Global Partnerships in Land Management

Prof. Stig Enemark
President
Aalborg University, Denmark

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Outline of Presentation

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

Global Partnerships - 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.

Interests in land

Land administration systems are the basis for conceptualising rights, restrictions and responsibilities related to people, policies and places.

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

Deeds System (French): A register of owners; the transaction is recorded – not the title.
Title System (German, English, Torrens): A register of properties; the title is recorded and guaranteed.

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

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.

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

Responsibilities:
- 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 follow laws and regulations. Information must be kept 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

Good Governance is essential

The role of FIG

Global Partnerships in Land Management

What is the role of FIG in this regard?

A Land Management Vision

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

Land Policy Framework

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

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

Services to Business & Citizens

The International Federation of Surveyors
Organizational Structure

Annual General Assembly
- 97 member associations (90 countries)

FIG Office

Council
- President and 4 Vice-Presidents

ACCO
- Advisory Committee on Correspondent Officers

Com1
- Practice

Com2
- Education

Com3
- Geomatics

Com4
- Surveying

Com5
- Hydrography

Com6
- POS & Mapping

Com7
- Engineering Surveys

Com8
- Land Management

Com9
- Spatial Planning & Development

Com10
- Valuation

Com11
- Quantity Surveying

Chairman, vice-chairs, national delegates, work plan, working groups, seminars etc

www.FIG.net

97 FIG Member Associations from 90 Countries
- 20 affiliates, 15 corresponding, 85 academic, 34 corporate members (Jan 2008)

Land Policy Framework

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

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

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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

- **1970**: Total world population: 6.5 billion
- **2000**: Total urban population: 3.3 billion
- **2030**: Total slum dwellers: 1.1 billion

Mega cities of the world 2015

- Mexico City
- Hong Kong
- Tokyo
- Paris
- New York
- London
- Mumbai
- São Paulo
- Mexico City
- Istanbul
Vietnam
Kibera, Nairobi, 250 ha, 1 mill+ people
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 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
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"

Partnership on Disaster Risk Management

Surveyors without frontiers?

- Tsunami, South East Asia
- December 26 2004

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
From Cadastre to Holistic and Pro Poor Land Management

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

Administering the people to land relationship through
- Land Policy
- Land Management
- Good Governance
and
- Building the capacity to deal with this

The future belongs to our children