadastre Map  
D2 - Examples of Cadastral Map  
D3 - Role of Cadastre Layer in SD  
E - REFORM ISSUES  
E1 - Cadastral Issues  
E2 - Current Initiatives  
E3 - Publications  
Select a Field

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**Land Use Restrictions**

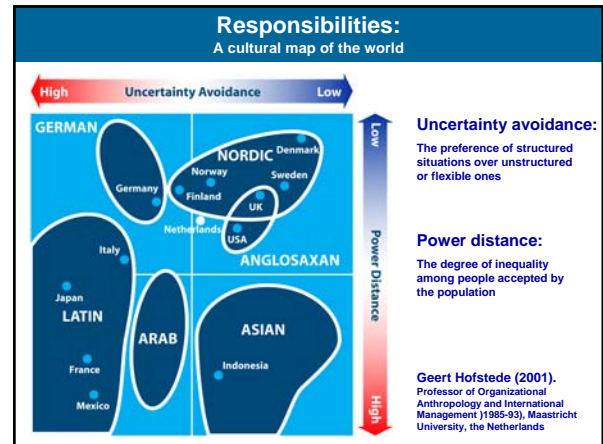
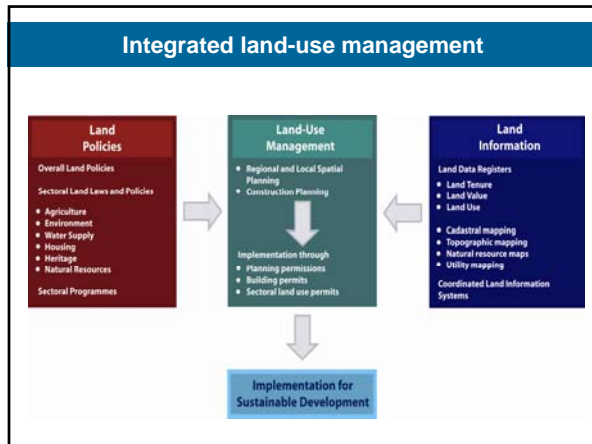
- Rights to land also include the rights of use, however:
  - The right of use is limited through public land use planning regulations and restrictions, sectoral land use provisions, and private land use regulations
  - Many land use rights are in fact restrictions that control the future use of land. The number and kind of land use restrictions is huge.
  - Land Use restrictions will normally not appear in the Land Registry, but may be available through planning documents and general land use provisions

**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
  - Combining responsibility for decision making with accountability for economic, social and environmental consequences.
  - Monitoring and enforcement procedures
- **Comprehensive planning**
  - Combining aim and objectives, land-use structure planning, and land use regulations into one planning document covering the total jurisdiction
- **Public participation**
  - Combining responsibility for decision making with accountability for financial and economic consequences

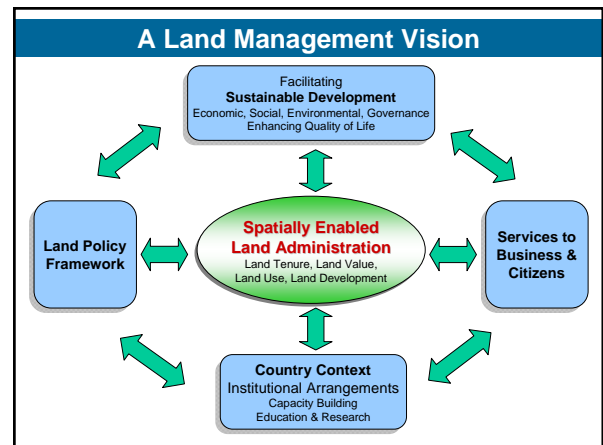


### Good Governance is essential

- Sustainability:** balancing social, economic and environmental needs while being responsive to the present and future needs of society.
- Subsidiarity:** allocation of authority at the closest appropriate level consistent with efficient and cost-effective services
- Equity:** Women and men must participate as equals in all decision making, priority setting, and resource allocation processes
- Efficiency:** Public services and local economic development must be financially sound and cost-effective.
- Transparency and Accountability:** Decisions taken and their enforcement follows rules and regulations. Information must be freely available and directly accessible.
- Civic Engagement and Citizenship:** Citizens must be empowered to participate effectively in decision-making processes.
- Security:** All stakeholders must strive for prevention of crime and disasters. Security also implies freedom from persecution, forced evictions and provision of land tenure security.

Adapted from UN-Habitat 2002

All kind of government includes a spatial component



### Spatially Enabled Government

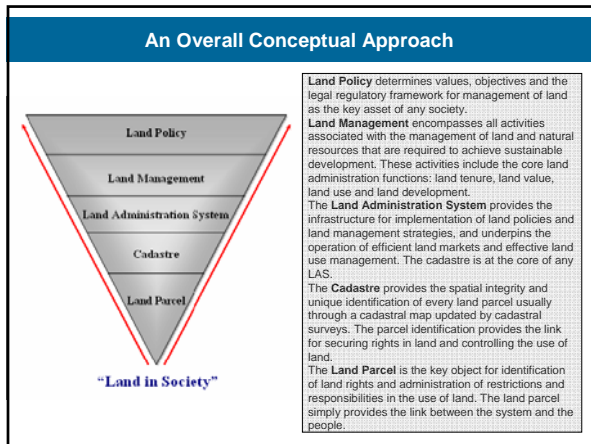
Spatially enabled government is achieved when governments use **place** as the key means of organising their activities in addition to information, and when location and spatial information are available to citizens and businesses to encourage creativity.

Centre for Spatial Data Infrastructure and Land Administration  
Department of Geomatics, University of Melbourne, 2006.

emergency response, taxation assessment, environmental monitoring and conservation, economic planning and assessment, social services planning, infrastructure planning, etc

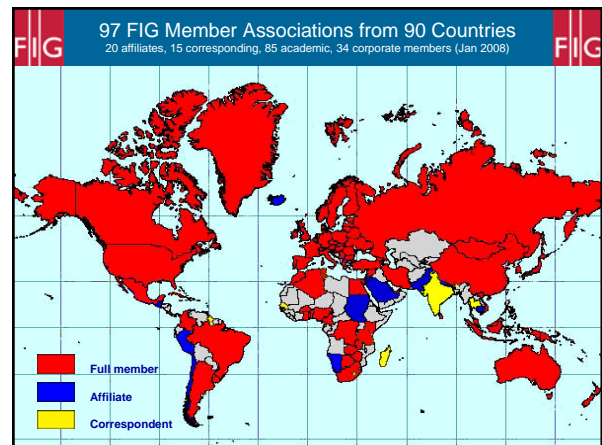
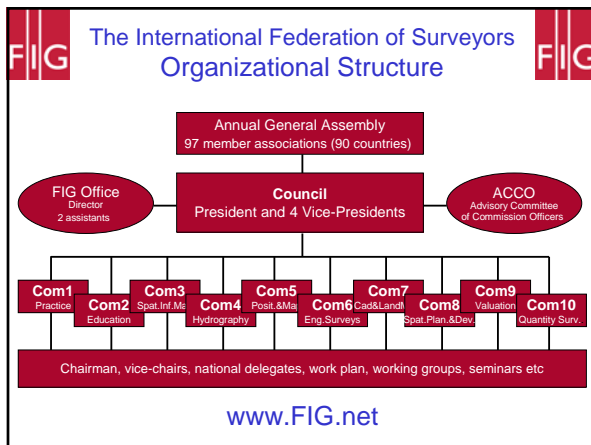
### Spatially Enabled Government

- A spatially enabled government organises its business and processes around **"place"** based technologies, as distinct from using maps, visuals, and web-enablement.
- Identification of **"the place"** in ways that are understandable by non-technical people (Google Earth)
- Capacity of businesses and citizens to manipulate the information should be organised through the use of **service oriented IT- architecture**.
- The technical core of Spatially Enabling Government is the **spatially enabled cadastre**.



### The role of FIG

What is the role of **FIG** in this regard?



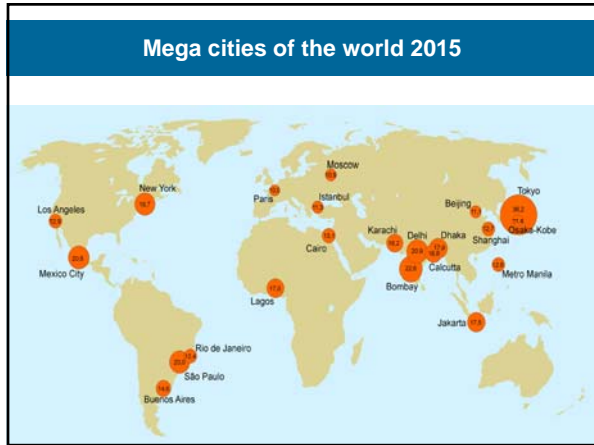
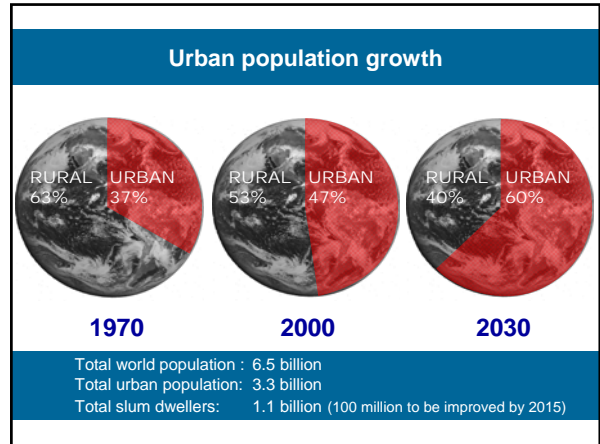
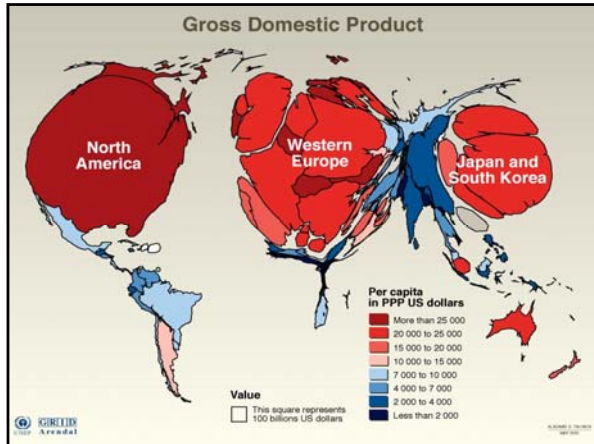
### The Global Agenda

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







**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**

**Cooperation Agreement with UN-Habitat**

Traditional cadastral systems do not provide for security of tenure in informal settlements.

A more flexible system is needed for identifying the various kind of social tenure existing in informal settlements.

Such systems must be based on a global standard and must be manageable by the local community itself: **The Social Tenure Domain Model.**

**Cooperation Agreement with the World Bank**

- Mutual representation at conferences, forums and meetings
- Mutual representation in collaborative projects
- Joint publications
- Joint promotion
- Organizing a joint WB/FIG high profile conference March 2009 at the WB headquarters in Washington DC entitled "Land Administration in Support of the MDG's"

**The role of FIG**



"Building the capacity"

## The role of the surveying profession

The MDGs is a powerful concept towards development, security and human rights for all.

The surveying profession plays is key role by providing:

- Geographic information in terms of mapping and databases on the natural and built environment
- Secure tenure systems
- Systems for land valuation, land use management and land development
- Systems for transparency and good governance

## 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

## FIG publications

[WWW.FIG.NET](http://WWW.FIG.NET)

## From Cadastre to Holistic and Pro Poor Land Management

- Holding of rights to land
- Economic aspects of land
- Control of land use and development

Administering the people-land relationship through

- Land Policy
- Land Management
- Good Governance

and

- Building the capacity to deal with this

FIG WW Israel, May 2009

FIG Congress, Sydney, April 2010

**STOCKHOLM 2008**  
 FIG Working Week – Integrating Generations  
 Integrating the Surveying Profession with the Integration of Professional Institutions  
 Stockholm, Sweden  
 14-19 June 2008

**Thank you for your attention**