The Land Management Challenge
- The Role of the Surveyors in Support of the Global Agenda

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XVth MEETING OF CROATIAN SURVEYORS
ROVINJ, CROATIA, 22 - 23 MAY 2008

Greetings from Denmark
43,000 sq km
5 mill inhabitants
One third lives in the capital area
Flat country
70% agriculture
10% urban
7000 km coastline

Wonderful Copenhagen

Outline of Presentation
Underpinning Land Management
• Understanding the land management paradigm
• Rights – Restrictions – Responsibilities

Global Responsibilities - the Role of FIG
• Facing the Millennium Development Goals
• "Building the Capacity"
Understanding the Land Management Paradigm

Land Management includes all activities associated with the management of land and natural resources that are required to fulfill political objectives and achieve sustainable 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

Continuum of rights (GLTN-agenda)

From illegal or informal rights
To legal or formal rights

Land Registration Systems around the World

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

www.cadstraltemplate.org

Rights to land also include the rights of use, however:
- 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.
- The right of use is limited through public land use planning regulations and restrictions, sectoral land use provisions, and private land use regulations

Land Use Restrictions

- 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.

Property Restrictions
- two conflicting approaches

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Integrated land-use management
Responsibilities: A cultural map of the world

Uncertainty avoidance:
The preference of structured situations over unstructured or flexible ones

Power distance:
The degree of inequality among people accepted by the population

Geert Hofstede (2001). Professor of Organizational Anthropology and International Management 1985-93, Maastricht University, the Netherlands

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 service.

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 follow laws 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 freedoms from persecution, forced evictions and provision of land tenure security.

Good Governance is essential

Adapted from UN-Habitat 2002

All kind of government includes a spatial component

A Land Management Vision

Facilitating Sustainable Development
- Economic, Social, Environmental, Governance
- Enhancing Quality of Life

Spatially Enabled Land Administration
- Land Tenure, Land Value, Land Use, Land Development

Services to Business & Citizens

Country Context
- Institutional Arrangements
- Capacity Building
- Education & Research

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.

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

The International Federation of Surveyors

Organizational Structure

The role of FIG

Global Partnerships in Land Management

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

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.

Urban population growth

<table>
<thead>
<tr>
<th>Year</th>
<th>Rural (%)</th>
<th>Urban (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>61%</td>
<td>37%</td>
</tr>
<tr>
<td>2000</td>
<td>53%</td>
<td>47%</td>
</tr>
<tr>
<td>2030</td>
<td>40%</td>
<td>60%</td>
</tr>
</tbody>
</table>

2007:
- Total world population: 6.5 billion
- Total urban population: 3.3 billion
- Total slum dwellers: 1.1 billion

Mega cities of the world 2015

- New York
- Tokyo
- Delhi
- London
- Shanghai
- Tokyo
- Karachi
- Mumbai
- Jakarta
- Karachi
- Kolkata
- Lagos
- Rio de Janeiro
- São Paulo
- Mexico City
- São Paulo
- Beijing
- Osaka
It is all about:

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

The role of FIG

Global Partnerships in Land Management

What is the role of FIG in this regard?

Global Partnership

- UN agencies have access to national governments and to setting an global agenda.
- But UN agencies will often depend on interest groups and NGO’s for implementing this agenda.
- International NGO’s – like FIG – have access to national associations and individual professionals
- But NGO’s will often depend on the UN-agencies to determine the global agenda
- Global partnership will then establish the link that drives development for achieving the global agenda such as the Millennium Development Goals.

Partnership with FAO

Cooperation on specific projects:
- Expropriation and compensation
- Management of State lands
- Capacity building in Land Administration
- Joint seminars and publications

Partnership 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.

The Cadastral Domain Model
The cross-cutting gender issue

- 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”

Partnership with World Bank

Good governance

Partnership on Disaster Risk Management

Surveyors without frontiers?

Tsunami, South East Asia
December 26 2004

The role of FIG

“The role of the surveying profession

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

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FIG publications

WWW.FIG.NET

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From Cadastre to Holistic and Pro Poor Land Management

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

Administering the people to land relationship through

- Land Policy
- Land Management
- Good Governance
- Building the capacity to deal with this

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Thank you for your attention