

The Land Management Perspective

- Building the Capacity

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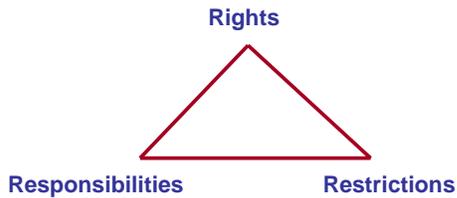
The Message



- The Land Management paradigm is complex and highly interdisciplinary. This paper attempts to build an overall understanding.
- Land and property must be viewed as an asset and a scarce natural resource. Proper management of land and properties is vital to achieving sustainable development.
- There is a need for institutional development to establish sustainable national concepts in this area.
- The Capacity Building concept offers a whole range of principles and options to be considered in this regard.
- This calls for increased international co-operation

Interests in land

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



Land is the most important and basic asset of any country

The Land Management Paradigm



Land Management is the processes by which the resources of land are put into good effect.

The increasing role of property rights

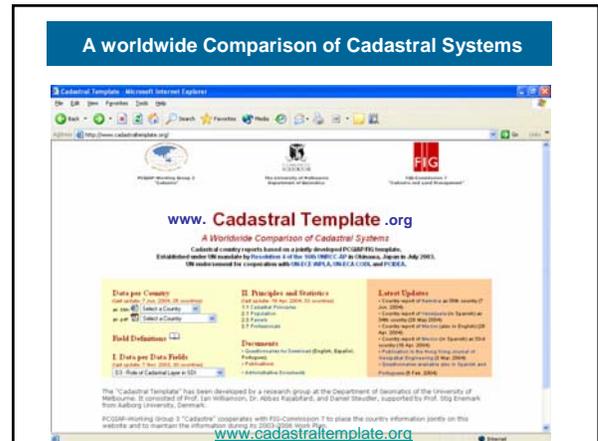
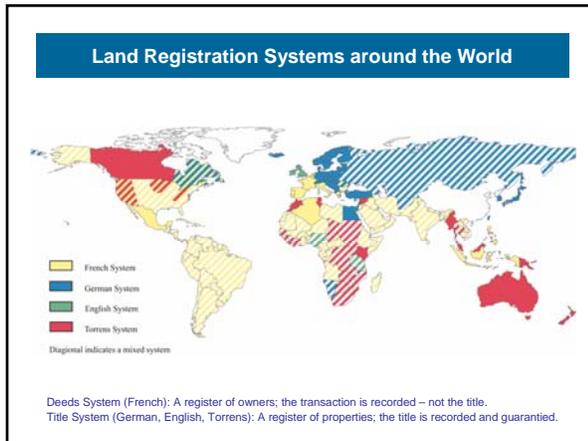
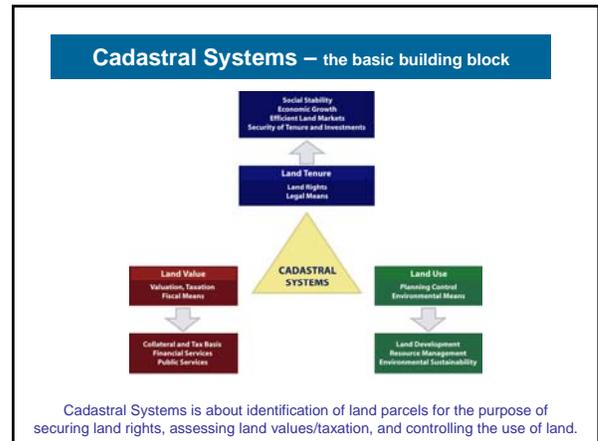
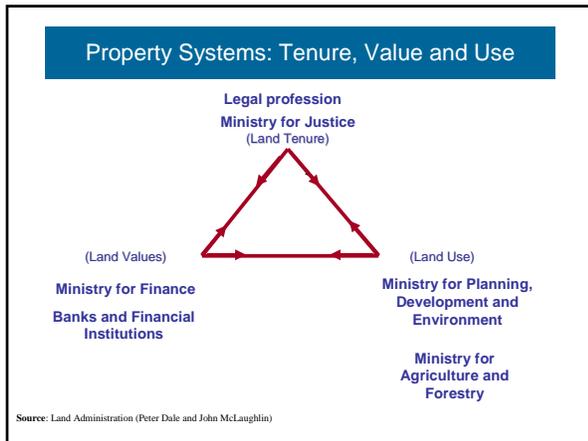
"Civilised living in market economies is not simply due to greater prosperity but to the order that formalised property rights bring"

Hernando de Soto - 1993

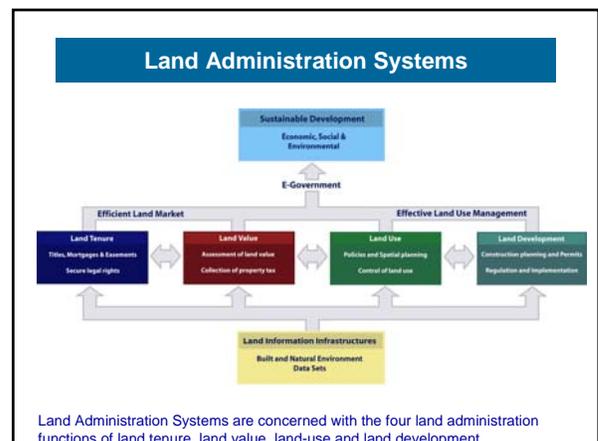


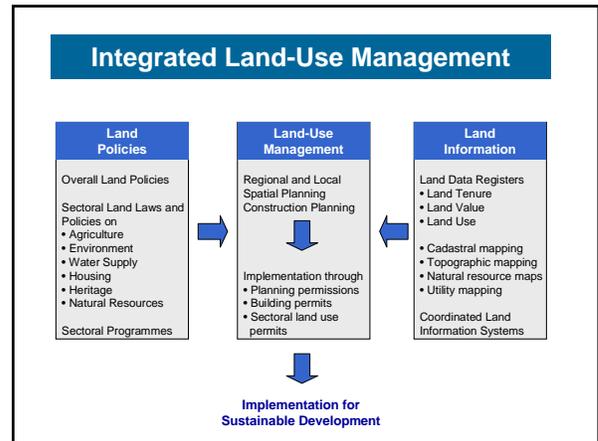
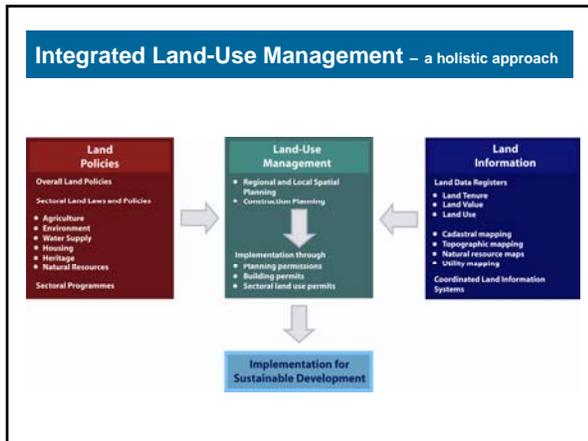
Importance of Land and Property

- Security,
- Social stability,
- Credit,
- Improvements to land,
- Productivity,
- Liquidity,
- Labour mobility,
- Land and property values,
- Land and property taxation,
- Public services,
- Resource Management, and
- Social development

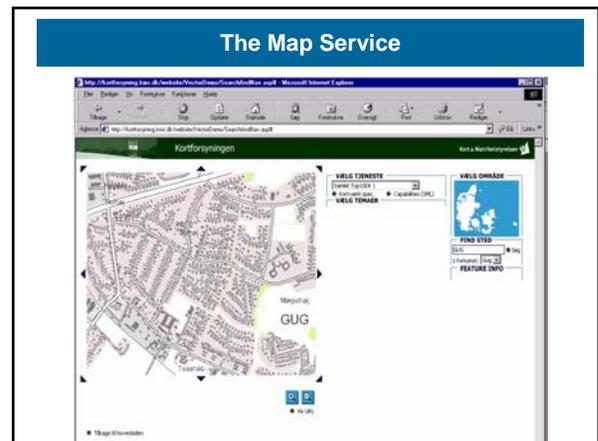
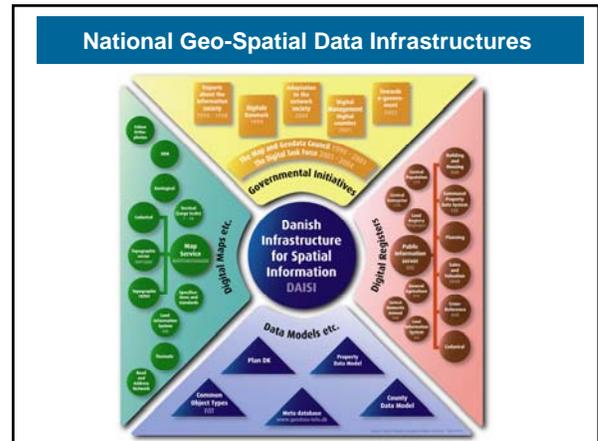


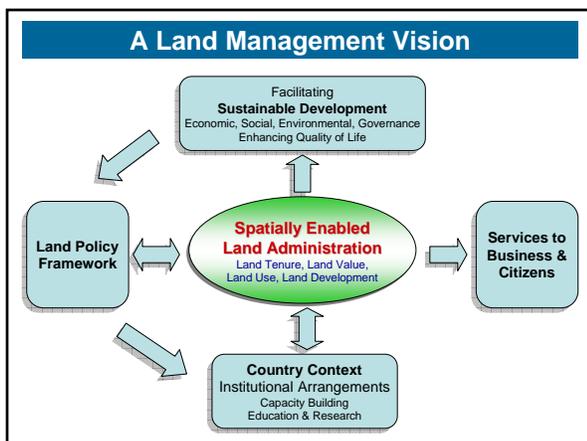
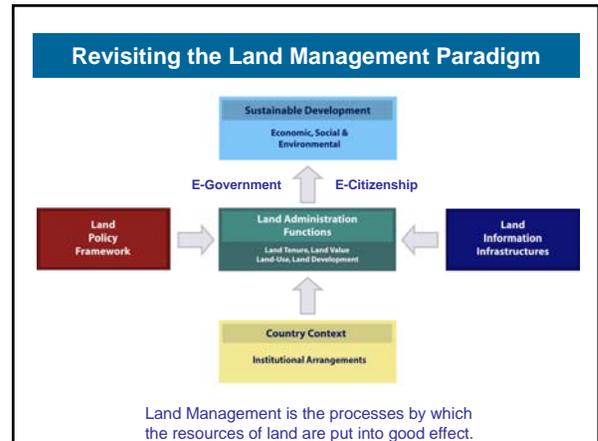
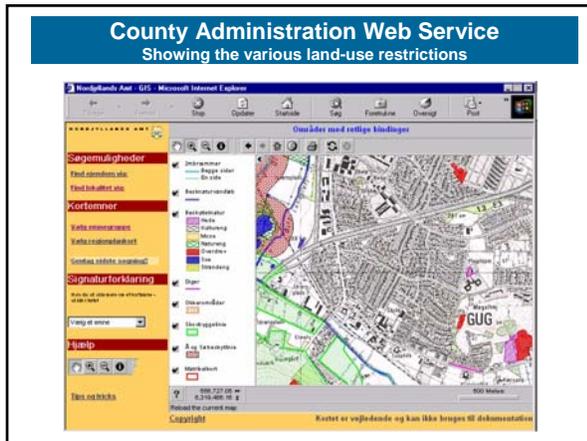
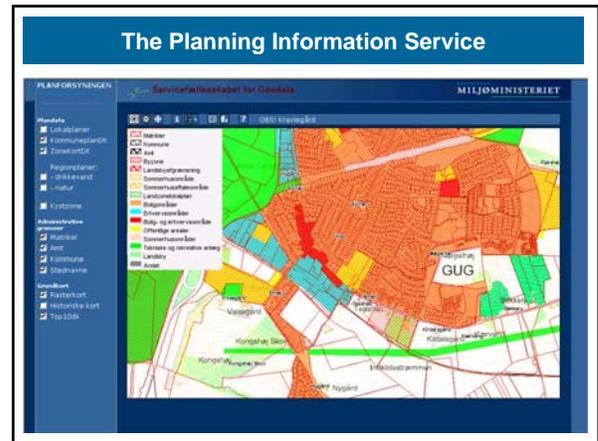
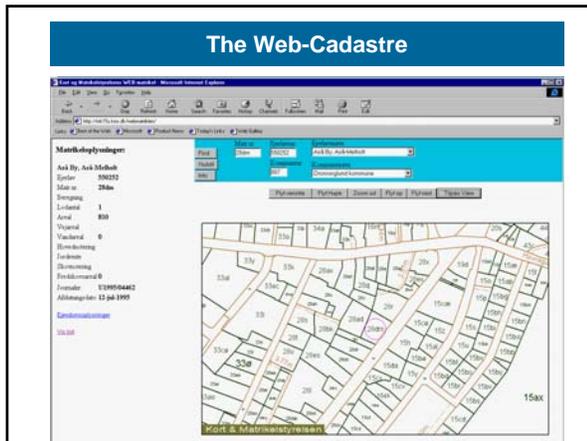
- ### What is a good property system ?
- People in general can participate in the land market; widespread ownership; everybody can make transactions and have access to registration
 - The infrastructure supporting transactions must be simple, fast, cheap, reliable, and free of corruption.
 - The system provides safety for housing and business, and for capital formation
- Only 25-30 countries in the world apply to these criteria.**





- ### The Global Drivers
- **Technology development**
 - GPS, GIS, Internet
 - **Micro-economic reform**
 - privatisation, decentralisation, downsizing, quality assurance
 - **Globalisation**
 - from local to global
 - events in one part of the world impact on people in other parts of the world
 - **Sustainable development**
 - developments that effectively incorporates economic, social and environmental concerns in decision-making
 - meet the needs of the present without compromising the ability of future generations to meet their own needs





- ### The Capacity Building Challenge
- In many countries, the national capacity to manage land rights, restrictions, and responsibilities is not well developed in terms of mature institutions and the necessary human resources and skills.
 - In this regard, the capacity building concept offers some guidance for analyzing the capacity needs and developing adequate responses at societal, organizational and individual levels.

Capacity Building – what is it ? ...

- Capacity Building is a complex issue
- The conventional concept is closely related to education, training and HRD
- Capacity is the ability of individuals and organizations or organizational units to perform functions effectively, efficiently and sustainable (UNDP, 1998)

... Capacity Building – what is it ?

It is two-dimensional:

- **Capacity Assessment**
A structured and analytical process whereby the various dimensions of capacity are assessed within the broader systems context, as well as evaluated for specific entities and individuals within the system.
- **Capacity Development**
The process by which individuals, groups, organisations, institutions and society increase their ability to:
 - perform core functions, solve problems, define and achieve objectives;
 - understand and deal with their development needs in a broader context and in a sustainable manner (OECD Definition).

Guidelines for Self-Assessment

- Political Objectives
- Land Policy
- Policy Instruments
- Legal Framework
- Mandates/Tasks
- Business Objectives
- Work Processes and ICT
- Human Resources
- Training Programs

- Capacity Building is not only about Human Resource Development
- The guidelines serve as a logical framework for assessing the capacity/ability of the various elements of the system
- This may lead to the need for organizational changes or improvements
- It may also indicate the needs for Increasing human resources or for improving professional competence

...The Institutional Challenge - recommendations

- Develop in-country self assessment procedures to identify institutional capacity needs
- Promote adoption of comprehensive land policies and a holistic approach to land management
- Establish a clear split of duties and responsibilities between national and local government based on the principles of good governance
- Promote the understanding of land management as a highly interdisciplinary paradigm
- Promote the need for an interdisciplinary approach to surveying education
- Establish strong professional bodies
- Promote the need for CPD activities

Where are we now? Where do we want to be? How do we get there? And how do we stay there?

Capacity Assessment	Capacity Development	Sustainability
<ul style="list-style-type: none"> ▪ Are the policies on land management clearly expressed? ▪ Is the legal framework sufficient and adequate? ▪ Are the institutions adequate and are the responsibilities clearly expressed? ▪ Are the guiding principles for good management well expressed? ▪ Are the human resources and skills adequate and are the relevant education and training opportunities available? 	<ul style="list-style-type: none"> ▪ Adoption of an overall land policy ▪ Design of a legal framework addressing the rights, restrictions and responsibilities in land. ▪ Implementation of an organisational framework with clearly expressed duties and responsibilities ▪ Adoption of clearly expressed guiding principles for good governance. ▪ Establishment of adequate and sufficient educational options at all levels. 	<ul style="list-style-type: none"> ▪ Instigation of a self-monitoring culture in which all parties, national and local government, NGOs, professionals and citizens, review and discuss progress and suggest any appropriate changes. ▪ Lessons learnt need to be fed back into the process for continuous improvement. ▪ Implementation of adequate requirements and options for activities of Continuing Professional Development (CPD).

Capacity Building in Donor Projects



Where a donor project is established to create land administration infrastructures in developing or transition countries, it is critical that capacity building is a main stream component that is addressed up front, not as an add-on.

In fact, such projects should be dealt With as capacity building projects in themselves for building institutional capacity to meet the medium and long term needs.

Final Remarks



- Land and property must be viewed as an asset and as a scarce natural resource. Proper management of land and properties is vital to achieving sustainable development.
- There is a need for institutional development to establish sustainable national concepts in this area. This includes the adoption of a holistic approach to land management that combines the land administration functions with the land policies and land information infrastructures.
- The Capacity Building concept offers a whole range of principles and options to be considered in this regard.
- The debate should be aware of the global trends in this area, while still recognising that the design of such systems will always be country unique. This calls for increased international co-operation.



Take care of the environment

Thanks for your attention