Land Administration and Cadastral Systems

In support of sustainable Land Governance

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Greetings from Copenhagen

Greetings from the Home Base

Outline of Presentation

Land Administration Systems
- Rights – Restrictions – Responsibilities
- Spatially Enabled Government

The Global Challenges
- The Millennium Development Goals
- The Role of FIG and the Global Surveying Community

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.

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

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

**Rights:**
- Registration and security of tenure positions

**Responsibilities:**
- Social, ethical commitment to environmental sustainability and good husbandry

**Restrictions:**
- Planning and control of land-use and land development

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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

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Wold Status of Land Tenure and Property Rights

![Map showing global status of land tenure and property rights](image)

**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.**

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Land Registration Systems around the World

![Map showing land registration systems](image)

**A worldwide Comparison of Cadastral Systems**

![Cadastral Template](image)

**www.cadastraltemplate.org**
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.

Three core principles

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

Understanding the Land Management Paradigm

A land management vision

Integration land-use management

Responsibilities:
A cultural map of the world

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.
Place matters

Everything happens somewhere

If we can understand more about the nature of “place” where things happen, and the impact on the people and assets on that location, we can plan better, manage risk better, and use our resources better.

“Heading toward spatial enabled society”

Spatially Enabled Government

A spatially enabled government organises its business and processes around “place” based technologies, as distinct from using maps, visuals, and web-enablement.

The technical core of Spatially Enabling Government Is the spatially enabled cadastre.

Significance of the Cadastre

1. Multipurpose Cadastre (German style)
2. Title or deeds tenure style Cadastres (Torrens/English style)
3. Taxation driven cadastre (French/Latin/USA style)

Land management paradigm

- Sustainable development - Economic
- Environmental
- Social
- Governance

Cadastral engines...

- SDI
- Geodetic framework
- Land management
- Spatially enabled services
- Country profiles
- Interoperable systems
- Cadastral
- GIS
- Data
- Information
- Services
- Integration
- Analysis
- Planning
- Policy
- Legislation
- Standards
- Training
- Certification
- Standards
- harmonization
- ISO
- OGC

Significance of the Cadastre

- Sustainable and locally responsive: It balances the economic, social, and environmental needs of present and future generations, and locates its service provision at the closest level to citizens.
- Legitimate and equitable: It has been endorsed by society through democratic processes and deals fairly and impartially with individuals and groups providing non-discriminatory access to services.
- Efficient, effective and competent: It formulates policy and implements it efficiently by delivering services of top quality.
- Transparent, accountable and predictable: It is open and demonstrates stewardship by responding to questioning and providing decisions in accordance with rules and regulations.
- Participatory and providing security and stability: It enables citizens to participate in government and provides security of livelihoods, freedom from crime and intolerance.
- Dedicated to integrity: Officials perform their duties without bribe and give independent advice and judgements, and respects confidentiality. There is a clear separation between private interests of officials and politicians and the affairs of government.

Good Governance is:

Adapted from FAO, 2007

Good governance

“E-Government” refers to the use by government agencies of information technologies that have the ability to transform relations with citizens, businesses, and other arms of government.

E-Government initiatives should be part of broader reforms to improve public sector performance in:

- Delivering services to citizens
- Delivering services to businesses
- Increasing efficiency

e-Government
Knowledge management is about optimising the use of the basic asset of any organisation: namely knowledge. Knowledge management is an integrated approach to managing the information assets of an organisation/enterprise. Knowledge management is – in fact – just common sense.

**Knowledge Management in e-Government**

Is about the sharing and organising of knowledge just like spatial information management is about organising and sharing of data.

It is about designing and implementing a suitable IT-architecture for organising spatial information that can improve the communication between administrative systems and also establish more reliable data due to the use of the original data instead of copies.

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**The Service-Oriented IT Architecture**

Users: All kind

User services:

Self services collect and organise data from different sources for specific purposes

Case systems design and support the processes in government administration

Common services:

Information services support the publication of data

Administrative services secure the process of access to and updating of the data

Data services:

Provide functionality for distribution and administration

Data: Official (authentic) governmental Registers and map databases

- Quality, authenticity, and actuality
- Flexibility and accessibility
- Standardisation

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**Global Partnerships in Land Management**

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

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**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

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**World status of poverty**

[Map showing world status of poverty]
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>47%</td>
<td>53%</td>
</tr>
<tr>
<td>2030</td>
<td>40%</td>
<td>60%</td>
</tr>
</tbody>
</table>

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

Kibera, Nairobi, 250 ha, 1 million people

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

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

98 FIG Member Associations from 80 Countries
28 affiliates, 24 corporate, 15 correspondents, 30 academic members
The International Federation of Surveyors
Organizational Structure

Annual General Assembly
98 member associations (80 countries)

Council
President and 4 Vice-Presidents

FIG Office

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

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

The Role of FIG publications

WWWFIGNET

FIG publications

www.FIG.net

Thank you for your attention