From Cadastre to Land Governance

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THE CADASTRAL SURVEYORS – PAVING THE WAY TO THE FUTURE
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Setting the scene

The people to land relationship is dynamic and reflects the cultural and institutional setting of the country or jurisdiction

The cadastral concept is dynamic as well

Evolution of cadastral systems

Evolution of Western Cadastral Systems

Cadastral Systems

Land Registration Systems around the World

Deeds System (French/Latin/USA style): A register of owners; the transaction is recorded – not the title.

Title System (German, Torrens/English style): A register of properties; the title is recorded and guaranteed.

The FIG Agenda ...

1996 FIG Statement on the Cadastre Concepts and standards
1996 Bogor Declaration FIG/UN initiative on the role of cadastral infrastructures
1998 Cadastre 2014 A FIG vision in six statements for future cadastre systems
1999 Bathurst Declaration FIG/UN initiative on land administration in support of sustainable development
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 transfer of property through sale or lease; and the management and 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 adjudication of land-use conflicts.

**Land Development:**
- The building of new infrastructure; the implementation of construction planning; and the change of land use through planning permission and granting of permits.

The FIG Agenda...

2005
- Aguascalientes Statement on development of land information policies in the Americas. Joint FIG/UN Initiative

2006
- FIG Contribution to Disaster Risk Management

2008
- Costa Rica Declaration on pro-poor Coastal Zone Management

2010
- Land Governance in support of the MDGs. Joint FIG/World Bank Initiative

The FIG Agenda from Cadastre to Land Governance

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

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
Land governance

Land governance is about the policies, processes and institutions by which land, property and natural resources are managed.

This includes decisions on access to land; land rights; land use; and land development.

Land governance is about determining and implementing sustainable land policies.

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.

Significance of the Cadastre

- Multifunctional Cadastre (German style)
- Title or deed tenure style Cadastre (Torrens/English style)
- Taxation driven cadastre (French/Latin/USA style)

The Educational Profile of Cadastral Surveyor

- Sustainable development
  - Economic
  - Environmental
  - Social
  - Governance

Regional Development

FIG/CLGE seminar, Delft, 2000

Global Partnership on Land Governance

FIG is strongly committed to the MDGs and the UN-Habitat GLTN agenda

No development will take place without having a spatial dimension
No development will happen without the footprint of the surveyor
Facing the new challenges

Focusing on land Governance and achieving the MDGs, also includes facing the big challenges of the new millennium:

- Climate change
- Food shortage
- Energy scarcity
- Urban growth
- Environmental degradation
- Natural disasters
- Global financial crisis

All these challenges relate to governance and management of land

Land professionals play a key role

Urban population growth

<table>
<thead>
<tr>
<th>Year</th>
<th>Rural</th>
<th>Urban</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>63%</td>
<td>37%</td>
</tr>
<tr>
<td>2000</td>
<td>53%</td>
<td>47%</td>
</tr>
<tr>
<td>2030</td>
<td>43%</td>
<td>57%</td>
</tr>
</tbody>
</table>

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

The Social Tenure Domain Model

- More than 70 per cent of the land in many developing countries are outside the formal systems of land registration and administration
- This relates especially to informal settlements and areas governed by customary tenure
- Traditional cadastral systems do not provide for security of tenure in these areas.

Mega cities of the world 2015

Climate change - The world in terms of carbon emission

Climate change - The world in terms of increased mortality
The impact of climate change

No matter the inequity between the developed and developing world in terms of emissions and climate consequences, there is a need to develop relevant means of adaptation to climate change both in the rich and the poorer countries.

Sustainable Land Administration Systems should serve as a basis for climate change mitigation and adaptation as well as prevention and management of natural disasters.

- Incorporating climate change into current land policies
- Adopting standards for energy use, emissions, carbon stock potential, etc.
- Identifying prone areas (sea level rise, drought, flooding, fires, etc.)
- Controlling access to and use of land in relation to climate change and disaster risks
- Controlling building standards and emissions in relation to climate change
- Improving resilience of existing ecosystems vulnerable to climate change

Disaster risk prevention and management

- Humanitarian actors are often confronted with land issues when undertaking emergency shelter and protection activity.
- The information on the people to land relationship is crucial in the immediate post disaster situation.
- Disaster risks must be identified as area zones in the land-use plans and the land information system with the relevant risk assessment and information attached.
- Measures for disaster risk prevention and management should be integrated in the land administration systems

Post Disaster Land Guidelines developed by UN-Habitat/FAO

The FIG Agenda

Flying High
- Global partnership with the UN-agencies incl. the World Bank in support of the global agenda such as the MDGs

Keeping the feet on the ground
- Professional and institutional development at regional, national, and local level in support of the needs of our member associations and individual surveyors.

The role of FIG

FIG intend to play a strong role in building the capacity to design, build and manage Land Governance systems in response to Climate Change and in support of the Millennium Development Goals

“Building the capacity for taking the land policy agenda forward in a partnership with the UN agencies and the World Bank”
**Key message**

Simply put, sustainable development requires sustainable land administration systems

Land professionals play a key role

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Thank you for your attention