

The Land Management Challenge

- The Role of the Surveyors
in Support of the Global Agenda

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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



Greetings from the FIG Home Base



Aalborg – my home town



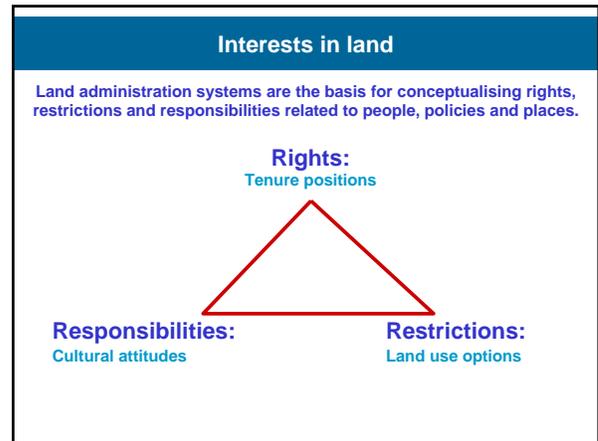
Outline of Presentation

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"



- ### 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.

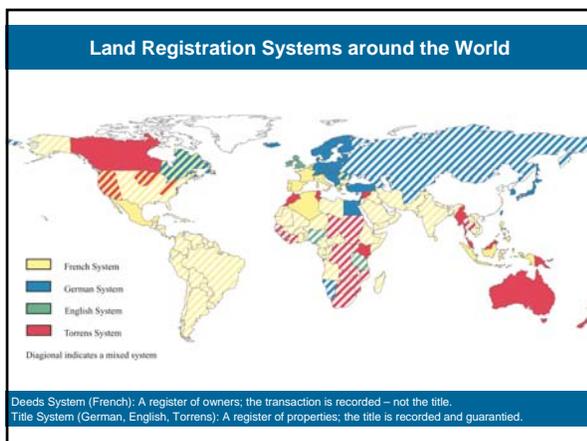
The increasing role of property rights

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

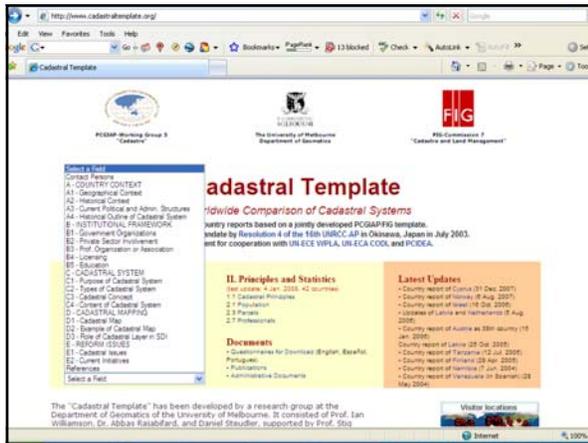
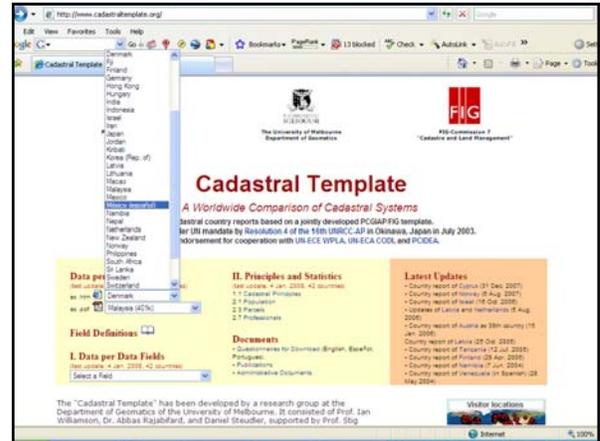
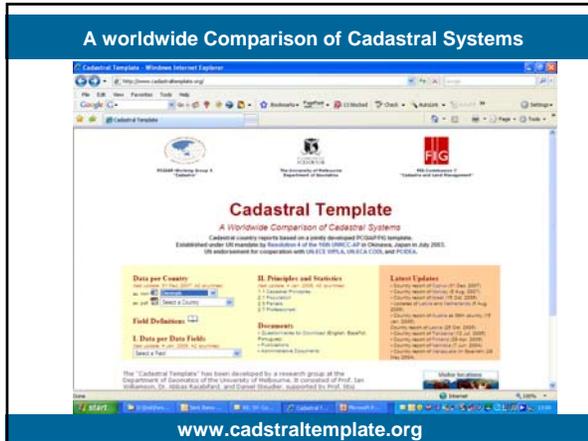
Hernando de Soto – 1993

Continuum of rights (GLTN-agenda)

From illegal or informal rights
To legal or formal rights



- ### 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.**



Land Use Restrictions

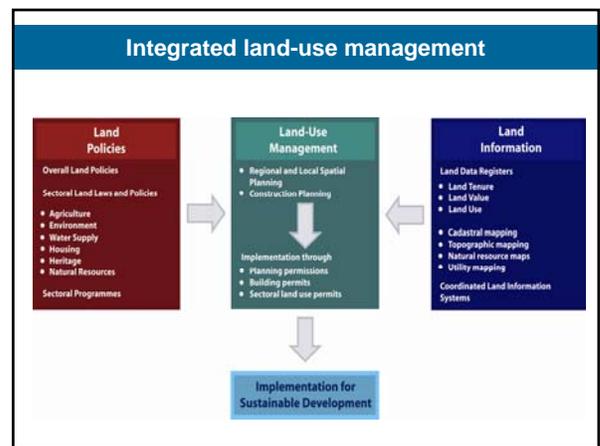
Rights to land also include the rights of use, however:

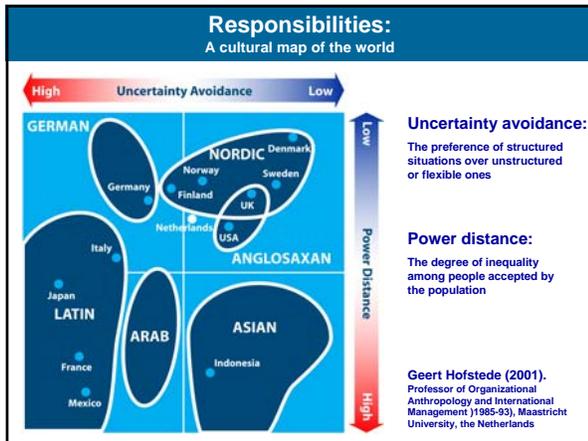
- Many land use rights are in fact restrictions that control the future use of land. The number and kind of land use restrictions is huge.
- The right of use is limited through public land use planning regulations and restrictions, sectoral land use provisions, and private land use regulations

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.



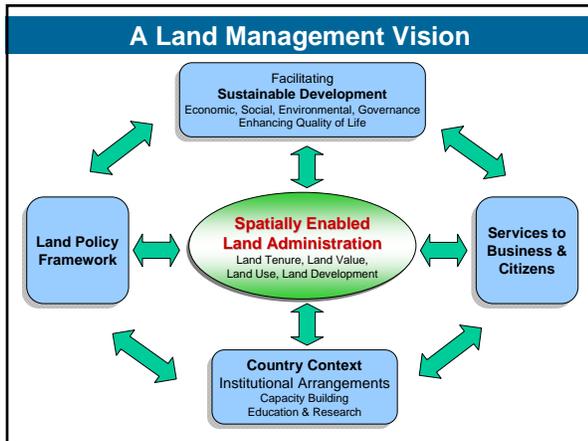


Good Governance is essential

- **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.

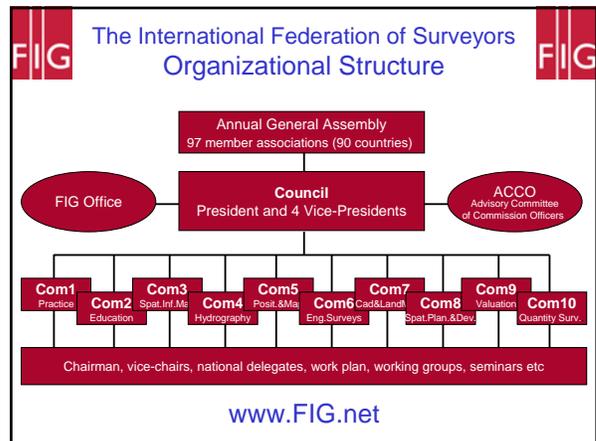
Centre for Spatial Data Infrastructure and Land Administration
Department of Geomatics, University of Melbourne, 2006.

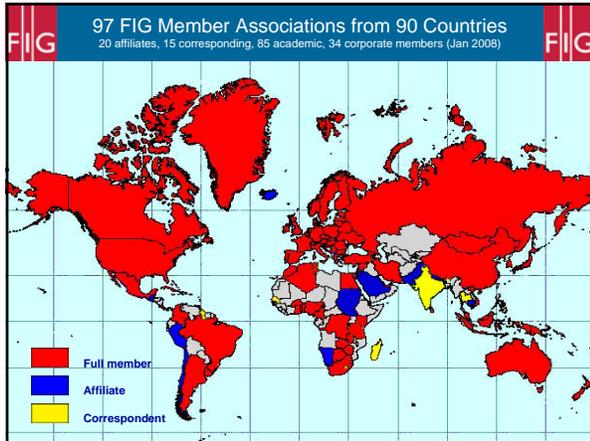
emergency response, taxation assessment, environmental monitoring and conservation, economic planning and assessment, social services planning, infrastructure planning, etc, etc

The role of FIG

Global Partnerships in Land Management

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





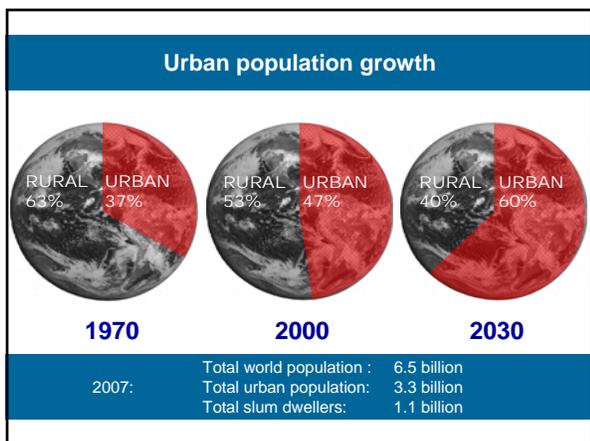
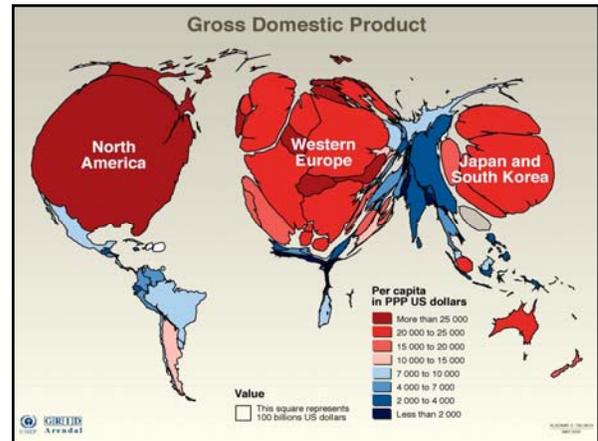
The role of FIG

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

The UN Millennium Development Goals

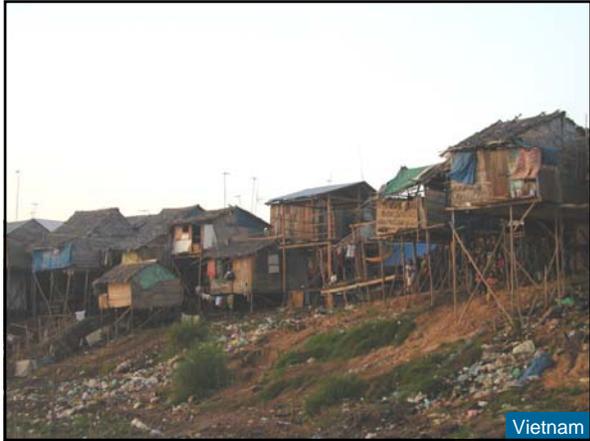
- Goal 1: Eradicate extreme poverty and hunger
- Goal 2: Achieve universal primary education
- Goal 3: Promote gender equality and empower women
- Goal 4: Reduce child mortality
- Goal 5: Improve maternal health
- Goal 6: Combat HIV/AIDS, malaria and other diseases
- Goal 7: Ensure environmental sustainability
- Goal 8: Develop a Global Partnership for Development**

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

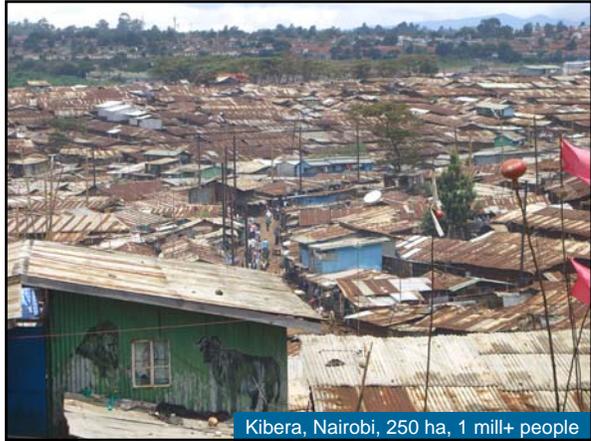




Hong Kong



Vietnam



Kibera, Nairobi, 250 ha, 1 mill+ people



Informal settlement Cape Town 2001



Eviction, Cape Town, 2006

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



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.

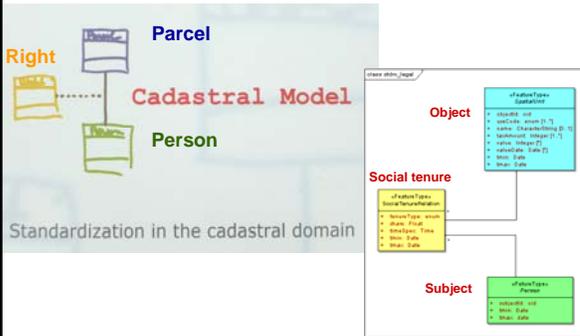
Such systems must be based on a global standard and must be manageable by the local community itself:

The Social Tenure Domain Model.



The Cadastral Domain Model

Standardization in the cadastral domain



```

classDiagram
    class Right
    class Parcel
    class Person
    class Object
    class SocialTenure["Social tenure"]
    class Subject

    Right --- Parcel
    Parcel --- Person
    Object --- SocialTenure
    SocialTenure --- Subject
  
```

The cross-cutting gender issue



Partnership with 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"



Good governance



Partnership on Disaster Risk Management Surveyors without frontiers ?



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 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

FIG publications

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

STOCKHOLM 2008
FIG Working Week – Integrating Generations
14-19 June 2008

FIG WW Israel, May 2009

FIG Congress, Sydney, April 2010

**Thank you
for your attention**