Property development: where do we go from here?

Focus on
Land administration and the global agenda

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Greetings from Copenhagen

Greetings from the Home Base

Aalborg – my home town

Current Policies

Flying high
while still
keeping our feet on the ground

Is the role of the Surveyors changing?
The big swing

- **From Measurement**
  Surveyors will still be high level experts within measurement science, but due to technology development the role is changing into managing the measurements

- **To Management**
  Surveyors will increasingly contribute to building sustainable societies as experts in managing land and properties

*The Land Professionals*

Outline of Presentation

**Property development**
- Rights – Restrictions – Responsibilities
- The land management paradigm

**The Challenge for the Global Surveying Profession**
- The Millennium Development Goals
- The Role of FIG and the Global Surveying Community

Land Administration Systems

Land Administration Systems provide the infrastructure for implementation of land policies and land management strategies in support of sustainable development

The value to society

12.5% of Britain’s GDP is based on the activity of Ordnance Survey of Great Britain - £100 billion (one thousand times the turnover of OSGB)

Interests in land

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

**Rights:**
- Tenure positions

**Responsibilities:**
- Cultural attitudes

**Restrictions:**
- Land use options

The RRR’s

- **Property Rights**
  - Are concerned with ownership and tenure

- **Property Restrictions**
  - Are concerned with controlling use and activities on land

- **Property Responsibilities**
  - Relate a more social, ethical commitment or attitude to environmental sustainability and good husbandry.
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

Wold Status of Land Tenure and Property 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

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

- Decentralisation of planning responsibilities
  - Local representative democracy responsible for local needs
  - Combining responsibility for decision making with accountability for economic, social and environmental consequences
  - Providing monitoring and enforcement procedures

- Comprehensive planning
  - Combining aims and objectives, land-use structure planning, and land use regulations into one comprehensive planning document covering the total jurisdiction

- Public participation
  - Providing awareness and understanding of the need for planning regulations in response to local needs.
  - Legitimising local political decision making

Land development and land economics

- Value
  - Cost
  - Risk
  - Utility

- Developed urban land
- Serviced urban land
- Rural land
  - Rural land development
- Planned development

Land development phases:
- Phase one: Planning for urban land
- Phase two: Services complete
- Phase three: Industry works complete
- Phase four: Incremental land use and development

Understanding the Land Management Paradigm

- Sustainable and locally responsive
- Legitimate and equitable
- Efficient, effective and competent
- Transparent, accountable and predictable
- Participatory and providing security and stability
- Dedicated to integrity

Good Governance is:

- Adapted from FAO, 2007
Good governance

Outline of Presentation

Environment and Land Administration
- Rights – Restrictions – Responsibilities
- Spatially Enabled Government

The Challenge for the Global Surveying Profession
- The Millennium Development Goals
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Current Policies

Do surveyors have a role to play in the global agenda?

No development will take place without having a spatial dimension

No development will happen without the footprint of the surveyor

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

Gross Domestic Product

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

The Global Agenda

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

- **FAO**, projects on capacity building, good governance, land economics, etc.
- **UN-HABITAT**, partner in the GLTN network, projects on informal settlement, informal development, gendered land tools, etc.
- **World Bank**, joint conference on Land Governance in support of the MDGs

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The International Federation of Surveyors
Organizational Structure

- **Annual General Assembly**
- **Councillor**
  - President and 4 Vice-Presidents
- **ACCO**
  - Advisory Committee of Commission Officers

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The Role of **FIG**

- **Professional Development**
  - Global forum for professional discussions and interactions
  - Conferences, symposia, commission working groups, etc.
- **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**

[Figures of FIG publications]

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**The Role of **FIG**

FIG, this way, intend to play a strong role in building the capacity to design, build and manage national surveying and land administration systems that facilitates sustainable Land Governance.
The future belongs to our children

Thank you for your attention