Land Governance for Sustainable Development

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LAND GOVERNANCE IN SUPPORT OF THE MDG’S: FACING THE NEW CHALLENGES
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Land Governance in Support of the MDGs

Six Themes:

1. Land Governance for the 21st Century
2. Sustainable Systems for Land Administration and Management
3. Securing Social Tenure for the Poorest
4. Making Land Markets Work for All
5. Improving Access to Land and Shelter
6. Land Governance for Rapid Urbanisation

Taking the Land Policy Agenda Forward
Outline of Presentation

Land Governance
• Managing Land Rights, Restrictions, and Responsibilities

Land Governance in Support of the MDGs
• The Global Agenda

Facing the New Challenges
• Partnership between NGOs and the UN Agencies
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.
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
"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
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.
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 guarantied.
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.
  - 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.
  - In principle any change of land use is forbidden unless it is permitted and consistent with adopted planning regulations and restrictions.
Integrated land-use management

Land Policies
- Overall Land Policies
- Sectoral Land Laws and Policies
- Agriculture
- Environment
- Water Supply
- Housing
- Heritage
- Natural Resources
- Sectoral Programmes

Land-Use Management
- Regional and Local Spatial Planning
- Construction Planning

Implementation through
- Planning permissions
- Building permits
- Sectoral land use permits

Implementation for Sustainable Development

Land Information
- Land Data Registers
- Land Tenure
- Land Value
- Land Use
- Cadstral mapping
- Topographic mapping
- Natural resource maps
- Utility mapping
- Coordinated Land Information Systems
Responsibilities:
Social, ethical commitment to the environment and good husbandry

Uncertainty avoidance:
The preference of structured situations over unstructured or flexible ones

Power distance:
The degree of inequality among people accepted by the population

A cultural map of the world
Good Governance is:

- **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 high 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.

Adapted from FAO, 2007
Good governance and corruption
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Land Governance in support of the 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
Gross Domestic Product

North America

Western Europe

Japan and South Korea

Per capita in PPP US dollars

More than 25,000
20,000 to 25,000
15,000 to 20,000
10,000 to 15,000
7,000 to 10,000
4,000 to 7,000
2,000 to 4,000
Less than 2,000

Value

This square represents 100 billions US dollars
World Status of Land Tenure and Property Rights

Source: USAid and ARD (Agricultural Research for Development), 2008
Urban population growth

- **1970**: Rural 63%, Urban 37%
- **2000**: Rural 53%, Urban 47%
- **2030**: Rural 40%, Urban 60%

**2007:**
- Total world population: 6.5 billion
- Total urban population: 3.3 billion
- Total slum dwellers: 1.1 billion
Hong Kong
Kibera, Nairobi, 250 ha, 1 mill+ 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
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Why a joint FIG/WB conference?

Develop a Global Partnership for Development
98 FIG Member Associations from 80 Countries
28 affiliates, 34 corporate, 15 correspondents, 80 academic members
### The Role of Surveyors is changing

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

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

*The Land Professionals*
Global Partnership on land Governance

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

No development will take place without having a spatial dimension
No development will happen without the footprint of the surveyor
Global Partnership with

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

Contributing to achieving the MDGs - towards development, security and human rights for all. This also include 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 governance is an interdisciplinary and cross-cutting area mixing technical, natural and social science
FIG 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 in support of the MDGs.

“Taking the land policy agenda forward”
We look forward to welcoming you to Sydney!
Thank you for your attention