Land Management in support of Sustainability and the Global Agenda

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Greetings from Denmark

- 43,000 sq km
- 5 million inhabitants
- One third lives in the capital area
- Flat country
- 70% agriculture
- 10% urban
- 7000 km coastline

Wonderful Copenhagen

Greetings from the Home Base

Aalborg – my home town
Outline of Presentation

Land Management in support of sustainability:
• Rights – Restrictions – Responsibilities
• Spatially Enabled Government

Land Management in support of the global agenda:
• The Millennium Development Goals
• The role of FIG and the Global Surveying Community
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.

Interests in land

- You do not own land itself, but the right to use the land in conformity with community laws, practices and expectations

Rights:
- Tenure positions

Responsibilities:
- Cultural traditions and conditions

Restrictions:
- Land use options

The RRR’s

- **Property Rights**
  - Are concerned with ownership and tenure
  - Are normally available in the Land Registry
- **Property Restrictions**
  - Are concerned with controlling use and activities on land
  - Are normally available through planning documents or general land use provisions
- **Property Responsibilities**
  - Relate to a more social, ethical commitment or attitude to environmental sustainability and good husbandry.
  - The human kind to land relationship is dynamic.

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

Land Registration Systems around the World

- Deeds System (French): A register of owners; the transaction is recorded – not the title
- Title System (German, English, Torrens): A register of properties; the title is recorded and guaranteed.

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

www.cadastraltemplate.org

Land Use Restrictions

• Rights to land also include the rights of use, however:
  - The right of use is limited through public land use planning regulations and restrictions, sectoral land use provisions, and private land use regulations
  - Many land use rights are in fact restrictions that control the future use of land. The number and kind of land use restrictions is huge.
  - Land Use restrictions will normally not appear in the Land Registry, but may be available through planning documents and general land use provisions

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

Responsibilities: A cultural map of the world

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

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

Good Governance is essential

- Sustainability: balancing social, economic and environmental needs while being responsive to the present and future needs of society.
- Subsidiarity: allocation of authority at the closest appropriate level consistent with efficient and cost-effective services.
- Equity: Women and men must participate as equals in all decision making, priority setting, and resource allocation processes.
- Efficiency: Public services and local economic development must be financially sound and cost-effective.
- Transparency and Accountability: Decisions taken and their enforcement follows rules and regulations. Information must be freely available and directly accessible.
- Civic Engagement and Citizenship: Citizens must be empowered to participate effectively in decision-making processes.
- Security: All stakeholders must strive for prevention of crime and disasters. Security also implies freedom from persecution, forced evictions and provision of land tenure security.

Adapted from UN-Habitat 2002

All kind of government includes a spatial component
Spatial Enablement

It is about designing and implementing a suitable IT-architecture (Service Oriented IT Architecture for organizing 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. Spatial enablement offers opportunities for visualisation, scalability, and user functions.

- Attachment of information to images of the parcel and property
- Identification of “the place” in ways that are understandable by non-technical people (Google Earth)
- Capacity of businesses and citizens to manipulate the information through service oriented IT-architecture.
- Integration of government information systems
- Provision of seamless information to institutions and government
- Ultimately managing information through spatially enabled systems rather than databases.

Western Australia: Integrated Land Information Management

Spatially enabled government is achieved when governments use place as the key means of organising their activities in addition to information, and when location and spatial information are available to citizens and businesses to encourage creativity.

Centre for Spatial Data Infrastructure and Land Administration
Department of Geomatics, University of Melbourne, 2006.

emergency response, taxation assessment, environmental monitoring and conservation, economic planning and assessment, social services planning, infrastructure planning, etc, etc.

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.
Gross Domestic Product

Urban population growth

1970 2000 2030

RURAL URBAN RURAL URBAN RURAL URBAN

63% 37% 53% 47% 40% 60%

Per capita in PPP US dollars

People

Human rights, engagement and dignity

Politics

Land policies and good governance

Places

Shelter, land rights and natural resources
The role of the surveying profession

The MDGs is a powerful concept towards development, security and human rights for all.

The surveying profession plays a key role by providing:

- Geographic information in terms of mapping and databases on the natural and built environment
- Secure tenure systems
- Systems for land valuation, land use management and land development
- Systems for transparency and good governance

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

From Cadastre to Holistic and Pro Poor Land Management

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

Administering the people to land relationship through

- Land Policy
- Land Management
- Good Governance
- Building the capacity to deal with this

FIG publications

WWW.FIG.NET

The role of FIG

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

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

A more flexible system is needed for identifying the various kind of social tenure existing in informal settlements.

Such systems must be based on a global standard and must manageable by the local community itself: The Social Tenure Domain Model.

Cooperation Agreement with the World Bank

- Mutual representation at conferences, forums and meetings
- Mutual representation in collaborative projects
- Joint publications
- Joint promotion
- Organizing a joint WB/FIG high profile conference late 2008 at the WB headquarters in Washington DC entitled “Land Administration in Support of the MDG’s”

Sustainability: The future belongs to our children

Thank you for your attention