Land Markets and Land Rights in support of the Global Agenda

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Outline of presentation

The global agenda
• Facing the Millennium Development Goals

Land Markets and the MDGs
• Formal and Informal Land Markets

Informal structures
• Informal Settlements; Informal Development

The way forward
• Building sustainable Land Administration Systems

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

World status of poverty

Urban population growth

1970: Total world population: 6.5 billion
2007: Total urban population: 3.3 billion
Total slum dwellers: 1.1 billion

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

**Power,**
decentralisation and empowerment

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Formal and informal land markets

**Formal land markets**
- Formal public processes
- Public access
- Public registration
- Security of tenure
- Valuation and taxation
- Institutional credit
- Complex commodities
- Building and land use controls

- Formal land markets generate economic wealth
- Informal land markets fail to generate sufficient national wealth to fund government
- Land administration systems supports formalisation of land markets

**Informal land markets**
- No rules apparent or local rules apply
- Informal processes – no transparency for strangers
- Tenure security normally do not apply
- No official valuation but values may be high
- No land use control

LAS provide the infrastructure for implementation of land policies and land management strategies in support of sustainable development.

- Land Tenure: the allocation and security of rights in lands; the legal surveys of boundaries; the transfer of property through sale or lease and the management, adjudication of disputes regarding rights and boundaries.
- Land Value: the assessment of the value of land and properties; the gathering of revenues through taxation; and the management and adjudication of land valuation and taxation disputes.
- Land-Use: the control of land-use through adoption of planning policies and land-use regulations at various levels; the enforcement of land-use regulations; and the management and resolution of land-use conflicts.
- Land Development: the building of new infrastructure; the implementation of construction planning; and the change of land-use through clearing permissions and planning policies.
Building land markets

Land administration systems support formalisation of land markets by:

- Building processes and institutions that reflect five stages of land market development
- “Passporting” commodities in each stage

Building land markets

Successful countries provide comprehensive land administration systems:

- Laws and policies
- Registers
- Cadastres
- SDIs on the natural and built environment

The countries encourage people to invent new commodities

Primary commodities of land and buildings
Secondary and derivative complex commodities

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Building complex commodities

Informal development

Unplanned settlements and areas where housing is not in compliance with current planning and building regulations (unauthorized housing).

In Albania, illegal developments contain up to 25% of the population and 40% of the built-up area of major cities in which they are located.

Inadequate planning & building control systems. Implications of social and economic institutions in society. Bad governance
Informal Settlements

Areas where groups of housing units have been constructed on land that the occupants have no legal claim to, or occupy illegally.

OECD Definition

Informal settlement Cape Town 2001

Eviction, Cape Town, 2006

Partnership with UN-Habitat

Informal settlements

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

A more flexible system is needed for identifying the various kinds 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.

cooperates with UN-Habitat and ITC to develop:

The Social Tenure Domain Model.
The Social Tenure Domain Model

- **Objects** ("where"): Not only an identified (measured) parcel – but a range of objects such as land parcels, buildings, etc and identified in various ways – such as one point, street axes, photos, etc.
- **Subjects** ("who"): Not only a (legal) person – but a range of subjects such as person, couple, groups of people, unidentified groups, authority, etc.
- **Social tenure** ("what"): Not only ownership and formal legal rights – but also range of informal, indigenous and customary rights as well financial issue such group loans and micro credit.

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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.

Land Administration Systems...
### Ten land administration principles...

- LAS provide the **infrastructure** for implementation of land policies and land management strategies in support of sustainable development.
- The **land management paradigm** provides a conceptual framework for understanding and innovation in land administration systems.
- LAS is all about engagement of **people** within the unique social and institutional fabric of each country.
- LAS are the basis for conceptualising **rights, restrictions and responsibilities** related to people, policies, and places.
- The **cadastre** is at the core of any LAS providing spatial integrity and unique identification of every land parcel.
- LAS are **dynamic**.
- LAS include a set of **processes** that manage change.
- **Technology** offers opportunities for improved efficiency of LAS and spatial enablement of land issues.
- Efficient and effective land administration systems that support sustainable development require a **spatial data infrastructure** to operate.
- Successful LAS are measured by their ability to manage and administer land efficiently, effectively and at low cost.

### Key message

*Simply put, sustainable development requires sustainable land administration systems.*

### Thank you for your attention